State of North Carolina

Minutes

County of Madison

The Madison County Planning Board met in regular session on Tuesday, November 21, 2023, at 6:30 p.m. at the Madison County Public Library Marshall Branch, 1335 N. Main Street, Marshall, North Carolina.

In attendance were Chairman Jared Silver; members Jackie Ball, Mary Rice, Wesley Keith, Clayton Rice, Daniel Rice, Lee Wilde; County Planning and Zoning Attorney John Noor; Development Services Director Brad Guth; and Clerk Mandy Bradley. Members Kevin Morton and Sue Keener were not in attendance.

Welcome

Chairman Silver opened the meeting at 6:30 p.m. and welcomed those in attendance.

Approval of the Minutes

Upon motion by member Ball and second by member Daniel Rice, the Board voted unanimously to approve the September 19, 2023 (Regular) Meeting Minutes.

Chairman Silver requested to amend the agenda as follows:

- Item 1-Application from Russell Blevins to Amend the Mountain Ridge Protection Ordinance-change to the last item on the agenda.

Upon motion by member Wilde and second by member Keith, the Board voted unanimously to approve.

Public Address to the Board

Jim Tibbetts spoke regarding biomass facilities and Land Use Ordinance allowances.

Chairman Silver called for others in attendance wishing to address the Board with none being received.
(Attachment 1.1)

Application for Special Use Permit for Vacation Rentals

1. (Continued Hearing) Application from Joe and Bonnie McNally of MCS Corp of Pinnellas for a Special Use Permit to Develop Four (4) Vacation Rental Cabins at 1760 Puncheon Fork Rd. PIN # 9850-59-3389 in the (R-A) Residential Agriculture Land Use District on 25 Acres

Attorney Larry Leake representing the MCS Corp of Pinnellas addressed the Board and outlined the conditions that MCS Corp of Pinnellas has met for the special use permit in respect to the development of the four (4) vacation rental cabins.

Discussion was had by Attorney Leake and members of the Planning Board with Attorney Leak answering questions from the Board and counsel being provided by Planning and Zoning Attorney John Noor regarding the inability of the MCS Corp to legally rent out the currently existing cabins on the property through the provisions of the requested special use permit with the permit only applying to the four (4) newly proposed cabins.

Chairman Silver called for those with standing in the matter with none being received.

Upon motion by member Wilde and second by member Danny Rice, the Board voted unanimously to approve.
(Attachment 1.2)

Application for Rezoning

1. Application from Madison County to Rezone PIN #'s 9716-75-5276, 9716-75-6537, 9716-75-3174, Commonly Known as the Madison County Industrial Park and Current Location of the Madison County Maintenance Facility. Bordering Long Branch Road, Printpack, and Elderberry Lane

Development Services Director Brad Guth presented information and discussed the rezoning request with the Board as well as answered questions from board members. Information discussed included location of the proposed industrial park, current zoning of the property, site development, grant funding for the project which encourages the property to be rezoned, public safety, environmental impacts, and overall community impact with Mr. Guth noting that the proposed rezoning request aligns

with the Madison County Comprehensive Plan and Land Use Ordinance.

Chairman Silver opened the floor for public comment with none being received.

Discussion was had by the Board and Mr. Guth with comment then being provided from members of the audience.

Upon motion by Chairman Silver and second by member Honeycutt, the Board voted unanimously to make a favorable recommendation to the Board of Commissioners on the application to rezone from R-A to Industrial and that the rezoning is consistent with the Madison County 2030 Comprehensive Plan.
(Application 1.3)

Application for Ordinance Text Amendment

1. **Application from Greg Bryant to Amend the Madison County Land Use Ordinance to Include Commercial Storage Buildings as a Permitted or Special Use in the (R-A) Residential Agriculture Land Use District**

Attorney Larry Leake representing Greg Bryant addressed the Board and discussed the request from Mr. Bryant as well as answered questions from members of the Board. Attorney Leake noted that the facilities would be used for business storage warehouses for businesses utilization noting that it would be for large commercial spaces and built to suit the needs of prospective tenants.

Discussion was had by the Board and Attorney Leake with counsel being provided by Attorney Noor.

Mr. Guth presented the staff recommendation and discussed information regarding the request with the Board.

Chairman Silver opened the floor for public comment for those who had previously signed up to speak.

Elaine Robbins spoke regarding the standards and process.
(Attachment 1.4)

Chairman Silver opened the floor to others in attendance to provide additional public comment to the Board.

Lisa Pines spoke regarding the current standards.
Carl Batchelder spoke regarding amending the Land Use Ordinance.
Guenevere Bonsak spoke regarding existing community operations in the R-A District and the proposed project.
Jim Thorsen spoke regarding the proposed project and the R-A Zone.

Discussion was had by Attorney Leake with counsel being provided by Attorney Noor.

Catherine Hubbard spoke regarding potential traffic concerns.

Discussion was had by Chairman Silver who opened the floor for additional public comment.

Attorney Leake provided additional comment regarding the project.
Charlie Harvey spoke regarding amending the Land Use Ordinance.

Chairman Silver closed public comment.

Discussion was had by the Board with counsel being provided by Attorney Noor.

Upon motion by Chairman Silver and second by member Keith, the Board voted unanimously to not recommend the proposed change to the County Commissioners.
(Attachment 1.5)

2. **Application from Madison County to Amend the Madison County Land Use Ordinance Chapter 11 Board of Adjustment**

Mr. Guth presented and discussed the application on behalf of Madison County and the staff recommendation to amend the County's Land Use Ordinance-Chapter 11, Board of Adjustment to decrease the composition of the Board of Adjustment back to five (5) members with two (2) alternates and a revision to voting provisions to align with North Carolina state law as the language was prior to a previous amendment.

Discussion was had by the Board with counsel being provided by Attorney Noor.

