

**(TO BE APPROVED & ADOPTED 06/07/16)**

**MADISON COUNTY  
PLANNING AND ZONING**

**Public Hearing Minutes**

**May 17, 2016**

**MEMBERS PRESENT:**

Chairman Wayne Douglas  
Todd Higdon  
Bob Fowler  
Lamar Hughston  
Duane Bruno

**MEMBERS ABSENT:**

John Stuedemann  
Gabe Martin

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator  
Cheryl Jensrud, Zoning Clerk

The Madison County Planning and Zoning Commission held their May public hearing in the public meeting room of the Madison County Government Complex on Tuesday May 17, 2016 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 May 17, 2016 Public Hearings.

Chairman Wayne Douglas asked the board if they wanted to have Agenda items one and two taken as one vote. The board vote 5 to 0 yes.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The first scheduled public hearing concerned a request by Joe Goodman is representing Joe Alewine in requesting to rezone 13.66 ac. from B to R1, for phase 2 of Bryce Landing Subdivision. The property is located on Map 31B Parcel 88 on Hwy 29 S. 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 6:45 p.m.

Todd Higdon 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 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The second scheduled public hearing concerned a request by Joe Goodman is representing Joe Alewine in requesting to rezone 9.2 ac. from B to R1, for phase 2 of Bryce Landing Subdivision. The property is located on Map 31B Parcel 89 on Hwy 29 S. 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 6:45 p.m.

Todd Higdon 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 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The third scheduled public hearing concerned a request by Kim Collins is representing her father Johnny Doster, to rezone his 2.68 ac. parcel from RR to R1 to subdivide the 2 homes on the property. The property is located on map 45 parcel 86 on Jack Sharp Rd. in District 5.

Chairman Wayne Douglas asked the board if they wanted to have Agenda items three and four taken as one vote. The board vote 5 to 0 yes.

Chairman Wayne Douglas - yes  
Todd Higdon - yes  
Bob Fowler - yes  
Lamar Hughston - yes  
Duane Bruno - yes

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 6:50 p.m.

Lamar Hughston made a motion to recommend approval of the rezone request 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 5 to 0.

Chairman Wayne Douglas - yes  
Todd Higdon - yes  
Bob Fowler - yes  
Lamar Hughston - yes  
Duane Bruno - yes

The fourth scheduled public hearing concerned a request by Kim Collins to rezone .26 ac. of her 2.26 ac. property, from RR to R1 to combine with her father's property adjacent to her property. The property is located on map 45 parcel 85 on Jack Sharp Rd. 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 6:50 p.m.

Lamar Hughston made a motion to recommend approval of the rezone request 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 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The fifth scheduled public hearing concerned a request by Trey Silver is representing First Citizens Bank, to rezone 3.5 ac. of this 8.85 ac. parcel from A1 to RR to combine with an adjoining parcel. The property is located on map 71 parcel 45 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 7:40 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 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The sixth scheduled public hearing concerned a request by Doug Miller to rezone a 2 ac. parcel for a home site and 2ac. with an existing home from A2 to RR this is from his 10.34 ac. parcel on map 67 parcel 27 located on Racetrack 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 7:45 p.m.

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

Lamar Hughston seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

The seventh scheduled public hearing concerned a request by Doug Miller to rezone a 2 ac. from his 6.25 ac. property, from A2 to RR. The property is located on map 67 parcel 25 on Racetrack 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 7:55 p.m.

Bob Fowler 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 5 to 0.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno - yes

## **Adjournment**

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

The meeting was adjourned with a unanimous vote at 8:00 p.m.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Lamar Hughston - yes

Duane Bruno – yes