

**(TO BE APPROVED & ADOPTED 12/02/14)**

**MADISON COUNTY  
PLANNING AND ZONING**

**Public Hearing Minutes**

**November 18, 2014**

**MEMBERS PRESENT:**

Chairman Wayne Douglas  
Todd Higdon  
Sonny Austin

**MEMBERS ABSENT:**

Gabe Martin  
John Stuedemann

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their November public hearing in the public meeting room of the Madison County Government Complex on Tuesday, November 18, 2014. 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 November.

The first scheduled public hearing concerned a request by Tracy and Fred Dake are requesting to rezone their 3.53 ac. parcel from R3 to RR to allow for farm animals for their daughter. The property is located on Griffeth Rd. on Map 28 Parcel 52 in District 3.

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 6:45 p.m.

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

Sonny Austin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 4 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Lamar Hughston – yes

Sonny Austin - yes

The seconded scheduled public hearing concerned a request by Ann Smith is requesting a Conditional Use Permit to allow her to rebuild a non-conforming chicken house back on her property. She cannot meet the required setback. The property is located on Griffeth Rd. on Map 28 Parcel 115 in District 3.

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

There was public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:15 p.m.

Lamar Hughston made a motion to approve the Conditional Use Permit with the condition that the new building (chicken house) cannot go any closer to the property line that already exists as submitted to the Madison County Board of Commissioners.

Sonny Austin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 4 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Lamar Hughston – yes

Sonny Austin - yes

The third scheduled public hearing concerned a request by Eldon Smith (Linda Fortson) spoke for Eldon Smith who lives in FL) to rezone his 76.73 ac. parcel from A2 to A1 for chicken houses. The property is located on Pine Valley Farm Rd. on Map 105 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 7:25 p.m.

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

Sonny Austin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 4 to 0.

Chairman Wayne Douglas - yes  
Todd Higdon - yes  
Lamar Hughston – yes  
Sonny Austin - yes

The fourth scheduled public hearing concerned a request by Tom Munro and Derek Fountain are requesting to rezone their 2.8 ac. parcel from A2 to R2 to subdivide into two parcels for a single family home and a duplex. The property is located on Spratlin Mill Rd. on Map 45 Parcel 19 in District 3.

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

There was public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:30 p.m.

Sonny Austin made a motion to recommend approval with a setback of 50 feet from the property line as submitted to the Madison County Board of Commissioners.

Lamar Hughston seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 2 to 2.

Chairman Wayne Douglas - no  
Todd Higdon - no  
Lamar Hughston – yes  
Sonny Austin - yes

## **Other Business**

## **Adjournment**

With no further business being left to discuss, Todd Higdon made a motion to adjourn the meeting

Lamar Hughston seconded the motion

The meeting was adjourned with a unanimous vote at 7:45 p.m.