Chairman Silver opened the floor for public comment.

Kelsey Denisha spoke regarding the previous changes.
Bill Kaiser spoke regarding the process for appointment with Chairman Silver discussing the process.
Unidentified members of the audience spoke regarding vacancies of the Board and functions of the Planning Board and Board of Adjustment with counsel being provided by Attorney Noor.
Ida Corey spoke regarding the composition of the Board.
Daniel Vernon spoke regarding the composition of the Board.
Jim Thorsen spoke regarding the composition of the Board.
Tasha Berry spoke regarding identifying eligible potential members.

Chairman Silver called for additional comment with none being received.

Discussion was had by the Board and Mr. Guth with counsel being provided by Attorney Noor.

Upon motion by member Wilde and second by member Honeycutt with clarification by Chairman Silver, and counsel being provided by Attorney Noor, the Board voted unanimously to defer to the staff recommendation for member composition and also in accordance with state law in G.S. 160D.
(Attachment 2.1)

The Board took recess from 7:57 p.m. until 8:11 p.m.

3. Application from Russell Blevins to Amend the Mountain Ridge Protection Ordinance

Russell Blevins presented a power point presentation and addressed the Board to request consideration of an amendment to the Mountain Ridge Protection Ordinance to eliminate the setback requirements currently in place. Information discussed included the proposed property that is owned by Mr. Blevins located in Mountain Park, history of the State of North Carolina's Mountain Ridge Protection Ordinance and Madison County's Mountain Ridge Protection Ordinance, and his background.

Cliff Parker, partner for Mountain Park addressed the Board to discuss the County's current Mountain Ridge Protection Ordinance, land composition, property rights, and the request for elimination of the current setback.

Chairman Silver opened the floor to public comment for those previously signed up to speak.

Jim Thorsen spoke regarding the proposed changes.
Sam Lang spoke regarding the proposed changes.
Barbara Zimmerman spoke regarding the proposed changes.
Karen Draper spoke regarding the proposed changes.
Asia Suler spoke regarding the proposed changes.
Virginia Dupre spoke regarding the proposed changes.
Casey Jennings spoke regarding the proposed changes.
Clint Parker spoke regarding the proposed changes.
Christine Joslin spoke regarding the proposed changes.
(Attachment 3.1)

Adjournment

At 9:12 p.m., upon motion by Chairman Silver and second by member Wilde, the Board voted unanimously to table the item until the regular meeting on December 19, 2023, at 6:30 p.m. at the Marshall Library.

This the 21st day of November 2023.

MADISON COUNTY

Madison County Planning Board Meeting

Public Comment

November 21, 2023
6:30pm

Marshall Public Library

3 Minute Time Limit

----- Public Comment Sign-In Sheet -----

	Name	Signature
1.	Jim Tibbetts	
2.		
3.		
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1.2

Madison County Planning Board

Staff Findings Report

Special Use Permit Application: Four-Unit Vacation Rental Project

Location: 1760 Puncheon Fork Rd. PIN# 9850594235

Applicant: MCS Corp of Pinellas Inc.| Joseph & Bonnie McNally

Representative: Larry Leake

Date: 11.21.2023

Prepared by: Brad J. Guth

Staff Recommendation: Approve with Conditions

Introduction

This report presents the findings of the staff evaluation regarding the application for a Special Use Permit for a proposed four-unit vacation rental project located at 1760 Puncheon Fork Rd. The evaluation is based on the criteria outlined in the Madison County Land Use Ordinance and relevant local ordinances.

Evaluation

1. Public Health and Safety:

- Ensures safe access and egress routes: **To Be Determined**
- Adequate emergency services access: **To Be Determined**
- No significant hazards to public health: **Compliant**
- Environmental Health compliance: **To Be Determined**

2. Compliance with Local Ordinances:

- Meets zoning requirements in R-A Residential-Agriculture Land Use District: **Compliant**
- Complies with parking requirements (Two on-site spaces required): **Compliant**
- Adheres to noise ordinance: **Compliant**
- Signage conforms to Chapter 5 regulations: **Compliant**
- Traffic does not exceed normal residential volume: **Compliant**

(The Board may request a traffic study)

- No on-street parking by tenants: **Not Evaluated**
- Adheres to Mountain Ridge, Watershed, and Floodplain Protection Ordinances: **Compliant**
  The property is adjacent to a protected ridge and above 3,000ft.

3. Impact on Property Value and Public Necessity:

- No substantial injury to the value of adjoining properties: **Compliant**
  (The Board may request a Comparative Market Analysis, Appraisal or Impact Study)
- Serves a public necessity: **Not Evaluated**

4. Harmony with Surrounding Area:

- Architectural compatibility: **Compliant**
  (The Board may request elevation drawings)
- Does not create a nuisance: **Compliant**
  (The Board may request impact assessment studies ie noise, light, traffic, etc.)
- Maintains neighborhood character and aesthetics: **Compliant**
  (The Board may request a landscape plan, renderings or photos)

5. Compliance with the Comprehensive Plan:

- Conforms to Madison County comprehensive plan: **Complaint**

Additional Special Requirements for Vacation Rentals:

Zoning and Legal Compliance:

- Zoning Certificate of Compliance: **Pending**
- Business Listing with Tax Assessor: **Pending**
- Room Tax Registration (if applicable): **Pending**

Operational Standards:

- Designated local contact person available 24/7: **Compliant**
- Local contact information posted and shared: **Compliant**
- Complies with fire/safety inspection requirements: **Compliant**

Road Standards and Access:

