

**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, SEPTEMBER 29, 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 August 4, 2016

**OLD BUSINESS**

1. Discuss creating an Ag Processing category under Special Exceptions in Ag 1 and Ag 2
2. Discuss increasing setback requirements for commercial chicken houses and feedlots.

**NEW BUSINESS**

1. Public Hearing – Special Exception application for Cell Tower on Sheffield property on SW 1 Federal Road parcel 0446-001-000
2. Public Hearing – Special Exception application for Cell Tower on Dulay property on NE Colin Kelly Hwy parcel 3431-000-000

**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.

**\*\*\* PLEASE BE ADVISED THERE IS A CHANGE IN LOCATION! \*\*\***

**THE PLANNING AND ZONING MEETING WILL BE HELD AT  
THE MADISON COUNTY EXTENSION OFFICE  
AT 184 NW COLLEGE LOOP**

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1. Public Hearing – Special Exception application for Cell Tower on Sheffield property on SW 1 Federal Road parcel 0446-001-000
2. ~~Public Hearing – Special Exception application for Cell Tower on Dulay property on NE Colin Kelly Hwy parcel 3431-000-000~~ Request from applicant for continuation to future meeting date.

**ADJOURNMENT:** Chairman

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**MINUTES FROM THE PLANNING & ZONING BOARD MEETING HELD  
Thursday September 29, 2016 at 5:30 p.m.**

**PRESENT:** Vice-Chairman, Julia Shewchuk Chad Thurner, Mike Holton, Calvin Malone

**ABSENT:** Chairman Mack Primm,, Brent Whitman, Christy Grass, , Dorothy Alexander

**ALSO PRESENT:** Jeanne Bass, Mary Solik, George Blevins, Gale Blevins, Patrick Lightcap, Jason Schopke and Howard Allen

The meeting location had been changed to the Extension Office due to the Supervisor of Election needing the BOCC boardroom. The meeting was called to order at 5:34 p.m. by Julia Shewchuk, acting as Chairman in Mack Primm's absence. Roll call was conducted by Jeanne Bass. With a quorum present, the meeting proceeded according to agenda.

**APPROVAL OF MINUTES:**

The minutes from the meeting held on August 4, 2016 were reviewed by the board. A motion to approve the meeting was made by Mike, second by Calvin, and carried unanimously to accept without any changes.

**OLD BUSINESS:**

1. **Discuss creating an Ag Processing category under Special Exceptions in Ag 1 and Ag 2** – Discussion resulted in decision to look into what other areas, such as Mayo, are doing regarding this type of business.
2. **Discuss increasing setback requirements for commercial chicken houses and feedlots** – Board requested that Jeanne get the info on what the surrounding Counties require.

**NEW BUSINESS:**

**1. Public Hearing – Special Exception Application for Cell Tower on Sheffield Property on SW 1 Federal Road, Parcel #0446-001-000**

The public hearing was opened and Mary Solik, who represents Verizon, presented to the board and those in attendance information concerning the proposed communications tower. She informed the board that the application submitted met all of the county's requirements. Certified letters have been mailed and notice to the public has been posted as required.

Pat Lightcap asked whether the County would be able to place an antenna or rebounder on the tower for public use. The engineer for Verizon, Howard Allen stated that this was done in other areas, usually with a lease and verification that the tower had the structural capacity. There was some more discussion about capacity and location of towers. With no other questions from the board or public, the public hearing was closed. A motion to recommend approval of the application to the Board of County Commissioners was made by Mike; second by Chad. The motion was carried unanimously.

**2. Public Hearing – Special Exception Application for Cell Tower on Richardson Property near Cherry Lake Parcel 3078-000-000**

Public hearing was opened and Jeanne Bass presented to the board that the applicant was notified that there was another tower within a mile of the proposed tower and that she had requested documentation that it could not be used for co-location, which the applicant was working on. The applicant had requested the request be continued until such time as the matter of co-location could be resolved.

With no further business to discuss, the meeting was adjourned by Julia at 6:28 p.m.

Respectfully Submitted By:  
Jeanne Bass