

**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, FEBRUARY 2, 2017**

**ROLL CALL**

MEMBERS: Chair - Mack Primm, Vice-Chair - Julia Shewchuk , Mike Holton, Brent Whitman, Christy Grass, Chad Thurner and Calvin Malone

ALTERNATE MEMBERS: Dorothy Alexander

SCHOOL BOARD REPRESENTATIVES: Tim Ginn

APPROVAL OF MINUTES FROM THE REGULAR MEETING: Held November 3, 2016

**OLD BUSINESS**

1. Public Hearing – Special Exception application for Cell Tower on Dulay property on NE Colin Kelly Hwy parcel 3431-000-000 – applicant requested this be continued for Verizon to explore potential co-location site. – Application was officially withdrawn on January 30, 2017.

**NEW BUSINESS**

1. Public Hearing – Ordinance To Impose a Temporary Moratorium on the Establishment, Siting, Construction, Opening, Operation and/or continued Operation of Medical Marijuana Dispensing Facilities
2. Discussion regarding requiring septic tanks for Recreational Vehicles.

**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 TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**MINUTES FROM THE PLANNING & ZONING BOARD MEETING HELD  
Thursday February 3, 2017 at 5:30 p.m.**

**PRESENT:** Chairman Mack Primm, Mike Holton, Brent Whitman, Calvin Malone, and Dorothy Alexander

**ALSO PRESENT:** Jeanne Bass, Renee Demps, Brian Kauffman, and Bill Gibson

The meeting was called to order at 5:35 p.m. by Chairman Mack Primm. Roll was conducted and with a quorum present the meeting according to agenda.

**APPROVAL OF MINUTES:**

The minutes from the meeting held November 3, 2016, 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. Chairman Mack Prim closed the regular meeting to open up the public hearing.

**OLD BUSINESS:**

- 1. Public Hearing – Special Exception Application for Cell Tower on Dulay Property on NE Colin Kelly Hwy. – Parcel 3431-000-000 – Applicant Requested to be Continued for Verizon to Explore Potential Co-Location Site**

Jeanne informed the board that the application was withdrawn on January 30, 2017 and the tower has been acquired by a new company. Jeanne advised adding to the Land Development Code a requirement for cell towers to be constructed with rotating antennas to ensure service in areas where calls are frequently dropped. The board members advised Jeanne to research what other counties have in place and present back to the board a recommendation for amendment to the Land Development Code.

**NEW BUSINESS:**

- 1. Public Hearing – Ordinance to Impose a Temporary Moratorium on the Establishment, Siting, Construction, Opening Operation, and/or Continued Operation of Medical Marijuana Dispensing Facilities**

Chairman Mack Primm opened the Public Hearing with no one signed in to address the board, the members proceeded to review the ordinance drafted for the moratorium. A motion to recommend the adoption of the document to B.O.C.C was made by Mike Holton, second by Calvin Malone and carried unanimously.

- 2. Discussion Requiring Septic Tanks for Recreational Vehicles**

Jeanne explained to the board concerns from the Building Department about requiring septic tanks for RV campers or requiring self-contained units exempting them from septic requirements. She explained that she was seeking ideas from P&Z board to potentially amend the Land Development Code.

Bill Gibson, Environmental Specialist at Madison County Health Department, addressed the board explaining his response to complaints regarding septic systems and RV campers stating that he monitor key areas to determine illegal dumping of waste. Bill explained that temporary holding tanks are only allowed for temporary construction sites per Florida Law. The minimum tank size that would be allowed is a 900 gallon, adequate size to accommodate a two-bedroom home.

Chairman Mack Primm suggested conducting research to see what other counties are requiring to see if there is something Madison County can adopt. Jeanne will contact other counties to see if they have ordinances governing septic systems for RV campers. This information will be presented to the board at the next regularly scheduled meeting.

Chairman Mack Primm informed Jeanne to add to the new business section of the next meeting agenda a discussion to establish setbacks for Cherry Lake.

With no further business to discuss, a motion to adjourn was made by Brent Whitman, second by Calvin Malone. The meeting was adjourned at 6:05 p.m.

Respectfully Submitted By:  
Renee Demps