

**MADISON COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR BUSINESS MEETING  
DECEMBER 3, 2018  
6:00 P.M.**

**MEMBERS PRESENT:**

Commission Chairman John Scarborough  
District 1 Commissioner Lee Allen  
District 2 Commissioner Tripp Strickland  
District 3 Commissioner Theresa Bettis  
District 4 Commissioner John W. Pethel, Sr.  
District 5 Commissioner Jim R. Escoe, Sr.

**MEMBERS ABSENT:**

None

**MEDIA PRESENT:**

Zach Mitcham, Madison County Journal

**STAFF PRESENT:**

Rhonda S. Wooten, County Clerk  
Mike Pruett, County Attorney

Chairman Scarborough called the meeting to order at 6:02 p.m., led in the pledge to the American flag and gave the invocation.

**Item No. 1. Approval of Minutes:**

**Minutes of the November 26, 2018 Agenda Setting Meeting. Minutes have been distributed.**

On motion by Commissioner Allen and second by Commissioner Bettis the Board voted to approve the minutes of the November 26, 2018 Agenda Setting Meeting. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

**Item No. 2. Business Involving Guests, Groups or Multiple Visitors.**

None

**Item No. 3. Chairman's Report.**

No report given.

**Item No. 4. Hearings and Actions on Rezone Matters, Special Use Permits, Etc. (Linda Fortson & Lamar Hughston)**

1. Consider preliminary plat submitted by Adam Swann for a new subdivision on McCannon Morris Road.

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve. Adam Swann addressed the Board and stated that the easement will be a private drive.

On motion by Commissioner Escoe and second by Commissioner Allen the Board approved the preliminary plat. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

2. The following amendments to the Madison County Zoning Ordinance:

- a. Section 7.1.2.16: A1 Individual Meat Processing Facility (deer, cows and hogs).
- b. Section 7.2.2.13: A2 Individual Meat Processing Facility (deer, cows and hogs).

Chairman Hughston stated that the Planning and Zoning Commission combined the vote for items a. and b. above and voted five to zero to approve with the word “minimum” before the setbacks.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to these amendments. No one came forward.

On motion by Commissioner Allen and second by Commissioner Strickland the Board voted to approve the amendments with the inclusion of the word goats. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

- c. Section 7.1.1.18: A1 Animal Hospitals and Veterinarian Clinics (to be deleted).
- d. Section 7.1.2.14: A1 Dog Kennels, Animal Hospitals, Veterinarian Clinics and Animal Shelters.
- e. Section 7.2.1.15: A2 Animal Hospitals and Veterinarian Clinics (to be deleted).
- f. Section 7.2.2.12: A2 Dog Kennels, Animal Hospitals, Veterinarian Clinics and Animal Shelters.

Chairman Hughston stated that the Planning and Zoning Commission combined the vote for items c., d., e. and f. above and voted five to zero to approve with the word “minimum” before the setbacks.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to these amendments. No one came forward.

On motion by Commissioner Allen and second by Commissioner Bettis the Board voted to approve the amendments. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

g. Section 7.3.1.10: RR Animal Hospitals and Veterinarian Clinics (to be deleted).

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to this amendment. No one came forward.

On motion by Commissioner Escoe and second by Commissioner Allen the Board voted to approve this amendment. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

h. Section 7.4: R1 Single Family Residential.

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to this amendment. No one came forward.

On motion by Commissioner Allen and second by Commissioner Strickland the Board voted to approve this amendment. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

i. Section 7.5: R2 Medium and High Density Two-Family Residential.

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to this amendment. No one came forward.

On motion by Commissioner Strickland and second by Commissioner Allen the Board voted to approve this amendment. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

j. Amend Article VII to reflect the above changes.

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to this amendment. No one came forward.

On motion by Commissioner Allen and second by Commissioner Bettis the Board voted to approve this amendment. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

3. Michelle Wood is requesting a rezone from A2 to A1 and a Conditional Use Permit on her 7.41 acre parcel for a meat processing facility for deer. The property is located at the corner of Highway 98 West and Eugene Hardman Road on Map 39 Parcel 16-01 in District 2. If the above amendment regarding section 7.2.2.13 is approved, a rezone will not be required.

Chairman Hughston stated that the Planning and Zoning Commission voted five to zero to approve the Conditional Use for a meat processing facility for deer. He stated that they did not vote to rezone since there was no need with the above amendment to section 7.2.2.13.

Chairman Scarborough asked if anyone would like to speak in favor of or in opposition to the Conditional Use request. No one came forward.

Commissioner Allen made a motion to approve the Conditional Use. Commissioner Strickland seconded the motion. After discussion, Commissioner Allen amended his motion to approve the Conditional Use for a meat processing facility for deer, cows, hogs and goats. Commissioner Strickland seconded the amended motion. The vote to approve was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

**Item No. 5. Statements and Remarks from Citizens on agenda items.**

Chairman Scarborough asked if there were any statements or remarks on an agenda item. No one came forward.

**Item No. 6. Consider 2019 Beer & Wine License applications. (Chairman Scarborough)**

**2019 Madison County Beer & Wine License Applications  
12-3-18 B.O.C. Meeting**

**The following applications have been submitted for renewal.  
All paperwork is complete and satisfactory.**

<b><u>Store Name</u></b>	<b><u>Applicant's Name</u></b>
1. Boutier Winery & Inn	Victor Boutier
2. CVS Pharmacy #7782	Daniel Bowers
3. Chevron 4272	Brejesh Shah
4. Country Superette	Sara Sexton
5. Diamond Hill Grocery	Dipa Patel
6. Food Mart	Gurcharan Udhwani
7. Fred's Store	Julie Holcomb
8. Golden Farm Store & Gas	Xin Sen Zheng
9. Golden Pantry #37	Robert Griffith
10. Ingles Markets #450	Benjamin Stowers
11. Jai's Country Corner	Dipa Patel
12. Neese Grocery	Kishor Jagad
13. Paoli Junction	Ishwarsingh Udhwani
14. Poci Grocery	Kaushikbhai Patel
15. Quick Pick	Gurcharan Udhwani
16. Tiny Town Looney Mart	Deborah Crawford
17. Wing House Grill	Jack Land

On motion by Commissioner Allen and second by Commissioner Bettis the Board approved the 2019 Beer & Wine License applications submitted for the December 3, 2018 meeting. The vote was as follows: Commissioners Allen, Strickland, Bettis, Pethel and Escoe voted YES.

**Item No. 7. Roads Update**

Commissioner Escoe asked if the road at the new plant, HV Chandler Road, has been taken care of.

**Item No. 8. Urgent Matters**

There were no urgent matters.

**Item No. 9. Statements and Remarks from Citizens.**

Chairman Scarborough asked if there were any statements or remarks. No one came forward.

**Item No. 10. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed).**

There was no need for executive session.

**Item No. 11. Adjourn**

On motion by Commissioner Pethel and second by Commissioner Strickland the Board unanimously agreed to adjourn at 6:42 p.m.