



Please take notice that the Madison County Planning Board shall conduct a Regularly Scheduled Meeting as a required Public Hearing, at 6:30 PM on Tuesday, August 16, 2022 at the Marshall Branch of the Madison County Public Library, located at 1335 N Main St, Marshall, NC 28753.

- I. Welcome** by Jered Silver (Madison County Planning Board Chair)
- II. Roll Call** Terrey Dolan (Planning Director)
- III. Past Meeting Minutes Review & Approval**
- IV. Public Addresses to the Board [Sign-up Sheet]: For planning concerns not dealing with current agenda items**

- V. The Hearing shall consider the following Agenda Items:**
 1. Gid Flynn Road Eight (8) Vacation Rental Cabin Project, to be located at 183 Gid Flynn Rd. Marshall, NC 28753. PIN#'s 9708517819 & 9708623382. This proposal is a request for approval of a required Special Use Permit, pursuant to Section 8.6 of the Madison County Land Use Ordinance. Total property acreage is 48.82 acres. This is a postponed agenda item being carried over from the "Continued" 7-19-22 Planning Board Mtg.
 2. Rezoning Request for an 11.61 acre property, located at 75 Roy Edwards Lane, Mars Hill, NC 28754, (PIN #'s 9757138610, 9757240176, and 9757232909). This request is for the Pl. Board to consider the potential rezoning of these adjoining and commonly-owned tracts from their current Residential/Agricultural ("R/A") Zoning to Commercial ("C") Zoning for the purpose of developing a future mini-storage warehouse complex. Historically, these referenced parcels have been utilized as several different types of Commercial & Light Industrial Uses. The Planning Board is required to consider and then provide the Madison County Bd. of Commissioners with a set of recommendations and findings for the potential approval of any parcel re-zoning requests.
 3. Required "Sketch Plan Review" for a proposed sixteen (16) lot on 34.7 acres, (with minimum lot size of one acre) Single Family Home Sub Division, to be known as "777 Grandview Road" (working name). Pin #9714696653.

VI. A. Bio Mass Continued Discussion: Potential continuation of the August 2, 2022 Planning Bd. Mtg. discussion intended for creating a series of recommendations for the Bd. of County Commissioners to consider adding additional land use regulatory language to the Land Use Ordinance to provide for the potential siting of any form of Biomass Facilities in Madison County. Staff is recommending this specific land use is to be considered only within the Residential/Agricultural (R/A) and the Industrial (ID) Land Use Districts. Future draft language considered shall be for the provision of requirements for obtaining a Special Use Permit from the Board of Adjustment. Final Land Use Ordinance Language Approval must be reviewed and approved by the Madison County Board of County Commissioners after consideration by the Planning Board.

VII. Informational Items

A. Assembly Use Moratorium

B. Land Use Ordinance Enforcement

VIII. Other

IX. Adjournment