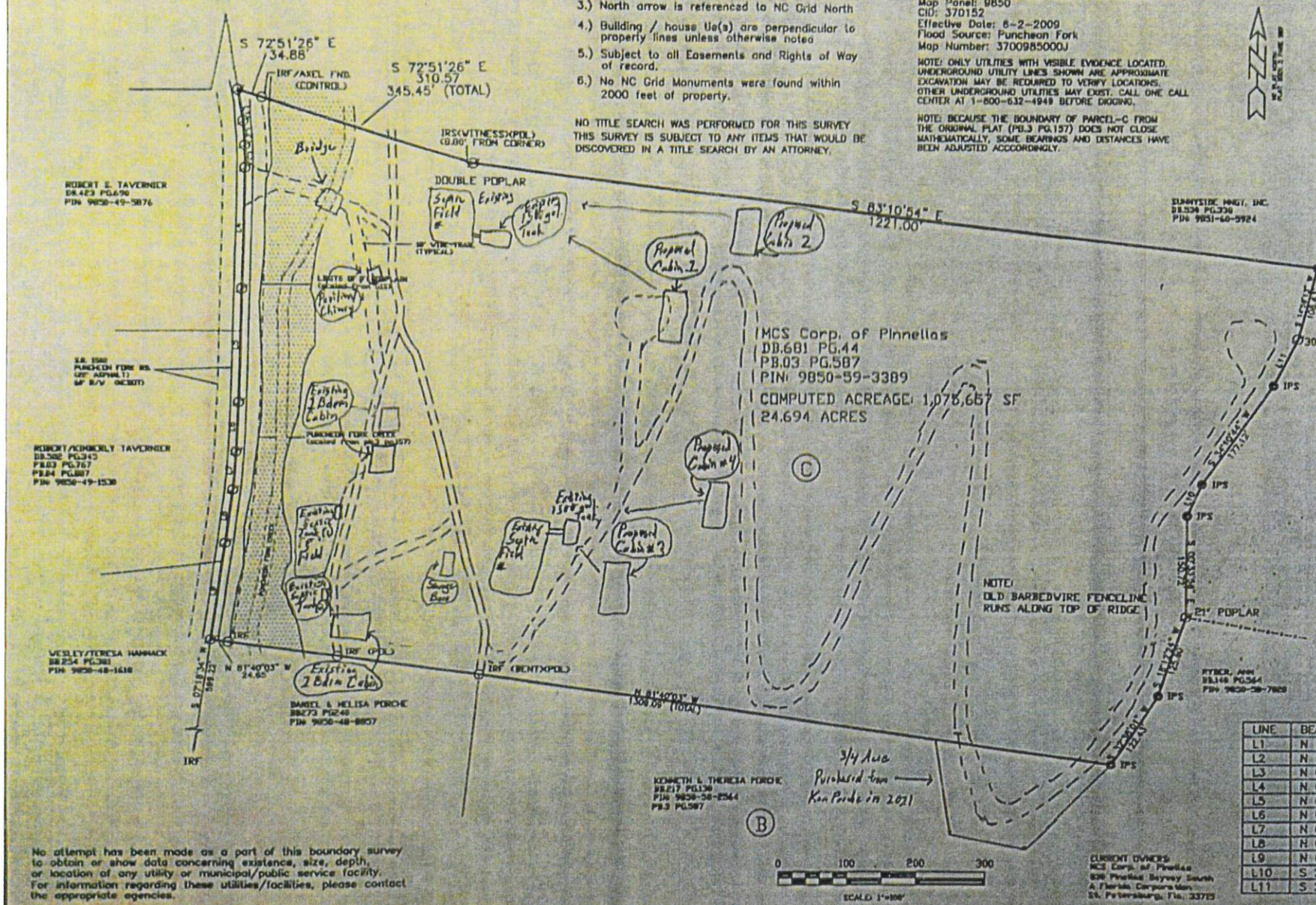
- Adequate ingress and egress routes: **To Be Determined**
- Access routes allow emergency vehicle access: **To Be Determined**
- Road maintenance for areas with multiple rentals: **To Be Determined**

Conclusion

In summary, **staff recommends the Madison County Planning Board approve the Special Use Permit** for the four-unit vacation rental project at 1760 Puncheon Fork Rd. with the following conditions.

1. Public Health and Safety:

- Safe Access and Egress Routes: Develop and submit a plan for safe access and egress, suitable for residents and emergency scenarios.



1.) Areas are by coordinate computation.
2.) Distances are horizontal ground distances
3.) North arrow is referenced to NC Grid North
4.) Building / house tie(s) are perpendicular to property lines unless otherwise noted
5.) Subject to all Easements and Rights of Way of record.
6.) No NC Grid Monuments were found within 2000 feet of property.

NO TITLE SEARCH WAS PERFORMED FOR THIS SURVEY THIS SURVEY IS SUBJECT TO ANY ITEMS THAT WOULD BE DISCOVERED IN A TITLE SEARCH BY AN ATTORNEY.

FLOOD CERTIFICATION:

Subject property is shown in a Special Flood Hazard Zone-AE. Map data is as follows:
Map Panel: 9850
CID: 370152
Effective Date: 6-2-2009
Flood Source: Puncheon Fork
Map Number: 3700985000J

NOTE: ONLY UTILITIES WITH VISIBLE EVIDENCE LOCATED. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE EXCAVATION MAY BE REQUIRED TO VERIFY LOCATIONS. OTHER UNDERGROUND UTILITIES MAY EXIST. CALL ONE CALL CENTER AT 1-800-632-4949 BEFORE DIGGING.

NOTE: BECAUSE THE BOUNDARY OF PARCEL-C FROM THE ORIGINAL PLAT (PB.3 PG.157) DOES NOT CLOSE MATHEMATICALLY, SOME BEARINGS AND DISTANCES HAVE BEEN ADJUSTED ACCCORDINGLY.

