

**(TO BE APPROVED & ADOPTED 03/05/13)**

**MADISON COUNTY  
PLANNING AND ZONING**

**Public Hearing Minutes**

**February 19, 2013**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their February public hearing in the public meeting room of the Madison County Government Complex on Tuesday, February 19, 2013. Chairman Wayne Douglas called the public hearing to order at 6:30 p.m.

**Open and Welcome/Introductions**

**Reading of Required Statements**

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for February 19, 2013.

Chairman Wayne Douglas requested to have the public hearing for agenda item 6 zoning amendments heard first.

The vote was 7 to 0 to have the public hearing for agenda item 6 zoning amendments heard first.

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

The sixth scheduled public hearing concerned a request by Chairman Wayne Douglas with any zoning amendments

#1. Amend A-1, A-2 and RR zones to include Respite Home as a conditional use in A-1, A-2 and RR zones.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:35 p.m.

Steve Ellis made a motion to recommend approval of the zoning ordinance amendment A-1, A-2 and RR zones to include Respite Home as a conditional use in A-1, A-2 and RR zones.

Lamar Hughston seconded the motion.

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

The sixth scheduled public hearing concerned a request by Chairman Wayne Douglas with any zoning amendments

#2. Section 6.2.3.5; See Attachment.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:38p.m.

Todd Higdon made a motion to recommend approval of the zoning ordinance amendment Section 6.2.3.5 amendment.  
Sonny Austin seconded the motion.

The vote to recommend approval of the zoning amendment to section 6.2.3.5 was a unanimous vote of 7 to 0.

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

The sixth scheduled public hearing concerned a request by Chairman Wayne Douglas with any zoning amendments

#3. Section 11.1.1 See Attachment.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:42 p.m.

John Stuedemann made a motion to recommend approval of the zoning ordinance amendment Section 11.1.1.  
Gabe Martin seconded the motion.

The vote to recommend approval of the zoning amendment to section 11.1.1 was a unanimous vote of 7 to 0.

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

The sixth scheduled public hearing concerned a request by Chairman Wayne Douglas with any zoning amendments

#4. Section 11.2.1; See Attachment.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:45 p.m.

Wayne Douglas made a motion to recommend denial of the zoning ordinance amendment to Section 11.2.1.

Sonny Austin seconded the motion.

The vote to recommend denial of the zoning amendment to section 11.2.1 was a unanimous vote of 7 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin - yes

The first scheduled public hearing concerned a request by Robert Fields for M E Baker 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.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:50 p.m.

Gabe Martin made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

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

The seconded scheduled public hearing concerned a request by Roger and Larry Kirk 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.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:55 p.m.

Sonny Austin made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.  
John Stuedemann seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

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

The third scheduled public hearing concerned a request by 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.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:00 p.m.

Todd Higdon made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 4 to 3.

Chairman Wayne Douglas - no

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - no

Gabe Martin - no

Lamar Hughston - yes

Sonny Austin - yes

Sonny Austin made a motion to take one vote on agenda 4 and 5. Steve Ellis seconded. The vote was 7 to 0.

The fourth scheduled public hearing concerned a request by Sara and Joe Hobbs to rezone their 1 ac parcel from A2 to R1 and combine a portion of the adjoining property. The property is located on Map 91 Parcel 3 in District 4.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:05 p.m.

Sonny Austin made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin - yes

The fifth scheduled public hearing concerned a request by Sara and Joe Hobbs who 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.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:05 p.m.

Sonny Austin made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.  
Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

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

### **Adjournment**

With no further business being left to discuss, Gabe Martin made a motion to adjourn the meeting

Wayne Douglas seconded the motion

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

The meeting was adjourned with a unanimous vote at 7:08p.m.

