

**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, JULY 6, 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 June 1, 2017

**OLD BUSINESS**

**NEW BUSINESS**

1. Public Hearing – Land Development Code Amendment – Adding “Professional Service and Office” as a Special Exception to Residential.
2. Public Hearing – Special Exception – Application from Ben Jones – 145 NW Cantey Ave. Madison FL to change his house into his real estate office.
3. Discussion regarding RV Park requirements in Ag land use.
4. Reschedule August meeting from Thursday, August 3, 2017 to Monday, August 7, 2017.

**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 July 6, 2017 at 5:30 p.m.**

**PRESENT:** Mike Holton, Chad Thurner, Dorothy Alexander, Brent Whitman

**ABSENT:** Chairman Mack Primm, Vice-Chair Julia Shewchuk, Christy Grass

**ALSO PRESENT:** Renee Demps and Brian Kauffman

The meeting was called to order at 5:40 p.m. by acting Chairman Mike Holton in the absence of Chairman Mack Primm and Vice-Chair Julia Shewchuk. Roll was conducted by Jeanne Bass and with a quorum present the meeting according to agenda.

**APPROVAL OF MINUTES:**

The minutes from the meeting held June 1, 2017, were reviewed by the Board. A motion to approve the minutes was made by Chad Thurner, second by Dorothy Alexander. The motion was carried unanimously. The regular meeting was closed to open up the public hearing.

**NEW BUSINESS:**

**1. Public Hearing – Land Development Code Amendment – Adding  
“Professional Service and Office” as a Special Exception to Residential**

Jeanne explained to the board that the Board of County Commissioners denied the request made by Ben Jones to covert his property to commercial in order to utilize his dwelling as real estate. It was recommended by B.O.C.C. to amend the Land Development Code adding a category that would allow him to use his dwelling as his real estate office. The board reviewed the proposed ordinance to add “Professional Service and Office” as a special exception to the Residential category in lieu of changing the property to commercial. A motion to recommend the amendment to BOCC was made by Brent Whitman, second by Chad Thurner. The motion was carried unanimously.

**2. Public Hearing – Special Exception – Application for Ben Jones – 145 NW  
Cantey Avenue Madison, Florida to Change His House into Real Estate  
Office**

With no one signed in to address the board, a motion to approve the application made by Ben Jones was made by Brent Whitman, second by Dorothy Alexander. The motion was carried unanimously. The public hearing was closed and the board proceeded to the next meeting item on the agenda.

**3. Discussion Regarding RV Park Requirements in Ag Land Use.**

Mike Holton discussed the need for guidelines for RV Parks in the Land Development Code. He made mention of property in Cherry Lake where two adjoining parcels with three RVs on each parcel. He addressed his concern that RVs would continue to show up creating an actual RV park. He further explained that the RVs are being rented and this constitutes a commercial use of the

property. He explained that it would pose a problem if individuals could continue to split parcels to add more RVs. Brian suggested adding requirements that would prohibit the placement of multiple RVs on contiguous parcels thereby minimizing the possibility of hunting camps in unauthorized locations. Brent suggested researching a previous project that involved the establishment of an RV Park in a different location. The board will conduct further research to proceed with making a recommendation to the board.

**4. Reschedule August Meeting from Thursday, August 3, 2017, to Monday, August 7, 2017.**

The board members in attendance agreed to the change of the meeting in August.

With no further business to discuss, a motion to adjourn was made by Brent Whitman, second by Chad Thurner. The meeting was adjourned at 6:20 p.m.

Respectfully Submitted By:  
Renee Demps