
Madison County Planning Commission

Nov 18 2025
Business Session Minutes, February 17th 2026

The Madison County Planning Commission Business Session for Tuesday November 18, 2025, was called to order by Chairman Robert Farmer. This meeting was held at the Madison County Courthouse Annex. Roll was called and noted as follows: Shannon Renfro, Brian Adams, Bill Buchanan, Robert Farmer. A quorum is present.

Approval of Minutes:

Doug Fritz: I make a motion to approve the minutes.

Bill Buchanan: Second. Motion was carried unanimously. No further discussion.

Set meeting schedule for 2026:

Shannon Pennington: I make a motion that we approve the meeting schedule and location for 2026.

Brian Adams: Second. Motion was carried unanimously. No further discussion.

Bert Thomas, Director of Madison County Planning and Development, reminds everyone that the Planning Commission meets the first Tuesday (Work session) and third Tuesday (Business Session) at 5:30 pm at the Courthouse Annex (First Floor).

Site Development Plan: 1920 Curtis Pike

This Site Development Plan is for an event venue. A Conditional Use Permit is in place for the property to be used as a business. Mr. Thomas questions the septic tank approval. Stuart Spencer, the land surveyor who developed the plans, states that they are waiting for the Health Department to inspect the location for the septic tank, they will be there later in the week. That approval needs to be on the plans before a final signature can take place. There are no other changes that need to be made.

MOTION:

Shannon Pennington: I make a motion to approve the Site Development Plan for 1920 Curtis Pike pending on all signatures and approval location of the septic tank.

Doug Fritz: Second. Motion was carried unanimously. No further discussion.

Final Subdivision Plat: Inglewood

Mr. Thomas had a question about the lot acreage, but he has since forgotten. Dewayne Wheatley, the Surveyor for the project, states that the lot acreage is on the plat, but it was hard to see with all the lines. The only things needed are the deed restrictions, the letter of credit and signatures.

Doug Frtiz: I make a motion to approve the Inglewood Phase 1 pursuant to all the signatures being there, the deed restrictions are cured, the letter of credit is final and the road department approving the black top.

Mary Eipert: Second. Motion was carried unanimously. No further discussion.

Preliminary Subdivision Plat- College Hill Estates:

Everything west of the drainage is Phase 1. Mr. Thomas cannot find the mailbox clusters on the plat. Mr. Wheatley states they are on there, they are every 4 houses. They are splitting them up instead of having one big mailbox cluster.

Mary Eipert questions the number of lots that are expected. There are 166 lots going in the subdivision. Shannon Pennington wants to know how many acres the property is. It is a little over 70 acres. There are about 3 houses per acre. Doug Fritz questions who is responsible for installing the sewer lines. It is confirmed that the developer is responsible for installing the sewer lines before the houses are built.

MOTION:

Mary Eipert: I make a motion that we accept the Preliminary Plat for College Hill Estates pending all the signatures.

Doug Fritz: Second. Motion was carried 5-2. Shannon Renfro abstained. Shannon Pennington voted No further discussion.

Land Use Change: 107 Carr Ln

Bert Thomas from 135 W. Irvine St. is sworn in by Robert Farmer. He is here to represent the County for a Land Use Change at 107 Carr Lane. The County purchased about 6 acres on Carr Lane. They want to build a fire station to serve the north end of the County. New sewer and water lines are going to service this property. The County will not need all 6 acres, so they are looking into different options such as adding a police station as well.

There was a Preliminary Subdivision Plat approved for acre lots on this property, but the plat has expired. The county bought the land from the developer.

Shannon Pennington: I make a motion to approve the zone change for 107 Carr Lane from UC-1 to UC-6 and enter into the record the finding of facts that are listed in the document is justification for the change.

Doug Fritz: Second Motion was carried unanimously. No further discussion

It will go to the Fiscal Court for final approval.

New Business

Training is on Thursday at the Folk Center in Berea.

Adjourn

MOTION:

Bill Buchanan: I make a motion to adjourn. **Motion was carried unanimously. No further discussion.**

Adjourn.