State of North Carolina

County of Madison

Minutes

The Madison County Board of Commissioners met in special session on Tuesday, May 26, 2026, at 6:00 p.m. at the Madison County Courthouse Temporary Facility located at 232 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Michael Garrison, Vice-Chairman Jeremy Hensley, Commissioner Matt Wechtel, Commissioner Bill Briggs, Commissioner Alan Wyatt, County Manager Rod Honeycutt, County Attorney Donny Laws, and Clerk Mandy Bradley.

The meeting was called to order at 6:00 p.m. by Chairman Garrison.

Item 1: Public Benefits Accessibility Presentation

County Manager Rod Honeycutt noted that the item will be contained in a future meeting of the Board.

Item 2: Discussion Regarding Proposed Property Conveyance to Marshall Community Volunteer Fire Department, Incorporated

County Manager Honeycutt presented and discussed a proposed survey provided by the Marshall Community Volunteer Fire Department for request of property conveyance by the County for a proposed 1.17-acre parcel of property located on Medical Park Drive in Marshall, with counsel being provided by County Attorney Donny Laws regarding the property description.

Discussion was had by the Board and County Manager Honeycutt regarding the proposed property and information regarding the driveway; potential right-of-way access of the County; and future uses for signage, sidewalks, and utilities with additional counsel being provided by County Attorney Laws.

County Manager Honeycutt requested that the Board grant permission to the County Manager and Clerk for advertisement of consideration of the conveyance of 1.17 acres to the Marshall Community Volunteer Fire Department. Upon motion by Commissioner Wyatt and second by Commissioner Wechtel, with discussion being had by the Board, the Board voted unanimously to approve. (Attachment 2.1)

Item 3: Discussion Regarding Property Leases for County Owned Property

County Manager Honeycutt presented and discussed a proposed lease with Spring Creek Community Center, Inc. for the old Spring Creek School to be used as a community center with counsel being provided by County Attorney Donny Laws. Information discussed included the request of the Spring Creek Community Center to enter into the lease as previously proposed and requirement to readvertise for consideration at a future meeting pursuant to N.C.G.S. prior to approval.

Additional discussion was had by the Board and County Manager Honeycutt regarding the lease, term, and duration; concurrent with an additional Community Center lease currently held by the County.

Upon motion by Commissioner Wyatt and second by Vice-Chairman Hensley, the Board voted unanimously to enter into the lease agreement with the Spring Creek Community Center for 16 July 2026 to 31 December 2029.

County Manager Honeycutt provided information regarding the lease with Rick Bailey and discussed potential future utilization of the building.

Information regarding a proposed management agreement for the County's fairgrounds facility was discussed by County Manager Honeycutt with discussion being had by the Board and Manager Honeycutt.

Additional discussion was had by the Board and County Manager Honeycutt regarding the lease with Rick Bailey with counsel being provided by County Attorney Laws.

Item 4: FY2026-2027 Budget Presentation

County Manager Honeycutt presented a power point presentation and provided information regarding the FY2026-2027 Budget Presentation as well as answered questions from members of the Board with additional information being provided by Finance Officer Kary Ledford. Information discussed by County Manager Honeycutt included items contained in the Manager's Budget Message for expenses, revenues, departmental fees and budgetary lines, ad valorem tax, sales tax, and date for consideration of budget ordinance adoption.

Discussion regarding the proposed budget was had by the Board.

Item 5: Adjournment

Upon motion by Commissioner Briggs and second by Commissioner Wyatt, the Board voted unanimously to adjourn at 7:13 p.m.

This the 26th day of May 2026.