LINE	BEARING	DISTANCE
L1	N 09°12'54" W	43.69'
L2	N 03°46'28" W	34.44'
L3	N 00°24'00" W	33.72'
L4	N 01°46'20" E	174.04'
L5	N 01°20'35" E	163.46'
L6	N 02°34'55" E	72.16'
L7	N 04°40'12" E	55.17'
L8	N 07°02'26" E	78.53'
L9	N 08°08'02" E	145.04'
L10	S 23°07'53" W	51.26'
L11	S 26°01'27" W	76.10'

CURRENT OWNERS:
MCS Corp. of Pinellas
830 Pinellas Bayway South
A Florida Corporation
St. Petersburg, Fla. 33715

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, or location of any utility or municipal/public service facility. For information regarding these utilities/facilities, please contact the appropriate agencies.

This map is drawn from an actual survey made under my supervision based on information found in the referenced record document(s), and is correct to the best of my knowledge. The unadjusted ratio of precision is 1/10,000+.

I also certify that this plat was prepared in accordance with G.S. 47-30 as amended.

I also hereby certify that this survey is of the following categories as described in G.S. 47-30(f)(11):

c)(1) Survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my hand and seal this _____ day of __________, 2020.

______________________________, Professional Land Surveyor

PRELIMINARY
FOR REVIEW ONLY

BOUNDARY SURVEY PLAT
for
MSC Corp of Pinellas
Parcel - C of the Hershel D. Porshia Property
Ebbs Chapel Township , Madison County, North Carolina

Malachi Engineering & Surveying
Michael Malachi PE PLS
4008 Green Level West Rd.
Apex, North Carolina 27523
Telephone # 828-275-7831
Email: Michaelmalachi17@yahoo.com

LOT REFERENCES: PB.03 PG.587 DB.681 PG.44	CITY/TOWN: Wolf Laurel, NC	COUNTY: Madison	DATE: 01-29-2020	SURVEYED BY MM
	TOWNSHIP: EBBS CHAPEL	STATE: NORTH CAROLINA	SCALE: 1"=100'	DRAWN BY MM
		ZONED: R-A (RESIDENTIAL-AGRICULTURE)	DWG FILE: PARCEL C PORSHIA revised.DWG	

RECEIVED
JUN 30 2023
BY: Sylvia Shelton

County of Madison Zoning Application

PAID
6/30/23
$250.00

6-30-23

MCS Corp of Pinellas, Inc.
Joseph McNally
Bonnie McNally
Pin Number: 9850-59-4235

Purpose: Our initial purpose for building additional cabins is to furnish places for our 6 children to stay when they visit. Considering they will not reside permanently, just visit, we would like to utilize the cabins for Vacation Renters to assist us monetarily in our retirement.

On your form Special Uses under 8.2.1 Special Uses Standards:

a. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use. We technically do not have a neighborhood because of the size of our property (25 acres). In the future, when we do begin renting out the homes (a few years from now) we fully intend to vet anyone that we rent to hopefully prevent any issues. If anyone does disrupt, they will immediately be asked to vacate.
b. Be detrimental to the public welfare. Our intentions are to follow the rules and should not affect the public.
c. Be injurious to property or public improvements in the neighborhood. Again, we do not reside in a neighborhood, and we take pride in maintaining our property to the best of our abilities.

Permit Requirements: We will adhere to the zoning certificate of Compliance, Business listing with Tax Assessor and Room Tax Registration (when applicable) for each residential vacation rental we build. We have our own septic systems which have been approved by the Madison County Health Department. We do not use a community system.

Location: We are currently permitted in R-A, which you state that Residential Vacation Rentals shall be permitted.

Number of Occupants allowed: Understood that the maximum number of occupants cannot exceed the parking requirements and no more than 2 adults per bedroom.

Appearance, visibility: We structure our cabins to blend into our environment, not to stand out in a unattractive way. The exterior walls of our cabins are board and batten design.

Signs: We plan only to put signs on the buildings, stating the number and name of the building. They will fall under the guidelines you state in Chapter 5 – 1 per lot and wall and no larger than 2 feet.

Traffic: We understand the volume of traffic should be the norm. We are submitting a Land Use Ordinance Text Amendment Application Form to amend the right of way width of the private access road to the cabins.

On-Site Parking required: It is understood that we will provide 2 spaces (if not more) for each individual cabin, and parking will never be needed on the public road (Puncheon Fork Rd.).

Noise: Our vacation rentals will not be set up for any type of equipment that produces loud noise or vibrations detrimental to occupants of adjoining dwellings.

Local contact person: Brandy Smith (Daughter who lives on the property)
87 Wolfpit Ridge Road
Mars Hill, NC 28754
C: 727-455-2075
E: bmsmith3333@gmail.com

Square Footage: Understood that the rentals shall not exceed 1200 square feet.

Effect on existing residential vacation rentals & Violation of Residential Vacation Rental: We acknowledge these two facts and have already obtained our State of NC Foreign Business Status. We contacted Madison County Finance and found we are exempt from the 5% sales tax until we have 5 or more units that we rent, and our exemption is gone if we advertise on companies such as AIRBB ..., but we will be paying the General State Rate of 7% and the county rate of 2.25%.

Bonnie McNally
MCS Corp of Pinellas, Inc.
C: 727-455-2536
E: bmcnally@corpmcs.com

PAID 6/30/23

RECEIVED
JUN 30 2023
BY: Sylvia Shelton

P.O. Box 873
Marshall, N.C. 28753

COUNTY OF MADISON
ZONING APPLICATION

Check Appropriate Item(s):

*AMENDMENT TO ZONING MAP -- ZONING CHANGE REQUEST
*CONDITIONAL USE or SPECIAL USE
*APPEAL OF ADMINISTRATIVE DECISION
*VARIANCE

To be completed by staff
Date Received: 6/30/2023
Fees Rec'd $500.00

PART 1 – To be completed by ALL Applicants

1-A **IDENTIFICATION OF PROPERTY**

1) Number and Street: 120 Wolfpit Ridge Road

2) Present Zoning: R-A 3) Acres: 25 4) Pin Number: 9850-59-4235

5) Legal Description of Property (Omit for zoning text amendment) – Attach if necessary.

