

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
MINUTES
MAY 3, 2022
6:00 PM**

MEMBERS PRESENT:

Chairman Conolus Scott
Kenneth Bradley
Lee Mitchell
William Smith
Cynthia Fortson

MEMBERS ABSENT:

Bruce Gandy

STAFF PRESENT:

Tracy W. Patrick, Zoning Administrator
Christopher Roach, Planning, Zoning, and Code Enforcement Dept. Head
Mike Pruett, County Attorney

GUESTS:

Jeff Hendricks

OPEN/WELCOME/INTRODUCTIONS:

Chairman Scott called the meeting to order at 6:05 PM and opened in a word of prayer.

Chairman Scott discussed the votes and actions taken for the April rezone applications by the Board of Commissioners at their 5/2/22 meeting.

1. APPROVAL OF MINUTES

Minutes of the April 5, 2022 Regular Business Meeting
Minutes of the April 19, 2022 Public Hearing

On motion by Lee Mitchell and second by Kenneth Bradley, the board voted to approve the minutes of the April 5, 2022 Regular Business Meeting and the April 19, 2022 Public Hearing. The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, and Cynthia Fortson voted YES.

2. OLD BUSINESS:

1. **Gyeong Ho Park**, represented by attorney David Jordan, is requesting for his Conditional Use application for a dog kennel of at least 25 breeding dogs, be reconsidered for approval. This application was remanded back to the Planning and Zoning Commission by the Board of

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
MINUTES
MAY 3, 2022
6:00 PM**

Commissioners on 1/3/22, requesting clear guidelines and regulations for this dog kennel and the Conditional Use application being requested. Mr. Park was also advised to provide a more precise site plan. The property is located at 861 Hannah Creek Church Road on map 0075 parcel 005 in **District 4**.

There was discussion.

Department Head Christopher Roach, stated that after reviewing Mr. Park's updated site plan and waste management procedures that were recently submitted, the kennel is now in compliance with all state guidelines.

2. **Temporary Sawmill** (Tabled per Staff)
There was no discussion.
3. **Grandfather Status Definition** (Tabled per Staff)
There was no discussion.

3. NEW BUSINESS

Discussion of Public Hearings for May 2022:

1. **Harold & Johnette Appleby** are requesting to rezone their 5.75 acre property from RR to A2 to combine with 5 acres from adjoining A2 property (0015/045A) to serve as a privacy buffer for a total of 10.75 acres. The property is located at 145 Stoy Smith Road on map 0015 parcel 047 in **District 1**.
2. **Jerry & Amy McEachin** are requesting a conditional use permit for their 38.92 acre A2 property to allow them to build and operate an event hall for weddings, birthday parties, and other family-oriented events. The property is located at 0 Hwy 29 S on map 0054 parcel 033 in **District 2**. (The property address has not yet been assigned because it is vacant property.)
3. **Herschel & Mary Beth Dalton** are requesting to rezone two of their properties (0065/103, 0.5 acres) & (0065/108, 1.43 acres) from RR to A2 to combine with adjoining A2 properties (0065/104, 1.41 acres) & (0065/106, 3.71 acres) for a total of four parcels being combined into one tract with a total acreage of approximately 7.05 acres to sell. The properties are located near 2570 Hwy 191 in **District 4**.
4. **Steve Kimbrell** is requesting a variance for his 17 acre A1 property to allow him to update his pre-existing farm. The variance is for the inability to meet his minimum setbacks for a

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
MINUTES
MAY 3, 2022
6:00 PM**

proposed stack house that he wants to build. The property is located at the corner of 58 Fleeman Road/0 Parham Town Road on map 0091 parcel 059-01 in **District 4**.

5. **John Michael Barton** is requesting to rezone a portion (2.01 acres) of his 14.49 acre property from A2 to RR to gift his uncle, Paul Waddell, exactly 2.01 acres that his uncle has lived on for 45 years. The property is located at 7709 Nowhere Road on map 0016 parcel 103-01 in **District 1**.

4. COMMENTS FROM STAFF:

None

5. ADJOURN

On motion by Lee Mitchell and second by Kenneth Bradley, the board unanimously agreed to adjourn at 7:00 PM.