



## Notice of Public Hearing County of Madison

Please take notice that the Madison County Planning Board shall conduct a Regularly Scheduled Meeting at 6:30 PM on Tuesday, May 17, 2022 at the Marshall Branch Public Library located at 1335 N. Main Street, Marshall, NC 28753.

The Hearing shall consider the following Agenda Items:

**I. Roam Farm Vacation Rental Complex:** Final Order Approval by the Planning Board

**II. North Side Estates Sub-Division Preliminary Plat Approval:** This proposed single-family home subdivision is proposed for 13 homesites on a 21.5 acre site, with all homesites to be in excess of one acre. The property is located along the north side of US Hwy 19, Mars Hill, NC 28754, lying just easterly of Upper Bailey Branch Road. Pursuant to the conditions of the Madison County Subdivision Control Ordinance (Major Subdivision Review), and Chapter 12 of the Madison County Land Use Ordinance, the Madison County Planning Board shall evaluate and review the submitted Preliminary Plat of the Subdivision for approval. PIN's #9768-53-5974 & #9768542000.

**III. Morlin Acres Drive Estates Sub-Division Preliminary Plat Approval:** This proposed single-family home subdivision is proposed for 34 single-family homesites, on a 44.49 acre site, with all homesites in excess of one acre each. The property is located at 585 Morlin Acres Drive, Marshall, NC 28753. Pursuant to the conditions of the Madison County Subdivision Control Ordinance (Major Subdivision Review), and Chapter 12 of the Madison County Land Use Ordinance, the Madison County Planning Board shall evaluate and review the submitted Preliminary Plat of the Subdivision for approval. PIN #9725009308.

**IV.** Request for approval of a required Special Use Permit for a proposed four (4) cabin vacation rental complex on a 29-acre R/A-zoned private property located at 915 Higgins Branch Road, Mars Hill, NC 28754, PIN# 9758029468.

**V.** Consideration of various Madison County Land Use Ordinance (Small-Scale) Text Amendments. Any Planning Board recommendations shall ultimately be forward to the Madison County Board of Commissioners for final approval to provide for consistency, to otherwise correct and amend existing ordinance regulatory language, and to provide for all future required quasi-judicial hearings, presently heard by the Planning Board, to be transferred over to the review jurisdiction of the Board of Adjustment.

**VI.** Consideration of providing recommendations to the Board of County Commissioners for adding additional land use regulatory language to the Land Use Ordinance to provide for the potential siting of any form of Biomass Facilities. This specific land use is to be considered only within the Residential/Agricultural (R/A) and the Industrial (ID) Land Use Districts. Language considered shall be for the provision of a future requirement 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.

**The Public is invited to attend.**

**Madison County Planning Board**