1-B **PROPERTY**

1) The deed restrictions, covenants, trust indentures, etc. on said property are as follows (or copy attached): if NONE so state: NONE

2) (a) Has this property or any part thereof ever been considered for Variance, Special Use, Appeal of Administrative Decision or Amendment to the Zoning Map before? *YES *NO

(b) Date:_____ (c) What was the disposition of the case?_____

(d) Former Applicant Name:_____
Former Applicant Address:_____
Former Phone:_____

1-C **IDENTIFICATION OF APPLICANT** – All applicants must have standing (an interest in property that will be directly affected by requested action)

1) Applicant:

Name: MCS Corp of Pinellas Inc.
Address: 830 Pinellas Bayway S., Tierra Verde, FL 33715
Phone: 727-515-1302 or 727-455-2536

Agent (if any):

Name:
Address:
Phone:

2) Owners of all property included in this application:
Name: Joseph McNally Bonnie McNally
Address: Same as above
Phone: Same as above

3) If the applicant is a Land Trust, Partnership, Corporation, or LLC, etc., or if the subject property is owned or controlled by a Land Trust, Partnership, Corporation or LLC. List name and interest of all Land Trust Beneficiaries or Partners and attach evidence that the person submitting the application on behalf of the Land Trust or Partnership is authorized to do so.

	NAME/ADDRESS	PHONE	INTEREST
Trustee/Partner:	N/A		
Beneficiary/Partner:	N/A		
Beneficiary/Partner:	N/A		
Beneficiary/Partner:	N/A		

5) Does the applicant have a proprietary interest in the land or land improvements? *YES *NO

If YES, state interest and attach documentation: I am 1 of 2 shareholders of MCS Corp of Pinellas, my husband Joseph is the other.

If NO, state what interest otherwise qualifies the applicant to apply:

6). Names of the owners of the improvement(s) on the property in this applicant if different from above:

NAME Address

7). If the applicant is a corporation or LLC etc., attach evidence that the person submitting the application on behalf of the corporation is authorized to do so. Please see Attached documentation

Part 2 - Request Type

2-A **REZONING – (AMENDMENT TO THE ZONING MAP)** – Application for amendments to the Zoning District Map are heard by the Planning Board which makes a recommendation to the County Commissioners. Only the County Commissioners has authority or grant or deny amendments to the Zoning District Map.

1) (a) Existing Zoning: R-A

(b) Proposed Zoning: R-A Per Madison County Use Ordinance Vacation Rentals Fact Sheet Section 9.6.1 C

(c) Existing Use: Residential

(d) Proposed Use: Vacation Rentals

Zoning Designations:

AO	Agriculture Open-Space District	RA	Residential Agriculture
R-1	Residential District	R-2	Residential-Resort District
I-D	Industrial District	C	Commercial
N-C	Neighborhood Commercial	CMU	Commercial Mixed Use

2) The following must be submitted with this application:

*Preliminary Site Plan - prepared by a register design professional
*Rendering or Perspective – depicting possible uses
*Other – please describe

3) Please list names, addresses, and phone numbers of the adjoining property owners.

2-B **SPECIAL USE REQUEST or CONDITIONAL USE**– Conditional Use requests are heard by the Board of Adjustment which will make a decision. Special Use requests are heard by the Planning Board.

1) Are development plans submitted with this application? *YES *NO

2) Parking requirements:
a) Proposed number of parking spaces to be provided: 2-4

b) Number of parking spaces required of Zoning Ordinance: 2

Other
a) Attach tabulation of total land area and percentage thereof designated for various uses 20% of 2.5 acres

b) Are there any land use intensity requirements? *YES *NO If yes, attach data.

2-C VARIANCE

To the Madison County Board of Adjustment:

I, hereby petition the Board of Adjustment for a Variance from the provisions of the Madison County Ordinance because, under the interpretation given to me by the Zoning Administrator, I am Prohibited from using the parcel of land described in the application in a manner shown by the plot plan attached. I request a variance from the following provision(s) of the ordinance:

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE

The board must find there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter if the ordinance, that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit, and that in granting of the variance the public safety and welfare have been assured and substantial justice has been done. Please attach any proof, evidence or other documentation to show why this variance is being applied for.

2-D Appeal of an Administrators Decision

An appeal must be taken within 30 days after the date of the decision or order appealed from.

I, the undersigned, do hereby respectfully make application and petition the Board of Adjustment of Madison County as hereinafter requested, and in support of this application, the following facts are shown:

1. Reasons for appeal.
2. Decision rendered by Zoning Office

PART 3 – TO BE COMPLETED BY ALL APPLICANTS

To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true and accurate:

a) Signature of Applicant: Bonnie J. McNally

b) Signature of Agent (if any): _____

c) Date _____

State of Florida
Department of State

I certify from the records of this office that MCS CORP. OF PINELLAS is a corporation organized under the laws of the State of Florida, filed on March 26, 2001.

