

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes
November 20, 2018

MEMBERS PRESENT:

Chairman Lamar Hughston
Terry Chandler
Kenneth Bradley
Cynthia Fortson
Conolus Scott

MEMBERS ABSENT:

Bob Fowler
Duane Bruno

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their November public hearing in the public meeting room of the Madison County Government Complex on Tuesday, November 20, 2018. Chairman Lamar Hughston called the public hearing to order at 6:00 p.m.

Open and Welcome/Introductions

Chairman Hughston welcomed everyone and read the required opening remarks.

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for November 20, 2018 Public Hearings.

Under New Business: The Planning & Zoning Board reviewed the Preliminary Plat for the subdivision of Adam Swann's on McCannon Morris Rd.

Terry Chandler made a motion to approve with the suggestion that the easement become a private drive and that it dead-end into the back two properties.

Kenneth Bradley seconded the motion.

After discussion it was understood the changes were a suggestions, that they had met all the zoning requirements.

The vote was 5 to 0 to approve.

The vote was;

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

Public Hearing Items:

1. Zoning Ordinance Amendments.

Item a. and b. were taken up and voted as one.

- a. Section 7.1.2.16: A-1 Individual meat processing facility (deer, cows, and hogs).
- b. Section 7.2.2.13: A-2 Individual meat processing facility (deer, cows, and hogs).

There was no one to speak in favor or in opposition.

Terry Chandler made a motion to approve with the conditions to add the word minimum before the footage for the setbacks.

Kenneth Bradley seconded the motion.

The vote was 5 to 0 to approve.

The vote was;

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

Item c., d., e., and f., were taken up and voted as one.

- c. Section 7.1.1.18: A-1 Animal Hospitals and Veterinarian Clinics (to be deleted).
- d. Section 7.1.2.14: A-1 Dog kennels, animal hospital and veterinarian clinics and animal shelters.
- e. Section 7.2.1.15: A-2 Dog kennels, animal hospital and veterinarian clinics and animal shelters.
- f. Section 7.2.2.12: A-2 Dog kennels, animal hospital and veterinarian clinics and animal shelters.

There was only one person to speak with questions to how this would affect his current kennel.

With no further remarks;

Terry Chandler made a motion to approve with the condition to add the word minimum before the footage for the setbacks.

Conolus Scott seconded the motion.

The vote was 5 to 0 to approve.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott - yes

The following items were taken up individually.

g. Section 7.3.1.10: R-R Animal Hospitals and Veterinarian clinics (to be deleted).

There was no public comment.

Conolus Scott made a motion to approve.
Cynthia Fortson seconded the motion.

The vote was 5 to 0 to approve.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott - yes

h. Section 7.4 R-1: Single Family Residential

There was no public comment.

Cynthia Fortson made a motion to approve.
Kenneth Bradley seconded the motion.

The vote was 5 to 0 to approve.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott - yes

i. Section 7.5 R-2 Medium and High Density Two-Family Residential

There was no public comment.

Terry Chandler made a motion to approve.
Conolus Scott seconded the motion.

The vote was 5 to 0 to approve.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

j. Amend ARTICLE VII to reflect the above changes.

There was no public comment.

Lamar Hughston made the motion to approve.
Kenneth Bradley seconded the motion.

The vote to approve was 5 to 0.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

The second scheduled public hearing was for Michelle Wood. She is requesting to rezone her 7.41 ac. property from A2 to A1 with a conditional use for a meat processing facility for deer. The property is located at the corner of Hwy 98 W and Eugene Hardman Rd. on map 39 parcel 16-01 in District 2.

With amendment b. above being passed the rezone request was amended to only a conditional use.

There was no public comment.

Terry Chandler made a motion to approve.
Cynthia Fortson seconded the motion.

The vote to approve was 5 to 0.

Lamar Hughston – yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

Adjournment

Kenneth Bradley made a motion to adjourn.
Cynthia Fortson seconded the motion.

All were in favor.
The meeting was adjourned at 6:50.