

Adopted 8/3/2021
MADISON COUNTY
PLANNING AND ZONING

Public Hearing Minutes
October 19, 2021

MEMBERS PRESENT:

Chairman Conolus Scott
William Smith
Duane Bruno
Kenneth Bradley
Cynthia Fortson
Lee Mitchell

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their October public hearing in the public meeting room of the Madison County Government Complex on Tuesday, October 19, 2021. Chairman Conolus Scott called the public hearing to order at 6:00 p.m.

Open and Welcome/Introductions

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for August 17, 2021 Public Hearings.

Under New Business:

Public Hearing Items:

The first scheduled public hearing was for *Bobby Duncan*. This was a request by the Board of Commissioners. The request was to rezone Mr. Duncan's 2 ac. property with his home from A1 to RR. The property is located on Rousey Duncan Dr. Royston, on map 88 parcel 71 in District 4.

There was no one to speak in opposition of this request.

Lee Mitchell made a motion to approve.
Kenneth Bradley seconded the motion.

The floor was opened for discussion.

The discussion was closed, and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;
Conolus Scott - yes
William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell -yes

The second scheduled public hearing was for **Dan Ceserto**. He was requesting to rezone his 9.04 ac. parcel from A2 to RR. He would like to subdivide the home and 4 ac. with 5 ac. to the rear of the home. Mr. Ceserto is not sure if the 5 ac. will be subdivided in the future. The property is located on Seagraves Mill Rd. map 15 parcel 11 at 1604 Seagraves Mill Rd. in District 1

There was two to speak in opposition of this request because they did not know what kind of home or homes would be placed on the 5 ac. parcel.

Cynthia Fortson made a motion to approve.
Lee Mitchell seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;
Conolus Scott - yes
William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - yes

The third scheduled hearing was for **Danny Martin**. He is asking for a 70' Variance from the road. He is also asking for a Variance to build across a property line, and he is asking for a Variance because he cannot meet the setback from a property line. The property is located at 3421 Transco Rd. in District 4.

There was one person to speak in favor of the request.

The Board elected to take the three Variances up as separate request.

The first was Mr. Martin amended the setback from the road from 60' to 70' Variance. Meaning he is 70' short of meeting the 300' setback from the road right of way.

Duane Bruno made a motion to approve
William Smith seconded the motion

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;
Conolus Scott – yes
William Smith – yes
Duane Bruno – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell – yes

The second vote was a motion made by Cynthia Fortson for approval to allow him to build across the internal property line, being that he is unable to meet that setback of 300', and to have his property flagged with Property Valuation that the 3 parcels are to be surveyed as one parcel before it can go back into conservation.

Duane Bruno seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;
Conolus Scott – yes
William Smith – yes
Duane Bruno – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell – yes

The third vote was for the Variance on the property line that he cannot meet the 300' setback.

William Smith made the following motion. That the Board approves the Variance that would allow Mr. Martin to build closer to his internal property line, being that he is unable to meet the setback of 300', and to have his property flagged with Property Valuation that the 3 parcels are to be surveyed as one parcel before it can go back into conservation.

Kenneth Bradley seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;

Conolus Scott – yes

William Smith – yes

Duane Bruno – yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Lee Mitchell – yes

Adjournment

With no further business Chairman Scott called for adjournment.

The meeting was adjourned at 7:15.

All were in favor.