The document number of this corporation is P01000031799.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 22, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-second day of January, 2023

Secretary of State

Tracking Number: 7739629147CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Detail by Entity Name

Florida Profit Corporation
MCS CORP. OF PINELLAS

Filing Information

Document Number	P01000031799
FEI/EIN Number	59-3704620
Date Filed	03/26/2001
State	FL
Status	ACTIVE

Principal Address

830 PINELLAS BAYWAY S.
TIERRA VERDE, FL 33715-2151

Mailing Address

830 PINELLAS BAYWAY S.
TIERRA VERDE, FL 33715-2151

Registered Agent Name & Address

MCNALLY, JOSEPH W
830 PINELLAS BAYWAY S.
TIERRA VERDE, FL 33715-2151

Officer/Director Detail

Name & Address

Title PCEO

MCNALLY, JOSEPH W
830 PINELLAS BAYWAY S.
TIERRA VERDE, FL 33715-2151

Title D

MCNALLY, BONNIE J
830 PINELLAS BAYWAY S.
TIERRA VERDE, FL 33715-2151

NORTH CAROLINA
Department of the Secretary of State

CERTIFICATE OF AUTHORITY

I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify that

MCS CORP OF PINELLAS INC.

having filed on this date an application conforming to the requirements of the General Statutes of North Carolina, a copy of which is hereto attached, is hereby granted authority to transact business in the State ofNorth Carolina.

Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 19th day of April, 2022.

Elaine F. Marshall

Secretary of State

Document Id: C202209801014
Verify this certificate online at https://www.sosnc.gov/verification

1.5

Madison County Planning Board

Staff Findings Report

Text Amendment Application: To Allow Commercial Warehouses in Madison County's Residential-Agricultural Land Use District

Location: Countywide

Applicant: Greg Bryant

Representative: Larry Leake

Date: 11.21.2023

Prepared by: Brad J. Guth

Staff Recommendation: Disapprove

Introduction

The proposal involves a text amendment to allow commercial warehouses in an area traditionally reserved for residential and agricultural uses. The proposal arises amid increasing demand for commercial spaces, but it conflicts with the existing rural and agricultural character of the RA Land Use District.

Definition: The RA Residential-Agricultural District is established as a district in which the principal use of the land is for low-density residential and agricultural purposes.

Objectives of the Text Amendment

To introduce commercial development opportunities in the RA Land Use District.
Intended Outcomes: Economic growth, job creation, and increased tax revenue for the county.

Analysis of the Proposed Text Amendment

Advantages

Economic Opportunities: Potential for job creation and increased commercial activity.
Infrastructure Development: Possible improvements in local infrastructure and services.

Disadvantages

Disruption to Rural Character: Risk of eroding the agricultural and residential nature of the RA Land Use District.
Environmental Concerns: Increased pollution, habitat disruption, and traffic congestion.

Availability of Alternatives: Existence of current commercial zones that could be utilized instead.

Stakeholder Analysis

Residents: Concerns over changes in community character and property values.
Farmers: Impact on agricultural practices and rural economy.
Business Owners: Mixed effects, with potential opportunities and competition.
Local Government: Balancing economic benefits with preservation of community values.

Comparison with Existing Policies/Laws

Contradiction with RA Land Use District's Purpose: The proposal conflicts with the established definition and use of the RA Land Use District.
Conflicts with Euclidean Zoning: The proposal contradicts fundamental Euclidean zoning principles, which advocate for separating residential, agricultural, and commercial land uses.
Alignment with Economic Goals: While it aligns with economic development goals, it conflicts with preserving the RA Land Use District's character.

Potential Alternatives

Utilizing Existing Commercial Zones: Leveraging currently available commercial zoning areas for warehouse development.
Limited Development: Allowing a limited number of warehouses with special use permits
Enhanced Agricultural Focus: Strengthening agricultural and residential uses in the RA Land Use District.

Recommendations for Further Research

Community Feedback Collection: Gauge residents' and stakeholders' opinions more thoroughly.

Conclusion and Recommendation

After careful analysis, **staff advises against the proposed amendment to permit commercial warehouses in Madison County's Residential-Agricultural (RA) District.** This recommendation acknowledges the proposal's substantial departure from the district's designated purpose for low-density residential and agricultural use.

Introducing commercial warehouses contradicts Euclidean zoning principles, which are fundamental in maintaining the distinct character and use of different land areas. The potential negative environmental and social impacts, combined with the disruption to the district's rural character, outweigh the potential economic benefits. Therefore, preserving the RA Land Use District's current zoning is essential to uphold its established land use and maintain the integrity of the community's structure and values.

References

Madison County Land Use Ordinance and Zoning Maps.
Euclidean zoning principles

1177 Highway 197 South
Burnsville, NC 28714
October 17, 2023

Mr. Brad J. Guth
Acting Planning and Zoning Administrator
Madison County
P.O. Box 873
Marshall, NC 28753

RE: Request for Zoning Text Amendment

Dear Mr. Guth:

I own property in Madison County. I am very interested in building storage buildings. It is my belief that in many instances the best possible location for storage buildings would be buildings which are located in the residential-agriculture zoning district, and therefore, this is to request an amendment to the Madison County Zoning Ordinance amending said Ordinance to allow commercial buildings as a permitted and/or special use within residential-agriculture district.

I would appreciate you placing my application before the Planning Board for its November 14, 2023, session.

Should you need further information, please contact my attorney Larry Leake at (828) 649-3883.

Sincerely,

Greg Bryant

RECEIVED
OCT 17 REC'D
BY: Sylvia Shelton

PAID $350.00

Ordinance Text Amendment
Application Form

Please complete the following form to propose an Ordinance Text Amendment. Provide detailed information about the proposed amendment, its purpose, and potential impacts. Attach any supporting documents, such as maps, diagrams, or legal references, as necessary. Once submitted, the proposal will undergo review and consideration by the appropriate authorities.

1. Applicant Information:

a) Full Name: Gregory D. Bryant
b) Organization (if applicable):
c) Contact Email:
d) Contact Phone Number:
e) Address: 1177 Highway 197 South, Burnsville, NC 28714

2. Proposed Amendment Details: *[Attach additional sheets if necessary]*

a) Title/Name of the Proposed Amendment: Text Amendment
b) Brief Summary of the Proposed Amendment: To allow storage building in residdential-agriculture
c) Detailed Description of the Proposed Amendment:
d) Purpose of the Proposed Amendment:
e) Anticipated Impacts and Benefits of the Proposed Amendment: 85% plus of the County is residential-agriculture. Many locations within that District which could accommodate such buildings benefitting property owners and the public.

