

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
MINUTES
JUNE 7, 2022 @ 6:00 PM**

MEMBERS PRESENT:

Chairman Conolus Scott
Lee Mitchell
Kenneth Bradley
Cynthia Fortson
Bruce Gandy
Jeff Hendricks (Finishing Duane Bruno's term representing District 3.)

MEMBERS ABSENT:

William Smith

STAFF PRESENT:

Tracy W. Patrick, Zoning Administrator
Christopher Roach, Building, Zoning, and Code Enforcement Dept. Head

OPEN/WELCOME/INTRODUCTIONS:

Chairman Scott called the meeting to order at 6:00 PM and opened in a word of prayer.

Chairman Scott discussed the votes and actions taken for the May rezone applications by the Board of Commissioners at their June 6, 2022 meeting.

1. APPROVAL OF MINUTES

Minutes of the May 3, 2022 Regular Business Meeting
Minutes of the May 17, 2022 Public Hearing

On motion by Kenneth Bradley and second by Bruce Gandy, the board voted to approve the minutes of the May 3, 2022 Regular Business Meeting and the May 17, 2022 Public Hearing. The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

NEW BUSINESS

2. DISCUSSION OF PUBLIC HEARINGS FOR JUNE 2022:

1. **Helena Santoyo** is requesting a conditional use for her A2, 5.02-acre property to allow her to operate a dog kennel with a maximum of (14) dogs on property that she and her family live on. She breeds show-quality Exotic Bullies which are small/medium in size. She is trying to bring her current, non-compliant dog kennel that has been in operation for six years, into compliance with the dog kennel regulations in the Zoning Ordinance. The property is located at 628 Cecil Stewart Rd on map 0039 parcel 079 in **District 2**.

3. PRELIMINARY PLAT REVIEW (Spratlin Creek Farms Subdivision)

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The board discussed the preliminary plat submitted by Clint Larkin, representing High Point Construction & Development, for Spratlin Creek Farms Subdivision. It contains 11 lots and has a designated section of green space with picnic areas and walking trails. The property is located on Spratlin Mill Road on map 0045 parcels 173 & 181. The property was rezoned from A1 to R1 and approved by the Board of Commissioners on January 3, 2022. The homes will be from 2,800 to 4,000 square feet in size.

Mr. Larkin was present and answered questions from the board.

After discussion, the board decided more time was needed for review and Chairman Scott stated they would vote on the preliminary plat at their next meeting on June 21, 2022.

The Regular Business Meeting was closed at 6:40 PM.

4. PUBLIC HEARING (Amendments)

- 1. Article III of Zoning Ordinance:** Consider revising the definition of a "Pole Barn" to include "Any structure with no sides." and omitting "can have up to three sides." Proposed Definition: "Built of poles and a roof, may or may not have a floor, ~~can have up to three sides.~~ any structure with no sides.

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Lee Mitchell and second by Bruce Gandy, the board voted to delete the definition of a pole barn in Article III of the Zoning Ordinance.

The vote was as follows: Lee Mitchell, Chairman Scott, Bruce Gandy, and Jeff Hendricks voted YES. Kenneth Bradley and Cynthia Fortson voted NO.

- 2. Article III of Zoning Ordinance:** Consider revising the definition of an "Accessory Building or Use" to include "~~with one (1) or more sides~~" within the existing definition. Current definition reads "A subordinate building or use customarily incidental to the principle use of the land and located on the same lot with the principal use. This would include but not be restricted to personal garages, storage buildings, sheds, prefab buildings or like structures

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with one (1) or more sides after the residence has been built. An accessory building cannot be lived in.

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Jeff Hendricks and second by Kenneth Bradley, the board voted not to change the definition of an Accessory Building or Use in Article III of the Zoning Ordinance.

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

- 3. Section 12.2 of Zoning Ordinance:** Consider revising the minimum square footage requirement from 288 square feet to 200 square feet for any accessory building without needing to obtain a building permit.

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Kenneth Bradley and second by Cynthia Fortson, the board voted to change the minimum square footage required without obtaining a building permit from 288 to 400 square feet in Section 12.2 of the Zoning Ordinance.

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

- 4. Article III of the Subdivision Regulations:** Consider adding a definition for a "Digital Copy". The proposed definition is as follows: "A digital copy must be on a flash drive and

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must contain both the JPEG and MPEG formats of the subdivision's preliminary and final plats."

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Chairman Scott and second by Kenneth Bradley, the board voted to add a definition for a digital copy to Article III of the Subdivision Regulations that reads, "A digital copy must be on a flash drive and must contain both the JPEG and MPEG formats for the subdivision's preliminary and final plats".

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

- 5. Section 8.4, #3 (d) of the Subdivision Regulations:** Consider revising the number of digital copies required for the preliminary plat from one (1) to **two (2) copies** for the Building and Zoning Department.

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Cynthia Fortson and second by Lee Mitchell, the board voted to change the number of digital copies required for the preliminary plat from one (1) to two (2) copies for the Building and Zoning Department in Section 8.4 #3 (d) of the Subdivision Regulations.

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

- 6. Section 9.0 (g) of the Subdivision Regulations:** Consider revising the number of digital copies required for the final plat from one (1) to **three (3) copies** for the Building and

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Zoning Department. (Property Valuation receives one (1) of the (3) copies).

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Kenneth Bradley and second by Lee Mitchell, the board voted to change the number of digital copies required for the final plat from one (1) to three (3) copies for the Building and Zoning Department in Section 9.0 (g) of the Subdivision Regulations.

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

- 7. Section 9.4 (b) of the Subdivision Regulations:** Consider revising to include a **two (2)-digital copy requirement of the final plat to the Zoning Administrator.**

Chairman Scott opened the public hearing.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition to the request.
No one came forward.

There was discussion. The discussion was closed and a vote was taken.

On motion by Cynthia Fortson and second by Bruce Gandy, the board voted to include a two (2)-digital copy requirement of the final plat to the Zoning Administrator in Section 9.4 (b) of the Subdivision Regulations.

The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson, Bruce Gandy, and Jeff Hendricks voted YES.

5. OLD BUSINESS: None

6. ADJOURN

On motion by Kenneth Bradley and second by Cynthia Fortson, the board unanimously agreed to adjourn at 7:45 PM.