

TO BE APPROVED & ADOPTED 09/01/15

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

August 18, 2015

MEMBERS PRESENT:

Chairman Wayne Douglas
Todd Higdon
Bob Fowler
Gabe Martin
Lamar Hughston

MEMBERS ABSENT:

John Stuedemann

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their August public hearing in the public meeting room of the Madison County Government Complex on Tuesday, August 18, 2015. 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 August 18, 2015.

The first scheduled public hearing concerned a request by Burdette Realty is requesting on behalf of Karen Langley request to rezone her 8.22 ac. parcel from A2 to Industrial. The property is located on Map 51 Parcel 45 on Hwy 29 North in District 4.

(Withdrawn)

The second scheduled public hearing concerned a request by Clint and Holly Allen on behalf of Alex Allen to rezone 2 ac. of his 180.71 ac. parcel from A1 to RR. The property is located on Map 29 Parcel 87 at 382 Jamieson 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 6:40 p.m.

Gabe Martin 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

Gabe Martin - yes

Lamar Hughston - yes

Todd Higdon made a motion to take agenda items 3 and 4 together as one.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes

The third scheduled public hearing concerned a request by Jason Fritzs representing (SW Madison County, LLC). They are requesting to rezone 1.75 ac. located on Map 27 Parcel 65 on Williams Wilson Rd. from R1 to B. This is for the future site of a Dollar General Store. The property is located in District 1.

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 7:15 p.m.

Lamar Hughston made a motion to approve the request with the condition that there would be trees planted along the back property line and along Hanley Rd. side as submitted to the Madison County Board of Commissioners.

Bob Fowler seconded the motion.

The vote to recommend approval with the condition that there would be trees planted along the back property line and along Hanley Rd. 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

Gabe Martin - yes

Lamar Hughston - yes

The fourth scheduled public hearing concerned a request by Jason Fritz representing (SW Madison County, LLC). They are requesting to rezone 1.25 ac. located on Map 27 Parcel 66 on Hanley Rd. from R1 to B. This is for the future site of a Dollar General Store. The property is located in District 1.

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 7:15 p.m.

Lamar Hughston made a motion to approve the request with the condition that there would be trees planted along the back property line and along Hanley Rd. side as submitted to the Madison County Board of Commissioners.

Bob Fowler seconded the motion.

The vote to recommend approval with the condition that there would be trees planted along the back property line and along Hanley Rd. 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

Gabe Martin - yes

Lamar Hughston - yes

The fifth scheduled public hearing concerned a request by Chairman Wayne Douglas with any Zoning Ordinance Amendments.

Amendment to the Use chart to remove confined animal feeding operations.

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.

Todd Higdon made a motion to recommend approval of the Amendment to the Use chart to remove confined animal feeding operations as submitted to the Madison County Board of Commissioners.

Wayne Douglas seconded the motion.

The vote to recommend approval of the Amendment to the Use chart to remove confined animal feeding operations 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

Gabe Martin - yes

Lamar Hughston - yes

Other Business

A brief discussion of the BOC special called meeting Thursday night.

Adjournment

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

Lamar Hughston seconded the motion.

The meeting was adjourned with a unanimous vote at 7:30 p.m.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Bob Fowler - yes

Gabe Martin - yes

Lamar Hughston - yes