3. Supporting Documents:

Please attach any supporting documents relevant to the proposed amendment. This may include maps, diagrams, legal references, or any other pertinent information that helps clarify or support the proposed changes.

4. Stakeholder Engagement:

a) Have you engaged with any stakeholders (e.g., community organizations, residents, businesses) regarding this proposed amendment? If yes, provide a summary of their feedback and input. None

b) If applicable, describe any public outreach efforts or community meetings conducted to discuss the proposed amendment. None

5. Legal and Regulatory Considerations:

a) Provide any legal or regulatory references supporting the need for this proposed amendment. None

b) Describe any potential conflicts or challenges that may arise from the proposed amendment, including environmental, social, or economic considerations. Creates business opportunities without damaging the public

6. Declaration:

By submitting this Ordinance Text Amendment Application, I affirm that the information provided is accurate and complete to the best of my knowledge. I understand that the proposed amendment will undergo a review process, and additional information or clarification may be requested during this period.

Applicant's Signature: Gary Reale for Gregory D Bryant
Date: 10/17/23

Please ensure that all required fields are completed and all supporting documents are attached before submitting the application.

INVOICE

Madison County Inspections & Zoning

5707 US Hwy 25-70
Suite 5
PO Box 579, 28753, Marshall

Phone: (828) 649-3766

Email: inspections@madisoncountync.gov

Bill to

Law Office of Jamie A Stokes PLLC

One Oak Plaza, Suite 207, 28801 Asheville

Invoice No.:	23-200-000822
Date:	10/17/2023
Due date:	10/17/2023
Payment status:	Paid

#	Item	Quantity	Unit price	Tax	Discount	Total
1	Application for Text Amendment	1	250.00	---	0.00%	250.00

Total	**$250.00**

Payment method:

Check:	$250.00
Paid amount:	**$250.00**
Amount due:	**$0.00**

Check # 2787

Madison County
Inspections & Zoning

5707 US Hwy 25-70
Suite 5
PO Box 579

28753, Marshall
(828) 649-3766
inspections@madisoncountync.gov

Receipt No.: 23-200-000822
10/17/2023 4:00:59 PM
User: Sylvia Shelton
Order No.: 4236

Customer:
Law Office of Jamie A Stokes PLLC
Address:
One Oak Plaza, Suite 207
28801 Asheville
Tax No.:

Application for Text Amendment
1 x 250.00 250.00

Items count: 1

TOTAL: 250.00

Check: 250.00
Paid amount: 250.00

Check # 2787

Madison County Planning Board

Staff Findings Report

Rezoning Application: Rezone the Madison County Industrial Park from RA-Residential Agriculture to I-Industrial

Location: PINs # 9716755276, 9716756537, 9716753174,

Applicant: Madison County | Madison County Economic Development

Representative: Brad J. Guth

Date: 11.21.2023

Prepared by: Brad J. Guth

Staff Recommendation: Approve Rezoning to Industrial

Introduction

The rezoning is proposed to stimulate economic growth through industrial development, aligning with Madison County's broader development goals.

Objectives of the Rezoning

To promote economic development and job creation.
To optimize land use in line with the county's long-term planning strategies.

Analysis of the Proposed Rezoning

Advantages

Economic growth with potential job creation.
Improved infrastructure and business attraction.

Disadvantages

Geotechnical challenges related to construction.
Potential alteration of the area's rural character.

Impact Analysis

1. Traffic Impact

Findings: Increased traffic volume and potential congestion on Long Branch Rd. and intersection of Long Branch Rd. and US Hwy 25|70. Potential need for road improvements. (Board may request traffic impact study)

2. Public Utilities Impact

Current Utility Capacity: Current utilities assessed to be sufficient for industrial demands.

3. Environmental Impact

Environmental Risks: Possible air and noise pollution identified, with minimal impact on local wildlife. Environmental assessments indicate low risks, with recommended ongoing monitoring.

4. Public Services Impact

Service Demand Analysis: Minimal increased in demand on emergency services and potential impact on local schools.

5. Impact on Surrounding Property Values

Property Value Assessment: Potential for mixed impacts on property values, with industrial development possibly lowering residential values while increasing commercial values. (The Board may request a Comparative Market Analysis, Appraisal or Impact Study)

6. Community Impact

Community Feedback: Concerns from local residents about changes in lifestyle and environment, with business community showing support for economic growth.
Quality of Life Considerations: Discussion on the balance between economic development and maintenance of rural character.

Comparison with Existing Policies/Laws

The proposal aligns with the county's Comprehensive Plan and Land Use Ordinance, emphasizing economic development while considering environmental sustainability.

Evidence and Research

Environmental assessments indicate minimal risks.
Geotechnical reports highlight construction considerations.

Conclusion and Recommendation

Based on the analysis, it is evident that the proposed rezoning from RA-Residential Agriculture to I-Industrial presents a valuable opportunity for Madison County. This change aligns seamlessly with the county's long-term development goals as outlined in the 2030 Madison County Comprehensive Plan. The shift towards industrial land use promises significant economic growth, primarily through job creation and attracting new businesses.

While acknowledging the potential challenges, such as geotechnical considerations and the transformation of the area's rural character, these are outweighed by the overall benefits. Moreover, the environmental assessments have shown minimal risks, and the proposal adheres to the county's commitment to sustainable development.

