

**MADISON COUNTY  
PLANNING AND ZONING**

Public Hearing Minutes  
September 17, 2019

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Conolus Scott

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their September public hearing in the public meeting room of the Madison County Government Complex on Tuesday, September 17, 2019. Chairman Lamar Hughston called the public hearing to order at 6:00 p.m.

**Open and Welcome/Introductions**

Chairman Hughston welcomed everyone and read the required opening remarks.

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for September 17, 2019 Public Hearings.

**Under New Business:**

**Public Hearing Items:**

Janet Ayers was requesting a conditional use permit for a dog kennel on map 72 parcel 22-10A, 6.4 ac. and parcel 22-11A, that is 5.89 ac. The property is A2 and is located on Waggoners Grove Church Rd. in District 5.

There were three neighbors that spoke in opposition of this request.

There was no one to speak in favor of the request.

The Board decided to discuss the request before making a motion. After the discussion the following motion was made:

Terry Chandler made a motion to postpone the request until Mrs. Ayers could have a site plan done. This will put her coming back to the Board in November.

Cynthia Fortson seconded the motion.

The vote was 5 to 1 to approve.

The vote was;

Lamar Hughston –yes

Bob Fowler - yes

Duane Bruno - no

Terry Chandler – yes

Kenneth Bradley – yes

Cynthia Fortson – yes

The second scheduled public hearing was for Ralph Hudgens who was requesting to rezone his 6.131 acres from A2 to RR to allow him to subdivide the property into three parcels that would allow him to add an additional home on the property. The property is located on map 15 parcel 166 on Neese Commerce Rd. in District 1.

There was no one to speak in favor or in opposition of the request.

Kenneth Bradley made a motion to approve.

Terry Chandler seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote to approve was 6 to 0.

Lamar Hughston – yes

Bob Fowler - yes

Duane Bruno - yes

Terry Chandler – yes

Kenneth Bradley – yes

Cynthia Fortson – yes

The third scheduled public hearing was for Julia Echols who was requesting to rezone her 5.98 ac. property from A2 to RR so she can subdivide her home and her daughter's home. The property is located on map 10 parcel 144 on Blacks Creek Church Rd. in District 1.

There was no one to speak in favor or opposition of the request.

Cynthia Fortson made a motion to approve.

Terry Chandler seconded the motion.

The floor was opened for discussion. There was no discussion.

The discussion was closed and a vote was taken.

The vote to approve was 6 to 0.

Lamar Hughston – yes  
Bob Fowler - yes  
Duane Bruno - yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson – yes

The fourth scheduled public hearing was for amendments to the Madison County Zoning Ordinance. The Board took the following amendments up as one vote.

Zoning Amendment Section 3.1 definition of Accessory Buildings.  
Zoning Amendment Section 7.3.1.3 Accessory Buildings.  
Zoning Amendment Section 7.1.1.7 change Accessory buildings to Agricultural Structures.  
Zoning Amendment Section 7.2.1.5 change Accessory buildings to Agricultural structures.

There was no one to speak in favor or in opposition of the amendments.

Terry Chandler made a motion to approve.  
Kenneth Bradley seconded the motion.

There was no discussion.

The vote to approve was 6 to 0.

Lamar Hughston – yes  
Bob Fowler - yes  
Duane Bruno - yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson – yes

### **Adjournment**

With no further business Chairman Hughston called for adjournment.  
All were in favor.  
The meeting was adjourned at 7:30.

