

(TO BE APPROVED & ADOPTED 01/04/11)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

December 21, 2010

MEMBERS PRESENT:

Chairman Wayne Douglas
John Stuedemann
Steve Ellis
Gabe Martin
Lamar Hughston

MEMBERS ABSENT:

Nick Paski
Vice-Chairman Wendell Hanley

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their December public hearings in the public meeting room of the Madison County Government Complex on Tuesday December 21, 2010. 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 21, 2010.

The first scheduled public hearing concerned a request by Tyler Phillips requesting to rezone approximately .87 acres of 13.4 acres from A2 to B2 for the family business of silk screening to relocate. The property is located on Map 40 Parcel 36, located on Hwy 98 W and Brewer Phillips 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 6:35 p.m.

John Stuedemann made a motion to recommend approval of the rezone request with the property being cleaned up by 2/1/2011 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.

The seconded scheduled public hearing concerned a request by Brooks Williams is representing James and Naomi Williams. They are requesting to rezone 5 ac with a mobile home from A1 to RR. They want to give their son the mobile home and 3 ac and their grandson 2 ac for a home site. The property is located on New Haven Church 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 6:40 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 Commissioner was a unanimous vote of 5 to 0.

The third scheduled public hearing concerned a request by Edwin Hart Jr. to rezone 2.65 ac from R3 to A2 to combine with adjoining property. This property is located on Hardman Morris 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 6:45 p.m.

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

Gabe Martin seconded the motion.

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

The fourth scheduled public hearing concerned a request by Edwin Hart Jr. to rezone 4.72 ac from R3 to A2 to combine with adjoining property. This property is located on Hardman Morris 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 6:45 p.m.

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

Gabe Martin seconded the motion.

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

The fifth scheduled public hearing concerned a request by Edwin Hart Jr. to rezone 1.82 ac from R3 to A2 to combine with adjoining property. This property is located on Hardman Morris 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 6:45 p.m.

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

Gabe Martin seconded the motion.

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

The sixth scheduled public hearing concerned a request by Randall Frizzell to rezone 9.01 ac from RR to A2 to combine with his adjoining property. The property is located on White Oak Trail 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 6:47 p.m.

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

John Stuedemann seconded the motion.

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

The seventh scheduled public hearing concerned a request by Roderick Lord who is representing his Mother Willie Jo Lord's Estate. He is asking to rezone a 2 ac parcel from A2 to A1 to be subdivide in half per his Mother's Will and combined with adjoining properties. The property is located on Furnace Creek 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.

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

John Stuedemann seconded the motion.

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

The eighth scheduled public hearing concerned a request by Laura Depooter to rezone 7.352 ac from R1 to A2 with a Conditional Use permit for a riding stable for people with special needs. She is also asking for an Area Variance to allow her to have the barn and riding arena closer than the 50' required by zoning under Section 7.2.2.7 of the Zoning Ordinance. The property is located on Nowhere Rd. in District 1.

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.

Steve Ellis made a motion to recommend approval of the rezone request with the condition that the existing barn will not be added onto to make it any closer to the property line than it currently states 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 Commissioner was a unanimous vote of 5 to 0.

The ninth scheduled public hearing concerned a request by Fanida Fleming who is representing Steve Whitlowk, to rezone approximately 2 acres of his 8.67 acre property from A2 to RR to combine with the adjacent property of Ms. Fleming. The property is located on Hwy 172 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 6:58 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 Commissioner was a unanimous vote of 5 to 0.

The tenth scheduled public hearing concerned a request by Chairman Wayne Douglas with codification 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 7:00p.m.

Gabe Martin made a motion to recommend approval of the codification of the Madison County Zoning Ordinance.

Lamar Hughston seconded the motion.

The vote to recommend approval of the Codification of the Madison County Zoning Ordinance was a unanimous vote of 5 to 0.

Other Business

Approval of 2011 Planning and Zoning meeting dates.

Lamar Hughston made a motion to approve the 2011 Planning and Zoning Business and Public Hearing meeting dates.

Steve Ellis seconded the motion.

The vote was unanimous 5 to 0.

Adjournment

With no further business being left to discuss, Steve Ellis made a motion to adjourn the meeting

Gabe Martin seconded the motion

The meeting was adjourned with a unanimous vote at 7:05