

(To Be Adopted & Approved 09/05/2017)

**MADISON COUNTY  
PLANNING AND ZONING COMMISSION**

**Business Meeting Minutes  
August 1, 2017**

**MEMBERS PRESENT:**

Chairman Lamar Hughston  
Bob Fowler  
Conollus Scott  
Duane Burno  
Kenneth Bradley  
Gabe Martin

**MEMBERS ABSENT:**

Terry Chandler

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their regular March business meeting in the public meeting room of the Madison County Government Complex on Tuesday August 1, 2017. Chairman Lamar Hughston called the business meeting to order at 6:30 p.m.

**Action Items & New Business**

Approval of minutes for May's business meeting were voted on and approved.  
Gabe Martin made the motion to approve with Conollus Scott seconding the motion.

The vote was as follows: Approval 6 to 0

Lamar Hughston	Yes
Bob Fowler	Yes
Conollus Scott	Yes
Duane Burno	Yes
Kenneth Bradley	Yes
Gabe Martin	Yes

Approval of minutes for June's business meeting and public hearings were voted on and approved.  
Kenneth Bradley made the motion to approve with Gabe Martin seconding the motion.

The vote was as follows: Approval 6 to 0

Lamar Hughston	Yes
Bob Fowler	Yes
Conollus Scott	Yes
Duane Burno	Yes
Kenneth Bradley	Yes
Gabe Martin	Yes

Approval of minutes for July's business meeting were voted on and approved.  
Lamar Hughston made the motion to approve with Bob Fowler seconding the motion.

The vote was as follows: Approval 6 to 0

Lamar Hughston	Yes
Bob Fowler	Yes
Conollus Scott	Yes
Duane Burno	Yes
Kenneth Bradley	Yes
Gabe Martin	Yes

There was discussion by Chairman Lamar Hughston on the Board of Commissioners public hearings held on July 10, 2017.

Zoning Administrator Linda Fortson went over the upcoming public hearing for August.

1. Sara Barrett is requesting to rezone her 4.56 ac. parcel from A2 to RR for an additional homesite. The property is located on map 14 parcel 14 at 1476 Sailors Rd. in District 1.
2. Adam Swann is requesting for Stephen and Valerie Fennell to rezone 4.65 ac. from B to R1 for a portion of Phase II of Tumbing Creek Subdivision. The property is located on map 71 B parcel 90 on Hwy 72 in District 5.
3. Adam Swann is requesting for Stephen and Valerie Fennell to rezone 16.7 ac. from B to R1 for a portion of Phase II of Tumbing Creek Subdivision. The property is located on map 71 B parcel 89 on Hwy 72 in District 5.
4. Adam Swann is requesting for Stephen and Valerie Fennell to rezone 5.16 ac. from B to R1 for a portion of Phase II of Tumbing Creek Subdivision. The property is located on map 71 B parcel 88 on Hwy 72 in District 5.
5. Amendments on the following:  
Section 7.1.2.11; Event Halls  
Section 6.6.3; Recreational vehicles

Old Business:

Chairman Hughston brought up a letter that had been drafted and approved by the Planning and Zoning Board in 2011 by former Chair Wayne Douglas concerning attendance of the monthly meetings. Chairman Hughston ask the board if they would like to have this letter made as part of the Planning & Zoning By-Laws.

The vote was as follows: Approval 4 to 2

Lamar Hughston	Yes
Bob Fowler	Yes
Conollus Scott	No
Duane Burno	No
Kenneth Bradley	Yes
Gabe Martin	Yes

Conollus Scott ask that the board discuss the amendment list of prohibited uses that was tabled at the June public hearing. The board directed Ms. Fortson to contact the Fire Chiefs of the county and ask them to attend the business meeting in September. They could maybe answer any concerns that the board may have on the public safety with any of the list business's .

The list is as follows:

## **Section 9.22 PROHIBITED USES**

### **Designated uses not allowed.**

The following specific uses are not allowed in any zoning district in Madison county:

- a. Bars, and taverns. (This does not include a bar within a restaurant.)
- b. Chemical manufacturing, except pharmaceutical and medicine manufacturing.
- c. Leather and hide tanning and finishing facilities.
- d. Liquor store.
- e. Paper manufacturing plant.
- f. Manufacturing petroleum and coal products, (does not include asphalt plants).
- g. Solid waste combustors and incinerators.
- h. Wood preservation establishments.
- i. C& D landfills.
- j. Industrial landfills.

### **Noxious manufacturing or industrial activities not allowed.**

A manufacturing or industrial activity that produces any of the following as products or by products of the manufacturing process is prohibited:

- a. Caustic or corrosive acids.
- b. Chlorine or other noxious gasses.
- c. Explosives.
- d. Fertilizer or glue.

- e. Products involving hair or fur.

**Prohibited noxious or hazardous processes.**

A manufacturing or industrial use that involves any of the following is prohibited:

- a. Hazardous waste treatment or disposal.
- b. Land or water based disposal of hazardous or toxic wastes.
- c. Petroleum refining.
- d. Tanning or finishing of leather or other animal hides, except taxidermy.
- e. Wood preservation.

With no further discussion;

Bob Fowler made a motion to adjourn the meeting.  
Gabe Martin seconded the motion.  
The motion was approved by a unanimous voice vote.

Chairman Lamar Hughston  
Bob Fowler  
Conollus Scott  
Terry Chandler  
Kenneth Bradley

The meeting adjourned at 7:30 p.m.

Bob Fowler made the motion and Gabe Martin second the motion.

Approval was 6 to 0.

Just as the meeting was ending Terry Chandler came in late. He explained why he was late. Ms. Fortson went over what had been discussed and the upcoming rezones.