



## Agenda

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, September 20, 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** Terrence 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. Re-Zoning Request for a 38.31 acre property, generally located at 13490 US 25/70 Hwy, Marshall, NC 29753 (PIN #'s 8799187996). This request is for the Planning Board to consider the potential re-zoning from its current "Retail-Business" ("R-B") Zoning to "Residential/Agricultural" ("R/A") Zoning for the purpose of developing a single family home residence. 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.
  2. Re-Zoning Request for an existing convenience store, located at 13490 US 25/70 Hwy, Marshall, NC 28753, (PIN #8799194448). Site has been historically utilized as a grocery store and as USA Rafting's Headquarters. Re-zoning is to bring the overall 10.25 acre site into compliance, with site re-zoning proposed from its existing "R/A" (Residential/Agricultural) Zoning to Commercial ("CD") Zoning. 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. Continuation for the Required "Sketch Plan Review" by the Planning Board 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 "0 Grandview Road" (working name). Pin #9714696676.
  
- VI. **Informational Items**
  - A. Mulberry Farm-Madison, LLC Planned Unit Development (PUD) Development Update by Ownership.
  - B. Assembly Use Moratorium Update: Madison Co. Division of Development Services' Update for the ongoing development of potential land use district guidelines & future regulations addressing the existing (Limited) "Commercial Assembly" Development Moratorium.
  - C. Land Use Ordinance Enforcement
  
- VIII. **Other**
- IX. **Adjournment**