

**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, JUNE 1, 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 May 4, 2017

OLD BUSINESS

NEW BUSINESS

1. Public Hearing – Small Scale Comp Plan Amendment – Residential to Commercial
Ben Jones – 145 NW Cantey Ave. Madison FL to change his house into his real estate office.

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 June 1, 2017 at 5:30 p.m.**

PRESENT: Chairman Mack Primm, Mike Holton, Christy Grass, Chad Thurner, Brent Whitman, and Calvin Malone

ABSENT: Vice-Chair Julia Shewchuk and Dorothy Alexander

ALSO PRESENT: Renee Demps and Brian Kauffman

The meeting was called to order at 5:30 p.m. by Chairman Mack Primm. Roll was conducted and with a quorum present the meeting proceeded according to agenda.

APPROVAL OF MINUTES:

The minutes from the meeting held May 4, 2017, were reviewed by the Board. A motion to approve the minutes was made by Mike Holton, second by Chad Thurner. The motion was carried unanimously. Chairman Mack Prim closed the regular meeting to open up the public hearing.

NEW BUSINESS:

1. Public Hearing – Small Scale Comp. Plan Amendment – Residential to Commercial – Ben Jones 145 NW Cantey Avenue Madison, FL to Change House to Real Estate Office

Chairman Mack Primm opened the floor to the attendees signed in to address the board on the small scale comp. plan amendment. Mrs. Bunny Maultsby expressed her concern of the change stating it would disrupt the neighborhood and decrease property values. She questioned if the change could be reversed if the property was sold or no long used as a real estate office. Mr. and Mrs. Dickert, shared their experiences in a previous neighborhood where a commercial structure was placed in the area an ultimately disrupted the peacefulness of the neighborhood. Mr. Murray Comer with Grace Presbyterian Church heavily opposed the change explaining property values would be adversely affected and impacted negatively. Mr. Gary Cox was opposed to the land use change. His primary concern was the possibility of the land being sold at some point to a bigger business.

Ben Jones addressed the board expressing his desire to simply expand his real estate business. He explained his understanding of the concerns expressed by the residents in the area, but explained that his mission was to simply expand his business by relocating it to his home for more space. Mike Holton explained to Ben that there were changes that would be required to the property and the residence by the Building Department, the City of Madison, and DOT for instance. Ben explained that there would not be a high volume of customers as much of his dealings occurred online. Mike Holton proposed temporary use where the property could be converted back to 'Residential' once it is no longer used as a real estate office. Ben explained individuals who would be affected he contacted personally before proceeding with the process; those individuals, he explained, are within the vicinity of his property and did not object to his desire to change the land use.

Brent Whitman asked Ben on average the amount of traffic would be in the area. Ben explained that traffic volume will not be high. He explained that the office has a total of five employees; there would be approximately five cars with an occasional customer. Brent explained access from Hwy. 90 would probably not be feasible. He further explained that traffic in the area is common with individuals frequenting the area for events held at Van H. Priest Auditorium and patrons visiting the Public Library. He did not feel the real estate office would pose an issue.

Christy Grass disclosed to the public that she and her husband have used Ben Jones as well as other real estate offices in Madison in the past. She advised that her decision would not be influenced by such business ventures. Chairman Mack Primm informed those in attendance that they would not be the deciding board to whether the property would be re-zoned. He explained that their job as P&Z Board is to make a recommendation to the Board of County Commissioners and they would make the final decision. The Board proceeded to vote with three members that wanted to recommend changing the land use from Residential to Commercial – Brent Whitman, Christy Grass, and Chad Thurner – and three members voted to recommend denying the proposed land use change – Mack Primm, Calvin Malone, and Mike Holton. Jeanne informed the public that there was another Public Hearing scheduled with the Board of County Commissioners and the P&Z recommendation would go to them showing a split vote and that the Commissioners would make the final decision at the meeting scheduled Wednesday, June 14, 2017, at 9 a.m. The public hearing was closed at 6:04 p.m.

Mrs. Cynthia Langston of Glenwood Forest Subdivision was allowed to address the Board with concerns regarding residential density issues in the Glenwood Forest Subdivision. She explained Glenwood Forest is a platted subdivision and several issues have come up due to the owners subdividing parcels for family members and a density exception to another parcel of land allowing two homes on a parcel that has a land use of 1 dwelling per 40 acres. The board advised Mrs. Langston to speak with her Commissioner and to seek legal counsel concerning the violation of deed restrictions by the property owners. Brian Kauffman explained to Mrs. Langston that after their meeting, his office was working to address the concerns of the association. He asked for time to address those concerns and if she was not satisfied at that point to speak with her Commissioner and welcomed her to take her issues before the County Commissioners. Mrs. Langston acknowledged Brian's suggestions and thanked the P & Z Board for allowing her to address her concerns.

With no further business to discuss, a motion to adjourn was made by Chad Thurner, second by Calvin Malone. The meeting was adjourned at 6:37 p.m.

Respectfully Submitted By:
Renee Demps