

# Madison County Planning Board

## Regular Meeting

Date: 1/17/2023

Time: 6:30pm

Location: Marshall Library

## Minutes

- I. **Welcome**
  - A. Planning Board Chairman Jered Silver called the meeting to order at 6:30pm
- II. **Introduction of New Planning Board Members**
  - A. Chairman Silver introduced the newly appointed members of the Planning Board Clayton Honeycutt, Wesley Keith; Lee Wilde and introduced Madison County Register of Deeds Mary Jane Wallin who will administer the require oaths for the new members.
- III. **Oath of Office**
  - A. Register of Deeds Mary Jane Wallin administered the oath of office to Clayton Honeycutt, Wesley Keith, Lee Wilde [*Oaths are attached to these minutes*]
- IV. **Attendance**
  - A. *Present:* Clayton Honeycutt; Sue Keener; Wesley Keith, Kevin Morton; Danny Rice; Jered Silver; Lee Wilde
  - B. *Absent:* Jackie Ball; Mary Rice;
  - C. *Staff:* Brad Guth; John Noor
  - D. *Applicants|Presenters:* Kent Cole; Troy Shriver
  - E. *Guests:* Register of Deeds Mary Jane Wallin; Commissioner Jeremy Hensley
- V. **Approval of the Minutes**
  - A. No minutes were considered at the meeting
- VI. **Public Address to the Board**
  - A. Chairman Silver asked for any public input or concerns about Planning and Zoning matters
  - B. No Public Comments
- VII. **Administrative Matters**
  - A. *2023 Meeting Calendar* Chairman Silver introduced the DRAFT 2023 calendar of Planning Board meetings
  - B. Chairman Silver call for a vote to approve the 2023 schedule

- C. All voted in favor of the Planning Board Schedule of Meetings [*The Adopted schedule is attached to these minutes*]
- D. *2023 Officers* The Board of County Commissioners Appoints the Planning Board Chairman. Chairman Silver asked for Recommendations from the Board for the Planning Board Chairman.
- E. Board member Clayton Honeycutt recommended Jered Silver.
- F. All voted in favor of recommending Jered Silver for Chairman to the Board of Commissioners
- G. No nominations were forthcoming for the Vice-Chair Position
- H. Chairman Silver motioned to table consideration of the Vice-Chair position until the February 21 Planning Board Meeting
- I. All members voted in favor of tabling consideration of the Vice-Chair position until the next meeting
- J. *Planning Board Bylaws Review* Chairman Silver recognized Development Services Director Brad Guth to Present and Review the existing Bylaws for the Planning Board.
- K. Guth noted that an amendment should be considered in the near future to update the reference in Article I of the bylaws to the current planning enabling legislation Chapter 160D
- L. Guth quickly reviewed the remaining articles highlights each section and the areas each governed Membership, Officers, Meetings and Amendments [*The current bylaws are attached to these Minutes*]

VIII. **Subdivision Plat Review Evidentiary Hearing [Quasi-Judicial]**

- A. Chairman Silver introduced and opened Public Hearing for the Consideration of the Final Plat approval for Morlin Acres
- B. Silver recognized Guth to present the staff review and recommendations [*The Staff Report is attached to these minutes aligned with the exhibits presented and final plat approved to be recorded*]
- C. Staff recommended approval of the final plat
- D. Chairman Silver recognized the applicant to provide any additional information or evidence to support the approval of the Final Plat
- E. Applicant Kent Cole indicated that he did not have any additional information to provide but would be happy to answer any questions
- F. No questions for the applicant
- G. Chairman Silver closed the hearing
- H. Chairman Silver asked a clarifying question to attorney John Noor about new members voting on the Final Plat having not heard any of the Sketch Plan or Preliminary Plat evidence
- I. Noor explained that it was every member's obligation to vote and that this consideration was separate from the other plat considerations for this subdivision and that unless a board member had a particular conflict of interest. But absent a conflict of interest there is an obligation for members to vote on the matter.

- J. Chairman Silver provided some background information to the new members regarding the approvals of the preliminary plat and the amendments recommended and approved by the Board of Commissioners to amend Section 8.9.5.4.c to remove the sentence "All roads shall have one hundred feet (100') horizontal distance between curves." to allow for less cut and fill work on the road design.
- K. Chairman Silver called for a motion to approve or disapprove the final plat for Morlin Acres
- L. Lee Wilde motioned to approve the Final Subdivision Plat
- M. Wesley Keith seconded the motion
- N. There was no further discussion
- O. The Board voted unanimously to approve the Final Plat
- P. Having no further legal considerations only updates Chairman Silver excused attorney John Noor
- Q. Planning Board Chairman Silver, Acting Subdivision Administrator Guth signed the final plat
- R. Subdividers will seek Plan Review Officer Jeff Hyder's signature tomorrow and record the final plat.

#### IX. **Planning Matters**

- A. Chairman Silver recognized Guth to review updates and other planning matters
- B. *Special Event Facility Land Use* Guth shared a DRAFT copy of the Special Event Facility land use being developed by the Moratorium Work Group
- C. *Northside Estates Final Plat* Guth shared that the board would be reviewing the Final Plat for Northside Estates at its February meeting
- D. *Grandview Farms Sketch Plan/Preliminary Plat* Guth shared that Grandview Farms Subdivider Glen Taylor request that that Board review BOTH the Sketch Plan and the Preliminary Plat at the next meeting
- E. *Long Ridge Heights Preliminary Plat* Guth shared that the Long Ridge Heights subdividers were working with neighboring property owners to determine their planned/permitted uses and whether or not they would move forward with the Preliminary Plat submission
- F. *Gid Flynn Special Use Application Pending* Guth shared that the recent drug use and stabbings that made the news were at the vacation rental on Gid Flynn whose owner has a pending special use permit application for the addition of more vacation rentals
- G. *BioMass Energy Facilities Work Group* Guth asked for any interested volunteers to participate on a work group to develop the land use standards for future Biomass Energy Facilities
- H. *Retail Business R-B Legacy Land Use Classification* Guth explained that the Madison County Land Use Map has a legacy Retail-Business Classification that no longer exists in the Land Use Ordinance. Action will need to be taken in the near future to correct this discrepancy by changing the map to reflect Commercial or Neighborhood Business land uses where Retail-Business once existed.

#### X. **Other Announcements|Updates**

- A. No other business was suggested or conducted

- B. Chairman Silver recognized the new planning board members again
- C. Guth shared that today was his one-year work anniversary
- D. Guth answered a number of future planning and Biomass Energy Facility work group questions

XI. **Adjournment**

- A. Chairman Silver moved to adjourn