

AGENDA FOR THE REGULAR MEETING OF THE
MADISON COUNTY PLANNING AND ZONING BOARD
TO BE HELD IN THE BOARD ROOM OF THE COUNTY
COURTHOUSE ANNEX AT 5:30 P.M. Thursday, August 2, 2018

ROLL CALL

MEMBERS: Chair - Mack Primm, Vice-Chair - Julia Shewchuk, Mike Holton, Christy Grass,
Calvin Malone, Richard Cone, Chad Turner

ALTERNATE MEMBERS: Dorothy Alexander

SCHOOL BOARD REPRESENTATIVES: Tim Ginn

APPROVAL OF MINUTES FROM THE REGULAR MEETING: Held June 7, 2018

OLD BUSINESS

1. Discussion of Re-Zoning Cherry Lake Properties from A2 to Residential Land Use Classification
2. Discussion of Minimum Acreage Requirement for Hunting Camps

NEW BUSINESS

1. Discussion of Medical Marijuana Dispensing Facilities

ADJOURNMENT: Chairman

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, HE OR SHE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**MINUTES FROM THE PLANNING & ZONING BOARD MEETING HELD
Thursday August 2, 2018 at 5:30 p.m.**

PRESENT: Chairman Mack Primm, Mike Holton, Richard Cone, Calvin Malone

ABSENT: Vice-Chair Julia Shewchuk, Christy Grass, Chad Thurner, Dorothy Alexander

ALSO PRESENT: Renee Demps, Brian Kauffman, and County Attorney Tommy Reaves

The meeting was called to order at 5:34 p.m. by Chairman Mack Primm. Roll call was conducted and with a quorum present the meeting proceeded according to agenda.

APPROVAL OF MINUTES:

The minutes from the meeting held June, 7, 2018, were reviewed by the board. A motion to approve the minutes was made by Mike Holton; second by Calvin Malone. The motion was carried unanimously.

OLD BUSINESS:

1. Discussion of Re-Zoning Cherry Lake Properties from A2 to Residential Land Use

The board members were provided a map of Cherry Lake and properties within the vicinity of the lake. The map was to provide a visual of the number of properties that would be affected as a result of the change to land use classification. The board members were reminded that changing the land use classification would affect the density in the area significantly allowing one dwelling per acre without water and sewer access. Chairman Mack Primm suggested creating a separate land use classification specifically for the Cherry Lake area in an effort to preserve the residential state of the area. County Attorney Tommy Reaves recommended identifying the area as an "Environmentally Sensitive Residential Area" since the concern is to ensure the natural state of the lake. He further suggested imposing specific restrictions directly around the lake to prohibit the placement of businesses, agricultural operations, to limit excessive traffic, etc. Chairman Mack Primm urged the board to think of restrictions that should be imposed at the lake to discuss at the next meeting. The item will be tabled until the next regularly scheduled meeting.

2. Discussion of Minimum Acreage Requirement for Hunting Camps

The board continued discussing criteria for hunting camps within the county. Section 4.4 of Suwannee County's land development code which addresses recreational activities to include the placement of hunting camps was provided for review. It was explained to the board that in Suwannee County, hunting camps were allowed only in A-1 districts by special exception. The board was informed of Leon County's regulations for hunting camps. Hunting camps in Leon County are allowed only in rural category land use districts which is a minimum of ten (10) acre lots. The board discussed further the areas of the county that would be

most suitable for hunting camps and possible regulations that would apply for properties. Chairman Mack Primm suggested conducting further research that could be presented to the board. Further discussion will continue at the next meeting once additional research is presented to the board members.

NEW BUSINESS:

1. Discussion of Medical Marijuana Dispensing Facilities

Mike Holton explained his concern of medical marijuana dispensing facilities and the legal aspect of such facilities being placed in the county. County Attorney Tommy Reaves explained that the county could not deny the establishment of such dispensaries, but the county could regulate the location of the facilities. He suggested to the board to brainstorm with the city of Madison to develop one regulation that would cover the entire county. He further stated that the medical marijuana dispensaries could not be regulated any differently than other pharmacies. Tommy recommended that the board hold off on establishing any regulations at this time since it is still evolving. The board members agreed to address the matter at later date.

With no further business to discuss, a motion to adjourn was made by Mike Holton, second by Calvin Malone. The meeting was adjourned at 6:34 p.m. by Chairman Mack Primm.

Respectfully Submitted By:
Renee Demps