

(TO BE APPROVED & ADOPTED 01/03/13)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

December 18, 2012

MEMBERS PRESENT:

Chairman Wayne Douglas
John Stuedemann
Todd Higdon
Steve Ellis
Gabe Martin
Lamar Hughston
Sonny Austin

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their December public hearing in the public meeting room of the Madison County Government Complex on Tuesday, December 18, 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 December 18, 2012.

Agenda items 1, 2 and 3 will be taken up as one vote after discussion.

The first scheduled public hearing concerned a request by Mike and Wendy Pullian requesting to rezone their 1.22 ac. from A2 to RR. They will be combining adjoining property to this property. The property is located at 415 Human Rd., on Map 91 Parcel 29 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 6:45 p.m.

Gabe Martin 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 7 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin - yes

Agenda items 1, 2 and 3 will be taken up as one vote after discussion.

The second scheduled public hearing concerned a request by Mike Pullian for Broad River Properties requesting to rezone .0521 ac. from a 74 ac. parcel, from A1 to RR to combine with Mr. Pullian's adjoining property. The property is located on Map 91 Parcel 9, on Human 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 6:45p.m.

Gabe Martin 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 7 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin – yes

Agenda items 1, 2 and 3 will be taken up as one vote after discussion.

The third scheduled public hearing concerned a request by Mike Pullian for Broad River Properties requesting to rezone 1.103 ac. from a 13.14 ac. parcel, from A1 to RR to combine with Mr. Pullian's adjoining property. The property is located on Map 91 Parcel 10, on Human 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 6:45p.m.

Gabe Martin 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 7 to 0.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin - yes

The fourth scheduled public hearing concerned a request by Chairman Wayne Douglas with Zoning Ordinance amendments.

Section 4.1 of the Zoning Ordinance is amended to delete “B-1 General Business District” and “B-2 Highway Business District,” and substitute in their place a single district to be known as “B Business District.”

2. All references in the Zoning Ordinance to the B-1 and/or B-2 districts are amended to be references to the B district, including but not limited to, the references found in the following sections:

- Article VIII Area, Yard and Height Requirements
- Section 8.2.1.8 Minimum Road Frontage
- Section 8.3 Commercial Driveways
- Section 9.15.5.3 Telecommunications towers
- Section 9.21 Manufactured Mobile Units
- Article X Signs

Lamar Hughston made a motion to approve Section 6.1.4a. Gabe Martin seconded the motion. The vote was 7-0.

- Chairman Wayne Douglas - yes
- John Stuedemann - yes
- Todd Higdon - yes
- Steve Ellis - yes
- Gabe Martin - yes
- Lamar Hughston - yes
- Sonny Austin - yes

Wayne Douglas made a motion to delete section 7.7 and 7.8, to be replaced with section 7.7 B-Business District. B-Business District. Amendment to Article VIII to combine B-1 and B-2 on the use chart. To delete 6.2.3.7 and replace with the new 6.2.3.7. To amend Section 4.1 to delete B-1 and B-2 and replace with B- Business District. To amend Articles and Sections under # 2. Resolution for all B-1 and B-2 classified properties will now be known as B classified properties and to adopt the zoning map with the changes from B-1 and B-2 to B.

Steve Ellis seconded the motion.
The vote was 7-0.

- Chairman Wayne Douglas - yes
- John Stuedemann - yes
- Todd Higdon - yes
- Steve Ellis - yes
- Gabe Martin - yes
- Lamar Hughston - yes
- Sonny Austin - yes

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 7:00 p.m.

Other Business

Adjournment

With no further business being left to discuss, Gabe Martin made a motion to adjourn the meeting

Lamar Hughston seconded the motion

The meeting was adjourned with a unanimous vote at 7:00 p.m.

Chairman Wayne Douglas - yes

John Stuedemann - yes

Todd Higdon - yes

Steve Ellis - yes

Gabe Martin - yes

Lamar Hughston - yes

Sonny Austin - yes