

(TO BE APPROVED & ADOPTED 12/04/12)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

November 20, 2012

MEMBERS PRESENT:

Chairman Wayne Douglas
Todd Higdon
Steve Ellis
Gabe Martin
Lamar Hughston

MEMBERS ABSENT:

Sonny Austin
John Stuedemann

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their November public hearing in the public meeting room of the Madison County Government Complex on Tuesday, November 20, 2012. 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 November 20, 2012.

The first scheduled public hearing concerned a request by Randy Lackey to rezone his 2 ac. property from A2 to A1 with a Conditional Use for a deer processing facility. The property is located on Map 23 Parcel 18 on Wesley Chapel Church Rd. in District 2.

Withdrawn. This request was withdrawn due to the Planning and Zoning board questioning the non-conforming of the lot that is grandfathered in. It would need to be 5 acres to make the change.

The second scheduled public hearing concerned a request by Nathaniel and Christy Sapp are requesting to 7.66 ac. from A1 to A2 with a Conditional Use for an Event Hall. The property is located on Map 56 Parcel 56 at 291 Rock Quarry 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 6:50 p.m.

Agenda items 2 and 3 will be voted as one.

Steve Ellis 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

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

The third scheduled public hearing concerned a request by Nathaniel and Christy Sapp to rezone their 2 ac. parcel from RR to A2 to combine with their adjoining property. They are also requesting a Conditional Use for an Even Hall. The property is located on Map 53 Parcel 56-A at 291 Rock Quarry 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 6:50 p.m.

Steve Ellis 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

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

The fourth scheduled public hearing concerned a request by Tommy Johnson to rezone 1.78 ac. from R1 to Industrial. This property is located on James Holcomb Rd. on Map 46 Parcel 51 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 6:55 p.m.

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

Steve Ellis 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

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

The fifth scheduled public hearing concerned a request by John Vickery to rezone 4.72 ac. from A2 to R1 to subdivide into two tracts to give to his children. The property is located on Jack Sharp Rd. on Map 45 Parcel 76 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 7:10 p.m.

Agenda items 5 and 6 will be voted as one.

Wayne Douglas 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
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes

The sixth scheduled public hearing concerned a request by John Vickery to rezone 3.38 ac. from A2 to R1 to subdivide into two tracts to give to his children. The property is located on Vickery Lane on Map 45 Parcel 73 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 7:10 p.m.

Wayne Douglas 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
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes

The seventh scheduled public hearing concerned a request by Jackie Hughes whom is representing owner Daphne Pass. He is requesting a Use Variance on this B1 property for an existing cabinet shop located on Map 66 Parcel 5 on Hwy 29 North, in District 4. This request is only heard by the Planning & Zoning Commission.

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.

Chairman Wayne Douglas explained 11.6 guidelines for this public hearing and why it does not have to go before the Board of Commissioners.

Todd Higdon made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.
Steve Ellis 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
Steve Ellis - yes
Gabe Martin - yes
Lamar Hughston - yes

Other Business

Adjournment

With no further business being left to discuss, Wayne Douglas made a motion to adjourn the meeting. Steve Ellis seconded the motion
The meeting was adjourned with a unanimous vote at 7:20 p.m.

Chairman Wayne Douglas - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes