

To Be Adopted & Approved 03/05/13)

**MADISON COUNTY
PLANNING AND ZONING COMMISSION**

**Business Meeting Minutes
February 5, 2013**

MEMBERS PRESENT:

Chairman Wayne Douglas
John Stuedemann
Steve Ellis
Gabe Martin
Lamar Hughston
Sonny Austin
Todd Higdon

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their regular February business meeting in the public meeting room of the Madison County Government Complex on Tuesday February 5, 2013. Chairman Wayne Douglas called the business meeting to order at 6:30 p.m.

Open and Welcome:

Appoint Vice- Chairman

Wayne Douglas made a motion to appoint John Stuedemann as Vice-Chairman for the Planning and Zoning Board. Steve Ellis seconded the motion. The vote to appoint John Stuedemann as Vice Chairman of the Planning and Zoning Board was 7 to 0.

Chairman Wayne Douglas - yes
John Stuedemann - yes
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes
Sonny Austin - yes
Todd Higdon - yes

Action Items & New Business

Approval of minutes from the December 2013 Business Meeting and Public Hearing.

The minutes were approved and adopted with corrections by consent. Todd Higdon made a motion to approve the minutes. Gabe Martin seconded the motion. The minutes were approved 7 to 0.

Chairman Wayne Douglas - yes
John Stuedemann - yes
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes
Sonny Austin - yes
Todd Higdon - yes

Report on Board of Commissioners action on Planning and Zoning Commission recommendations from the January Public Hearings

The action report for January hearings will be reviewed at the March business meeting.

Review and discussion of rezoning requests for February 19, 2013

1. Robert Fields for M E Baker is requesting to rezone 2.45 ac. of his 21.13 ac. from A1 to A2 to combine with the adjoining property. The property is located on Map 43 Parcel 101 on Hwy 29 south, in District 5.

2. Roger and Larry Kirk are requesting to rezone 30.9 ac. from A1 to A2 to combine with adjoining property. The property is located on Map 48 Parcel on James Springs Rd. in District 4.
3. Scott Jarrett for Gwennell Lerch is requesting an Area Variance on her 6.85 ac. parcel. A new structure is not meeting setbacks. The property is located on Map 68 A Parcel 6 in District 2.
4. Sara and Joe Hobbs are requesting to rezone their 1 ac parcel form A2 to R1 and combine a portion of the adjoining property. The property is located on Map 91 Parcel 3 in District 4.
5. Sara and Joe Hobbs are representing Broad River Properties. They are requesting to rezone .5 ac from 74 ac., from A1 to R1. The property is located on Map 91 Parcel 9 in District 2.
6. Chairman Wayne Douglas with any zoning amendments.

New Business

Discussion was held on Area Variance and Use Variance in the zoning ordinance. County attorney Mike Pruett stated to the Planning & Zoning Board that the only time this Variance could be used was on grandfathered properties.

It was discussed and decided that Section 11.2.2 Area Variance and Section 11.2.3 Use Variance will be presented two ways to the Board of Commissioners. The Planning and Zoning Board will have the following two choices.

1. Both the Use Variance and the Area Variance will only go before the Planning and Zoning Board.
2. Both the Use Variance and the Area Variance will be heard by the Planning & Zoning Board and the BOC.

It was also discussed that the upcoming Use Variance for Mike Walker for Hope Haven should be a conditional use. With there being no conditional use for a respite home it was voted that Mr. Walker will be refunded his request fee of \$250.00. He may reapply when the zoning ordinance is amended for this use.

Motion was made by Sonny Austin with a second by Steve Ellis; the vote was 7-0 to approve.

Chairman Wayne Douglas - yes
John Stuedemann - yes
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes
Sonny Austin - yes
Todd Higdon - yes

Discussion was held on amending Section 6.2.3 Parking Area Site Requirements; this will be rewritten by Planning & Zoning Chairman Wayne Douglas, Zoning Administrator Linda Fortson and County Attorney Mike Pruett. This will be place on the March business meeting for discussion.

Adjournment

Steve Ellis made a motion to adjourn the meeting.
Gabe Martin seconded the motion.

The motion was approved by a unanimous voice vote.
Chairman Wayne Douglas - yes
John Stuedemann - yes
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes
Sonny Austin - yes
Todd Higdon - yes

The meeting adjourned at 7:15p.m.

