

**MADISON COUNTY
PLANNING AND ZONING COMMISSION**

Business Meeting Minutes

October 2, 2018

MEMBERS PRESENT:

Chairman Lamar Hughston
Bob Fowler
Conolus Scott
Duane Bruno
Terry Chandler
Kenneth Bradley
Cynthia Fortson

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their regular October business meeting in the public meeting room of the Madison County Government Complex on Tuesday October 2, 2018. Chairman Hughston called the business meeting to order at 6:00 p.m.

Open and Welcome:

Action Items & New Business

Approval of minutes for August and September's meetings.

The August 7, August 21 meeting, and September 4 meeting, Conolus Scott made a motion to approve these minutes. Bob Fowler seconded the motion.

Chairman Lamar Hughston – yes
Bob Fowler – yes
Conolus Scott –yes
Duane Bruno - yes
Terry Chandler - yes
Kenneth Bradley - yes
Cynthia Fortson –was not present

The minutes were approved and adopted, by a vote of 6 to 0.

The September 18 meeting,
Kenneth Bradley made a motion to approve these minutes,
Terry Chandler seconded the motion

Chairman Lamar Hughston – yes
Bob Fowler – yes
Conolus Scott –yes
Duane Bruno - yes
Terry Chandler - yes
Kenneth Bradley - yes
Cynthia Fortson –was not present
The minutes were approved and adopted, by a vote of 6 to 0.

Chairman Lamar Hughston went over the Board of Commissioners public hearings for Monday September 10 and Monday October 1, 2018.

The Zoning Administrator Linda Fortson announced that there would be know public hearings for the month of October.

Preliminary plat for Calwood Properties on Neese Commerce Rd. The Zoning Administrator presented the Plat, Chris Jones was not present. The plat met all the subdivisions requirements. Terry Chandler did say that he would like to see an 8' chain link fence down Hwy 106 and Neese Commerce Rd. side of the subdivision. The Zoning Administrator explained that she did not think that that could be a condition placed on the approval of the plat.

Bob Fowler made a motion to approve.
Conolus Scott seconded the motion.

Chairman Lamar Hughston – yes
Bob Fowler – yes
Conolus Scott – yes
Duane Bruno - yes
Terry Chandler - no
Kenneth Bradley - yes
Cynthia Fortson – yes

The plat approved by a vote of 6 to 1

Review and discussion of new proposed amendments.

The first was to include individual meat processing facility for deer, cows, and hogs, as a conditional use in A1 and A2.

The second discussion was for dog kennels. It was decided to make dog kennels, shelters, animal hospitals and vet clinics all conditional use in A1 and A2.

Dog kennels are to be on no less than 5 acres and must be located no less than 100' from property line and no less than 250' from any dwelling other than what are located on the property.

The third discussion was for Section 7.4 R-1 Single Family Residential. The following reflects the changes for the amendment.

Within the residential districts, R-1, ~~R-2~~, and ~~R-3~~, this district is comprised of certain lands and structures having a predominately ~~low~~ medium and high density, single-family character.

The fourth discussion was for Section 7.5 R-2 Medium Density.....
The following change was made to this amendment:

Within the residential districts, R-1 and R-2, and ~~R-3~~ this district is comprised primarily of medium density single-family residential areas and two-family residential areas.

The fifth discussion for the night was for the process of selecting planning and zoning board members.

Chairman Hughston gave his thoughts and the Board discussed the matter and the Chairman said that he would put the amendment together.

After no further discussion Duane Bruno made a motion to adjourn.
Kenneth Bradley seconded the motion.
All were in favor.

Old Business: Chairman Hughston said that he would go over the Planning and Zoning By-Laws for changing the standards for filling vacant seats on the Planning and Zoning Board.

Other Business:
Adjournment @ 7:15