

**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 2, 2016**

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 April 7, 2016

OLD BUSINESS

1.

NEW BUSINESS

1. Public Hearing – Ordinance 2016 - _____ Amending the Madison County Land Development Code to allow governmental and private facilities which are principally for military and/or law enforcement type training including, without limitation, training and exercises in stationary and mobile shooting and combat method and tactics, by Special Exception in the Agriculture 2 land use district.

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 June, 2, 2016 at 5:30 p.m.**

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

ALSO PRESENT: Jeanne Bass and Renee Demps

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 according to agenda.

APPROVAL OF MINUTES:

The minutes from the meeting held April 7, 2016 were reviewed by the Board. A motion to approve the minutes was made by Julia Shewchuk, second by Chad Thurner. The motion was carried unanimously. Chairman Mack Prim closed the regular meeting to open up the public hearing.

OLD BUSINESS:

1.

NEW BUSINESS:

1. Public Hearing – Ordinance 2016-_____ Amending the Madison County Land Development Code to allow governmental private facilities which are principally for military and/or law enforcement type training including, without limitation, training and exercises in stationary and mobile shooting and combat method and tactics, by Special Exception in the Agriculture 2 land use district –

Cary Hardee approached the board to discuss the emergence of firing range in question. He asked the board to approve the use of the property as a firing range as the area was approved by the air force for only a firing range, not to be used as tactical. Mike Holton explained the board's intention to create an ordinance that would cover various activities that would also apply to all areas of the county. Julia Shewchuk explained that the use of the property is commercial since the property owner is leasing the property for profit. Hardee pointed out Florida legislature's support for such facilities in accordance with an individual's second amendment rights.

Steve Williams, property owner, explained he was approached for the use of his property for the use of a firing range. He explained that he interpreted the land development code and the comprehensive plan to allow the firing range on his property. Also, he verified the credentials of the officer and found him to be legit and subsequently granted him approval. Such approval grants the use of the property by Special Forces, navy seals, delta force, tactical groups, etc. Williams explained that he realizes the risk as pointed out by those opposed at the Board of County Commissioner's meeting; however, such accidents are less likely to happen with the specified groups being that they are highly skilled and trained. The training would occur over an eight month period contracted for a maximum of ten years.

Brent Whitman questioned the purpose of imposing laws for a property owner's use on their property. Julia explained the significance of the ordinance is to ensure the safety of citizens and to prevent legal implications on local government, county commissioners, etc. Jeanne explained the duty of the Planning & Zoning Board is to provide a recommendation to the Board of County Commissioners for approval and once an ordinance is in place the property owner will have to apply for a special exception permit to proceed with the lease of the property for the use of a firing range. Julia explained the ordinance would provide limitations that the owner would have to comply with.

With no further input from the public, Chairman Mack Primm closed the public for further discussion from the board. Julia explained her concern of the ordinance not allowing limitations and provided specific language to thoroughly cover all areas that fall under specific use. Suggestions to be implemented in the ordinance include:

- Strike without limitations in Section 2.1 Definitions
- Add the following, by the NRA approved, language under Section 3.

(10) Tactical Training Facility

a. Outdoor (Municipal and Private) Tactical Training Facilities are allowed in the A2 and Industrial Land Use Districts by Special Exception. Outdoor Tactical Training Facilities are essential service areas for the community.

b. The discharge of firearms shall be conducted only within the range and or bays specifically designated for such use on an approved site plan.

c. Firing positions shall be separated a minimum of 200 feet from the boundary of the subject property with any adjacent parcel in separate ownership and in addition, firing positions shall be separated a minimum of 500 feet from any permitted residence existing at the time of site plan approval for the proposed shooting range.

d. An impenetrable backstop, a minimum of 20 feet in height, shall be constructed down range of any authorized range or bay, and side berms a minimum of 8 feet in height shall be provided along the sidelines.

e. The perimeter of the shooting range, including the firearm discharge area and surrounding berms, shall be enclosed by a fence or wall, a minimum of six feet in height to prevent unauthorized access. Warning signs of at least one square foot each shall be attached to the perimeter fence at the rate of once at every corner and at least one for every 100 lineal feet plus one at each entry gate.

f. The applicant's tactical training facility design shall be consistent with the NRA Source Book latest edition for the construction of outdoor shooting ranges. To assure the protection of groundwater from lead and other contaminants associated with the discharge of firearms the range shall comply with USEPA's Best Management Practices (<http://www.epa.gov/region2/waste/leadshot/>).

g. The applicant shall demonstrate compliance with all applicable state and local regulations and how safety and noise factors have been addressed through the site plan and other special features of the proposed development.

h. Tactical training facility sites are a community asset that once sited and in operation, needs to be protected. To that end is a requirement that properties to be sold within 2 miles of the range, once the site has been approved, that the seller must disclose of the existence of said shooting range to the prospective buyer

Chairman Mack Primm also suggested striking #17 and allow #18 to cover that section to avoid any confusion in the future. Mike Holton made a motion to recommend the suggested changes to the Board of County Commissioners. The motion was second by Chad Thurner and carried unanimously.

With no further business to discuss, a motion to adjourn was made by Brent Whitman, second by Chad Thurner. The meeting was adjourned at 7:00 p.m.

Respectfully Submitted By:
Renee Demps