

(TO BE APPROVED & ADOPTED 05/05/2015)

MADISON COUNTY
PLANNING AND ZONING

Public Hearing Minutes

April 21, 2015

MEMBERS PRESENT:

Chairman Wayne Douglas
John Stuedemann
Todd Higdon
Bob Fowler
Gabe Martin
Lamar Hughston

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their April public hearing in the public meeting room of the Madison County Government Complex on Tuesday, April 21, 2015. 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 April 21, 2015.

The first scheduled public hearing concerned a request by Bill and Margie Usry to rezone 2.5 ac. with an existing mobile home from their 29.1 ac. farm from A1 to RR. The property is located at 2489 Hwy 72 E Comer, on Map 98 Parcel 81 in District 4.

*POSTPONED

The second scheduled public hearing concerned a request by Pine Hill Farm LLC, David Whitehead, to rezone his 159.22 ac. parcel from A2 to A1 for chicken houses. The property is located at 1459 Johnny McElroy Rd. on Map 56 Parcel 74 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 6:40 p.m.

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

Bob Fowler seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 6 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston – yes

The third scheduled public hearing concerned a request by Gloria Andrews is requesting to rezone her 4.25 ac. property located in Oak Bend Subdivision from R1 to RR. This would allow her to keep her goats. The property is located at 227 Musket Ridge Rd., on Map 47 Parcel 95 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.

Bob Fowler made a motion to recommend denial of the rezone request as submitted to the Madison County Board of Commissioners. With a grace period of 90 days for Board to look at amendment on R-1, R-2 and R-3 zones.

Gabe Martin seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a unanimous vote of 6 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

The fourth scheduled public hearing concerned a request by Burdette Realty, representing property owner Karen Langley. She is requesting to rezone her 8.22 ac. property from A2 to I. The property is located on Hwy 29 N., on Map 51 Parcel 45 in District 4.

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 7:35p.m.

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

Wayne Douglas 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 2.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Bob Fowler - no

Gabe Martin - yes

Lamar Hughston - no

The fifth scheduled public hearing concerned zoning amendment (Home Occupation) request by Chairman Wayne Douglas

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 7:40 p.m.

Bob Fowler made a motion to recommend approval of the zoning amendment (Home Occupation) 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 6 to 0.

Chairman Wayne Douglas - yes
John Stuedemann - yes
Todd Higdon - yes
Bob Fowler - yes
Gabe Martin - yes
Lamar Hughston - yes

The fifth scheduled public hearing concerned zoning amendments (Section 6.1.2.5 & Section 6.1.3.4) request by Chairman Wayne Douglas

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 7:45 p.m.

Gabe Martin made a motion to recommend approval of the zoning amendment ((Section 6.1.2.5 & Section 6.1.3.4) as submitted to the Madison County Board of Commissioners.
Todd Higdon seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 6 to 0.

Chairman Wayne Douglas - yes
John Stuedemann - yes
Todd Higdon - yes
Bob Fowler - yes
Gabe Martin - yes
Lamar Hughston - yes

Other Business

Adjournment

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

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

The meeting was adjourned with a unanimous vote at 7:50 p.m.