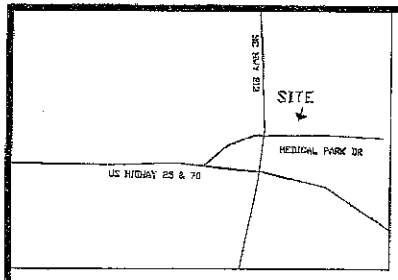
MADISON COUNTY

Michael Garrison, Chairman
Board of Commissioners

ATTEST:

Mandy Bradley, Clerk

Attachment 1-1



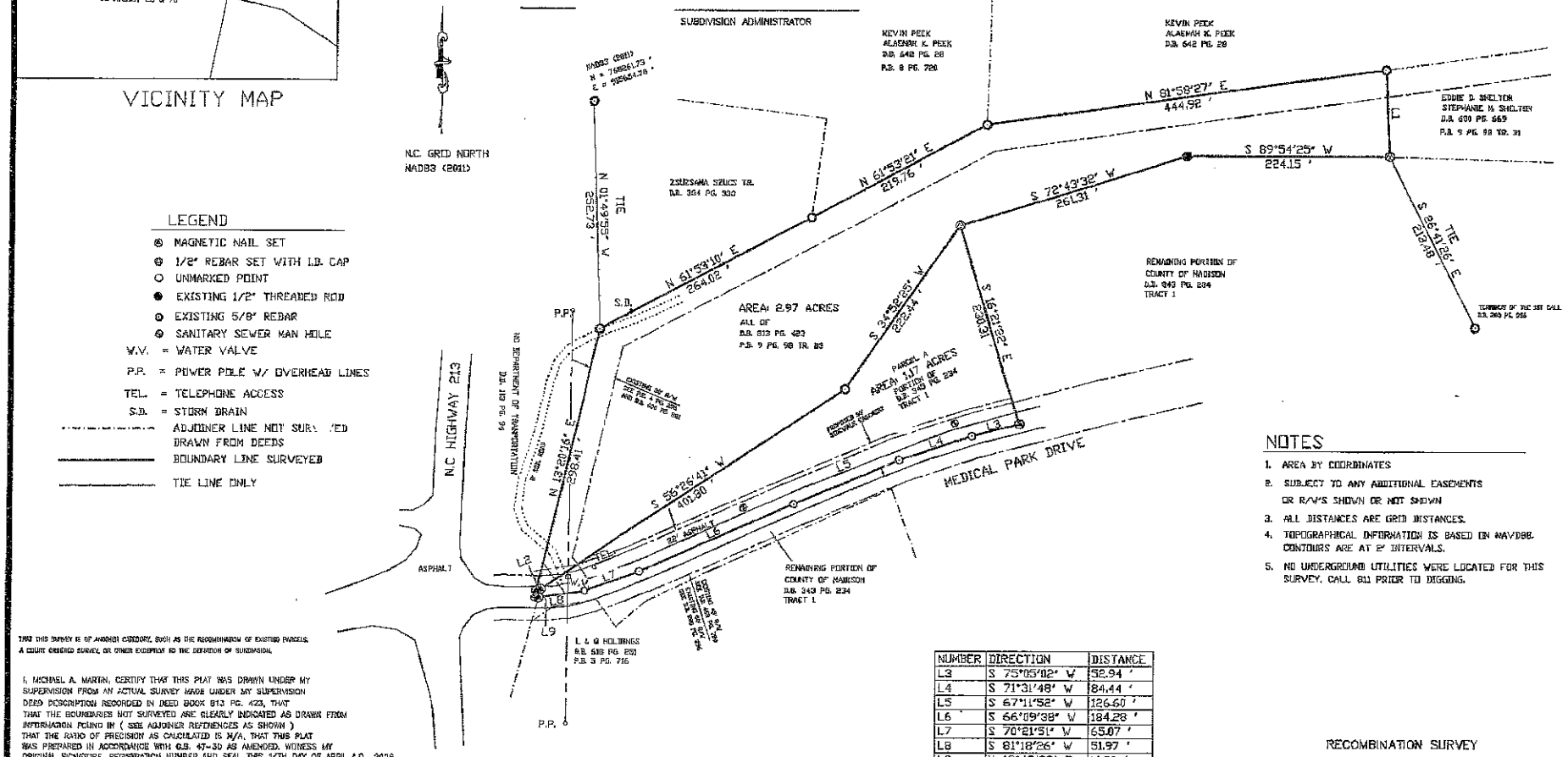
VICINITY MAP

CERTIFICATE OF EXEMPTION

I, THOMAS HERDELIN, SUBDIVISION ADMINISTRATOR, HEREBY CERTIFY THAT THE ATTACHED PLAT FOR MARSHALL VOLUNTEER FIRE DEPT., BEING A RECOMBINATION OF THE PROPERTY IS EXEMPT FROM THE PROVISIONS OF THE MADISON COUNTY SUBDIVISION ORDINANCE. THIS EXEMPTION DOES NOT RELIEVE THE OWNERS OF THE OBLIGATION TO COMPLY WITH THE APPLICABLE LAWS AND REGULATIONS.

SUBDIVISION ADMINISTRATOR

NUMBER	DIRECTION	DISTANCE
L1	S 02°36'56" E	96.24 '
L2	S 69°53'04" W	5.10 '



NUMBER	DIRECTION	DISTANCE
L3	S 75°05'02" W	52.94 '
L4	S 71°31'48" W	84.44 '
L5	S 67°11'52" W	126.60 '
L6	S 66°09'38" W	184.28 '
L7	S 70°21'51" W	65.07 '
L8	S 81°18'26" W	51.97 '
L9	N 12°49'32" E	10.30 '

LEGEND

- ⊛ MAGNETIC NAIL SET
- ⊕ 1/2" REBAR SET WITH I.D. CAP
- ○ UNMARKED POINT
- ● EXISTING 1/2" THREADED ROD
- ⊙ EXISTING 5/8" REBAR
- Ⓢ SANITARY SEWER MAN HOLE
- W.V. = WATER VALVE
- P.P. = POWER POLE W/ OVERHEAD LINES
- TEL. = TELEPHONE ACCESS
- S.D. = STORM DRAIN
- ADJOINER LINE NOT SURVEYED DRAWN FROM DEEDS
- BOUNDARY LINE SURVEYED
- TIE LINE ONLY

NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. ALL DISTANCES ARE GRID DISTANCES.
