

**MADISON COUNTY  
PLANNING AND ZONING**

Public Hearing Minutes  
September 18, 2018

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**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 18, 2018. Chairman Lamar Hughston called the public hearing to order at 6:00 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 September 18, 2018 Public Hearings.

The first scheduled public hearing concerned a request by Value Concepts of Southern Link for Spratt Bullock. They were requesting a conditional use on 64.65 acres for a cell tower. The property is located on map 31 parcel 146 on Piedmont Rd. in District 3.

Clay Brogdon from Value Concepts presented a presentation on the request. He explained that Southern Link Towers most catered to the power companies and to government agencies. They can also lease space on the tower for cell companies.

There was no one else to speak in favor of, or against the conditional use request.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Duane Bruno made a motion to approve the request.  
Conolus Scott seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

The vote was;

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

The second scheduled public hearing was for Dawn Eberhardt. She was representing Elmer and Dianne Hartley in their rezone request. They were requesting to rezone approximately 2 acres from their 62.42 acres. They were requesting to rezone it from A1 to RR to combine with the property of Ms. Eberhardt. The property is located on map 21 parcel 107 on Paradise Valley Rd. in District 2.

Ms. Eberhardt explained that she had just bought her home from one of the Hartley family members and would like to add this 2 ac. to her property.

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

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Terry Chandler made a motion to approve the rezone request.  
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 7 to 0.

The vote was;  
Lamar Hughston – yes  
Duane Bruno -yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson – yes  
Bob Fowler – yes  
Conolus Scott – yes

The third scheduled public hearing was for Bruce Patterson representing the Estate of Juanelle Bowen. He was requesting to rezone 1 acre with the existing Neese Grocery from A2 to B. This is part of a an 18.4 acre parcel on map 29 parcel 38 on Hwy 106 in District 1.

Mr. Patterson explained that this business had been there for 60 years and that the family would like to sell it to the current manager of the store.

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

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Kenneth Bradley made a motion to approve the rezone request.  
Cynthia Fortson seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 7 to 0.

The vote was;

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

The fourth and final request was for Tina Mazariegos. She was requesting to rezone her 5.74 acre parcel from R3 to A2 so that she could keep her farm animals. The property is located on map 59 parcel 103 on Shoal Creek Rd. in District 5.

There were two neighbors to speak against the rezone request.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Lamar Hughston made a motion to approve the rezone request.  
Terry Chandler seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 2 to 5. The vote failed to pass.

Duane Bruno made a motion to deny the rezone request.  
Conolus Scott seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a vote of 5-2 to deny.

The vote was;

Lamar Hughston – no

Duane Bruno - yes

Terry Chandler – no

Kenneth Bradley –yes

Cynthia Fortson - yes

Bob Fowler –yes

Conolus Scott - yes

### **Adjournment**

Duane Bruno made a motion to adjourn.

Conolus Scott seconded the motion.

All were in favor.

The meeting was adjourned at 7:25.

