State of North Carolina

Minutes

County of Madison

The Madison County Board of Commissioners met in special session on Tuesday, May 27, 2025, at 6:00 p.m. at the North Carolina Cooperative Extension-Madison County Center located at 258 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Matt Wechtel, Commissioner Michael Garrison, Commissioner Bill Briggs, Commissioner Alan Wyatt, County Manager Rod Honeycutt, and Clerk Mandy Bradley. Vice-Chairman Jeremy Hensley joined the meeting at 7:16 p.m. County Attorney Donny Laws was not in attendance.

The meeting was called to order at 6:03 p.m. by Chairman Wechtel.

Item 1: Public Service Complex Construction Design Update

TJ Hollars and Brian Walker with Vannoy Construction joined the meeting to discuss an update regarding the public service complex project.

Mr. Hollars provided information and answered questions from members of the Board regarding the project including the preconstruction and design process, timelines, and preconstruction schedule. Discussion was had by the Board, County Manager Rod Honeycutt, and Mr. Hollars.

Item 2: Public Hearing-Proposed Amendments to Madison County Land Use Ordinance

a. Presentation of Proposed Amendments for Inclusion of Feed and Seed Store as a Special Use in (R-A) Residential Agriculture District-Tom Herdelin, Zoning Administrator

Mr. Herdelin presented and discussed proposed language for consideration of amendments to the Madison County Land Use Ordinance which would allow inclusion of feed and seed store as a special use in the (R-A) Residential Agriculture District as well as answered questions from members of the Board.

b. Public Comment

Upon motion by Commissioner Garrison and second by Commissioner Wyatt, the Board voted unanimously to open public comment.

Chairman Wechtel called for those in attendance wishing to speak with no comment being available to be heard by the Board.

c. Discussion

Discussion was had by the Board and Mr. Herdelin.

d. Consideration of Approval

Motion was placed on the floor by Commissioner Wyatt with second being provided by Chairman Wechtel to approve the text amendment as recommended by the Zoning and Planning Board. Discussion was had by the Board and Commissioner Wyatt requested to amend his motion to approve the resolution presented to us in our packet with the Board voting unanimously to approve, a copy of which is hereto attached to the Madison County Ordinance Book. (Attachment 2. 4)

Item 3: Public Safety Board and Emergency Management Update

Cade Hooker, Emergency Management Officer, presented a power point and discussed information regarding updates for Emergency Management as well as answered questions from members of the Board.

Information discussed included an update regarding the emergency communication towers and equipment upgrade as well as existing towers and equipment, waterway and private property debris removal projects, emergency shelters,

SarTopo and system utilization, and Emergency Management needs. Discussion was had by the Board, County Manager Honeycutt, and Mr. Hooker.

Item 4: FY 2025-2026 Budget Presentation

Connie Harris, Department of Social Services Director presented and discussed updated proposed budget information including operations and requests with the Board on behalf of the Department of Social Services as well as answered questions from Board members. Discussion was had by the Board, Ms. Harris, and County Manager Rod Honeycutt.

County Manager Honeycutt provided and discussed the FY 2025-2026 budget presentation as well as answered questions from members of the Board.

Information discussed included proposed tax rate, budgetary impacts and considerations, revenues, fund balance, ad valorem taxes, budgetary line items, budgetary process and meetings, and additional considerations of the budget. Discussion was had by the Board, County Manager Honeycutt, and Finance Officer Kary Ledford.

Vice-Chairman Hensley joined the meeting at 7:16 p.m.

Additional information contained in the budget presentation including proposed departmental budgetary line items was presented to the Board by County Manager Honeycutt and discussion was had by the Board, County Manager Honeycutt, and Finance Officer Kary Ledford.

Item 5: Adjournment

Upon motion by Commissioner Garrison and second by Commissioner Wyatt, the Board voted unanimously to adjourn at 7:47 p.m.

This the 27th day of May 2025.

MADISON COUNTY

Matt Wechtel, Chairman
Board of Commissioners

ATTEST:

Mandy Bradley, Clerk

RESOLUTION No. 2025-____

RESOLUTION RECOMMENDING ADDITION OF FEED AND SEED STORE AS A SPECIAL USE IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT OF THE MADISON COUNTY LAND USE ORDINANCE

WHEREAS, the Planning and Zoning Board of Madison County, North Carolina (hereinafter the "PZB"), acknowledges the benefits of Feed and Seed stores in the Madison County community (hereinafter the "Community"); and

WHEREAS, the PZB has identified that the agricultural needs of the Community are presently underserved as to available Feed and Seed stores within Madison County; and

WHEREAS, the PZB has considered that the Madison County Land Use Ordinance (hereinafter the "LUO"), does not permit Feed and Seed stores in Residential- Agricultural (hereinafter "R-A") zone, despite that inclusion of same would address the utility and scarcity of that beneficial use; and

WHEREAS, the inclusion of Feed and Seed stores in the Residential – Agricultural zoning district would be consistent with the County's adopted comprehensive plan; and
WHEREAS, the PZB has determined that the Community would benefit from the amendment of the LUO to permit Feed and Seed stores in the R-A zone.

NOW, THEREFORE, BE IT RESOLVED BY THE MADISON COUNTY BOARD OF COMMISSIONERS THAT:

1. The Madison County Board of Commissioners (hereinafter the "Board") declares that adding Feed and Seed store as a Special Use within the R-A zone would benefit the Community and would not pose a detriment to the Community; and
2. The Board hereby directs the amendment to the LUO adding Feed and Seed Store as a Special Use to the LUO consistent with the proposed amendment attached to this resolution.

County Clerk

Chairman of the Board of Commissioners

Approved as to form:

County Attorney