

**(TO BE APPROVED & ADOPTED 03/04/08)**

**MADISON COUNTY  
PLANNING AND ZONING**

**Public Hearing Minutes**

**February 19, 2008**

**MEMBERS PRESENT:**

Chairman Wayne Douglas  
Vice-Chairman Wendell Hanley  
Nick Paski  
Steve Ellis  
Gabe Martin  
Tod Hebenton  
John Stuedemann

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Cheryl Jensrud, Planning and Zoning Clerk  
Linda Fortson, Zoning Administrator  
Alec Young, Planner

The Madison County Planning and Zoning Commission held their date public hearing in the public meeting room of the Madison County Government Complex on Tuesday February 19, 2008. Chairman Wayne Douglas called the public hearing to order as 7:00p.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 hearing schedule for February 19, 2008.

The first scheduled public hearing concerned a request by Brenda Meeler request to rezone 5.34 ac from RR to B1 to combine with adjoining B1 property. The property is located on Map 19 Parcel 19 on Hwy 106 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 7:14 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

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

The seconded scheduled public hearing concerned a request by Brenda Meeler request to rezone .47 ac from R1 to B1 to combine with adjoining B1 property. The property is located on Map 19 Parcel 20 on Hwy 106 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 7:14p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

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

The third scheduled public hearing concerned a request by Brenda Meeler request to rezone .46 ac from R1 to B1 to combine with adjoining B1 property. The property is located on Map 19 Parcel 19 on Hwy 106 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 7:14 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

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

The fourth scheduled public hearing concerned a request by Larry Brown request to rezone 82.43 ac from A2 to A1 for Intensive Agriculture. The property is located on Map 90 Parcel 40 on Dove Drake Rd. in District 2.

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 7:18 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

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

The fifth scheduled public hearing concerned a request by Charlene Phillips for owner Joe Hall request to rezone 2 ac from his 39.99 ac property of A1 to RR. This is for a home site. The property is located on Map 68 Parcel 67 on Gunnell Rd. 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 7:20 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

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

The sixth scheduled public hearing concerned a request by Giang Nguyen request a Conditional Use Permit for a Caretaker's Home on his farm. The property is located on Map 28 Parcel 84 on Stone Stewart Rd. 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 7:24 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Nick Paski seconded the motion.

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

The seventh scheduled public hearing concerned a request by Daniel Roberts request to rezone 5.70 ac from A1 to RR to subdivide an existing home and 2 ac for resale. The property is located on Map 105 Parcel 1-B on Paoli Rd. 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.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

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

The eighth scheduled public hearing concerned a request by Micole Crowe for herself and Michelle Morrison request to rezone their 9 ac property from A2 to RR so they can subdivide the property in half. The property is located on Map 101 Parcel 8-B on Roy Wood Rd. in District 2.

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 7:30 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Tod Heberton seconded the motion.

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

The ninth scheduled public hearing concerned a request by Williams & Associates for owner John Byram request to rezone 135.30 ac from A2 to R3/PUD/UV for a gated community of single family homes and townhomes. The Use Variance is for the sewer system. The property is located on Map58 Parcel 118 Colbert Danielsville Rd in District 5.

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 8:05 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a vote of 6 to 1. With Mr. Tod Heberton being the opposing vote.

The tenth scheduled public hearing concerned a request by Planning Director Alec Young, changes to the Zoning Ordinance; Article 7 and Section 10.4 of the Subdivision Regulations.

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 8:15p.m.

Mr. Steve Ellis made a motion to recommend approval of the changes to the Zoning Ordinance; Article 7 as submitted to the Madison County Board of Commissioners.

Mr. Toc Heberton seconded the motion.

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

Mr. Wendell Hanley made a motion to recommend approval of the changes to the Section 10.4 of the Subdivision Regulations as submitted to the Madison County Board of Commissioners.

Mr. Tod Hebenton seconded the motion.

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

### **Other Business**

### **Adjournment**

With no further business being left to discuss, Mr. Nick Paski made a motion to adjourn the meeting

Mr. Wendell Hanley seconded the motion

The meeting was adjourned with a unanimous vote at 8:30 p.m.