4. TOPOGRAPHICAL INFORMATION IS BASED ON NAVD88. CONTOURS ARE AT 2' INTERVALS.
5. NO UNDERGROUND UTILITIES WERE LOCATED FOR THIS SURVEY. CALL 811 PRIOR TO DIGGING.

THIS THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 813 PG. 423, THAT THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADJOINER REFERENCES AS SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS N/A, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF APRIL A.D., 2026

PRELIMINARY NOT FOR RECORDING

L-4401
SURVEYOR REGISTRATION NUMBER

DRY RIDGE LAND SURVEYING, P.A.
13490 U.S. 25 & 70 HIGHWAY
MARSHALL, NC 28753
PHONE: (828) 777-8444
C-3422

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY

1. CLASS OF SURVEY " A"
2. POSITIONAL ACCURACY: 0.04'
3. TYPE OF SURVEY: REALTIME KINEMATIC
4. DATE OF SURVEY: MARCH 24, 2026
5. DATUM/EPOCH: NAD83 / 2011 EPOCH 2010
6. POSITION=FIXED CONTROL USED: U.S. CORS
7. GEOID MODEL: GEOID18
8. COMBINED SCALE FACTOR: 0.9999
9. UNITS: US SURVEY FEET

STATE OF NORTH CAROLINA
MADISON COUNTY

I, APRIL PLEMMONS REVIEW OFFICER

OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS

DATE REVIEW OFFICER

CURRENT OWNER: MARSHALL COMMUNITY VOLUNTEER FIRE DEPARTMENT, INCORPORATED

RECOMBINATION SURVEY
FOR

MARSHALL COMMUNITY VOLUNTEER FIRE DEPARTMENT, INCORPORATED

NO. 1-1 TOWNSHIP, MADISON CO., NC
APRIL 14, 2026 SCALE : 1"=80'

80 0 80 160 240
Scale: 1" = 80'

JOB 26-3133