

**(TO BE APPROVED & ADOPTED 07/05/16)**

**MADISON COUNTY  
PLANNING AND ZONING**

**Public Hearing Minutes**

**June 21, 2016**

**MEMBERS PRESENT:**

Chairman Wayne Douglas  
John Stuedemann  
Bob Fowler  
Gabe Martin  
Lamar Hughston  
Duane Bruno

**MEMBERS ABSENT:**

Todd Higdon

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their June public hearings in the public meeting room of the Madison County Government Complex on Tuesday June 21, 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 June 21, 2016.

The first scheduled public hearing concerned Joe Goodman's preliminary and final plats for phase 2 of Bryce Landing.

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 6:45 p.m.

Lamar Hughston made a motion to recommend approval of the preliminary plat for Bryce Landing as submitted to the Madison County Board of Commissioners.  
Gabe Martin seconded the motion.

The vote to recommend approval of the preliminary plat for Bryce Landing to the Madison County Board of Commissioners was a unanimous vote of 6 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

Duane Bruno - yes

Gabe Martin made a motion to recommend approval of the final plat for Bryce Landing as submitted to the Madison County Board of Commissioners.

John Stuedemann seconded the motion.

The vote to recommend approval of the final plat for Bryce Landing to the Madison County Board of Commissioners was a unanimous vote of 6 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

Duane Bruno - yes

The second scheduled public hearing concerned a request by Kenny King. He is representing his father Jack King in requesting to rezone a 6 acre parcel from A2 to RR to subdivide the existing home with 2 acres for resale. This property is located on Map 6 Parcel 34 on Wildcat Bride Road 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 6:55 p.m.

Duane Bruno 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 6 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

Duane Bruno - yes

The third scheduled public hearing concerned a request by William Chandler. He is representing the Life Estate of Luella C. Spinks in requesting to rezone 2 acres with an existing house from A1 to RR. The remaining 3 acres will be combined with 2 acres adjoining property for a home site for his son. The property is located on Map 42 Parcel 12 on Johnny Chandler Road 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 7:00 p.m.

Bob Fowler 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 6 to 0.

Chairman Wayne Douglas - yes  
John Stuedemann - yes  
Bob Fowler - yes  
Gabe Martin - yes  
Lamar Hughston - yes  
Duane Bruno - yes

The fourth scheduled public hearing concerned a request by Jason Pridgen. He is representing Capital Resource Management LLC. They are requesting to rezone 18.46 acres from A2 to R1 for a 20 lot subdivision. The lot size is a minimum of .75 acre with a minimum house size of 1400 square feet. The property is located on Map 58 Parcel 57 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 7:18 p.m.

Bob Fowler made a motion to recommend approval of the rezone request with the condition that the homes be 1550 square feet minimum 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 with the condition that the homes be 1550 square feet minimum was a of vote of 5 to 1.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Bob Fowler - yes

Gabe Martin - no

Lamar Hughston - yes

Duane Bruno - yes

## **Other Business**

## **Adjournment**

With no further business being left to discuss, John Stuedemann made a motion to adjourn the meeting. Duane Bruno seconded the motion

The meeting was adjourned with a unanimous vote at 7:20 p.m.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

Duane Bruno - yes