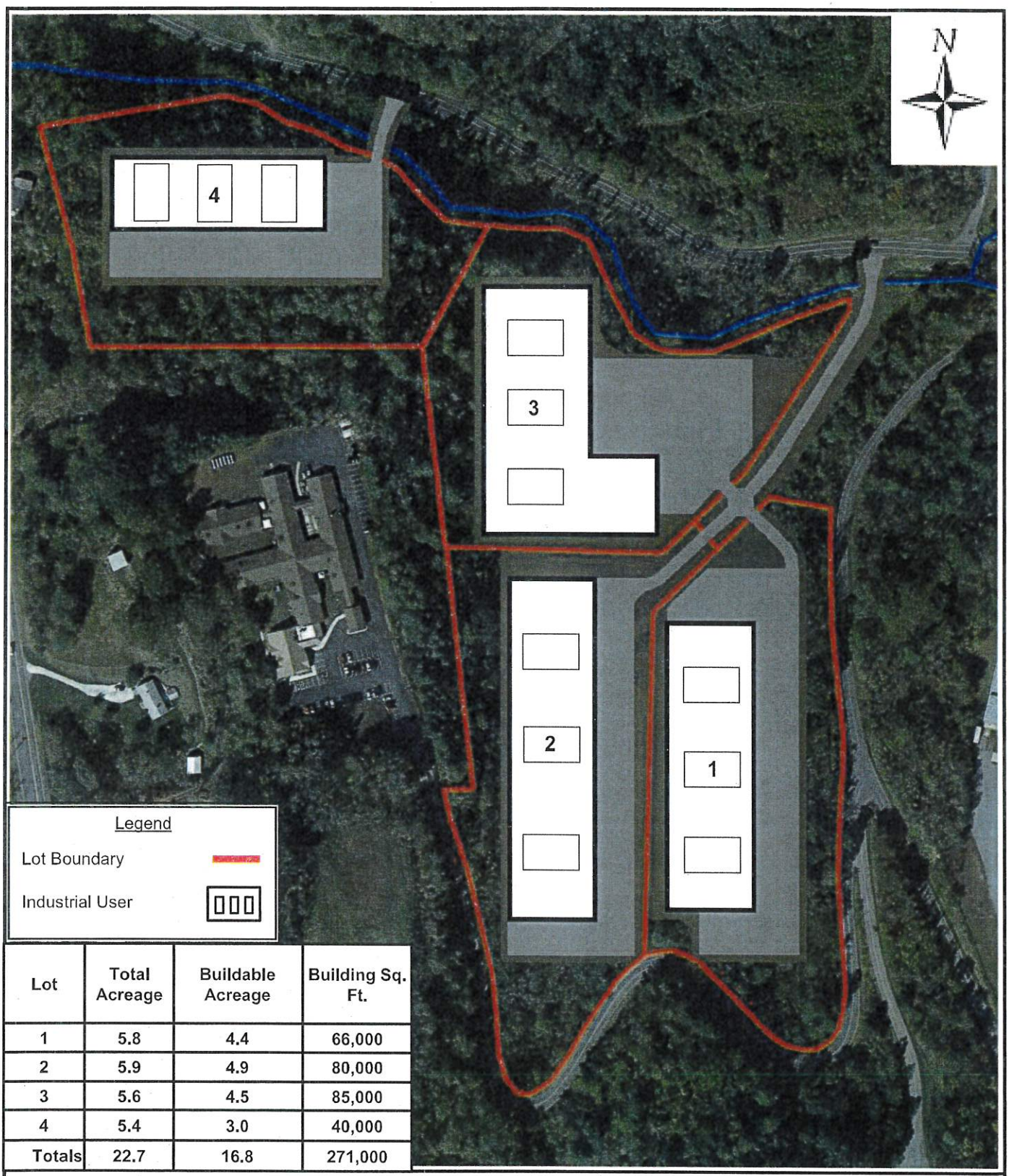
Therefore, staff recommends the approval of this rezoning application. Continuous environmental monitoring and community engagement should be integral parts of the development process, ensuring that the transition to industrial zoning meets both economic and environmental standards while addressing the concerns of local residents and other stakeholders.

References

Madison County Land Use Ordinance (Amended October 2023).
2030 Madison County Comprehensive Plan (Adopted July 2022).
Madison County Site Identification and Evaluation Project Sanford Holshouser Economic Development Consulting
Various environmental and geotechnical reports.

Suggested Motion

I move that the Planning Board make a (favorable or unfavorable) recommendation the Board of Commissioners on the application to rezone the Madison County Industrial Park from RA-Residential Agricultural to I-Industrial and that the rezoning is (consistent or inconsistent) with the 2030 Madison County Comprehensive Plan.



Lot	Total Acreage	Buildable Acreage	Building Sq. Ft.
1	5.8	4.4	66,000
2	5.9	4.9	80,000
3	5.6	4.5	85,000
4	5.4	3.0	40,000
Totals	22.7	16.8	271,000

FIGURE 3- CONCEPTUAL SITE PLAN

Madison County Industrial Park
John Hensley Road
Marshall, North Carolina

Modulus, PLLC.
Engineering · Due Diligence · Design
PO Box 935
Oak Ridge, North Carolina 27310
(919) 800-9093

Project No: M1400
December 2022

Boundaries are approximate.
Map Source: Google Earth 2021

1.4

COMMERCIAL STORAGE UNITS

Madison County Planning Board Meeting

Public Hearing-Amendments to the Land Use Ordinance to Include Commercial Storage Units in the R-A Use District

Public Comment

November 21, 2023
6:30pm

Marshall Public Library

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3 Minute Time Limit

----- Public Comment Sign-In Sheet -----

	Name	Signature
✓1.	Elaine Robbins	E Robbins
2.	Thomas Charles	T. Charles
3.	Andrea Charles	[illegible]
4.		
5.		
6.		
7.		
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20.		

Madison County Planning Board

Staff Findings Report

Text Amendment Application: Reduce Board of Adjustment Membership to Five Members and Revision of Voting Requirement

Location: Countywide

Applicant: Madison County

Representative: Brad Guth

Date: 11.21.2023

Prepared by: Brad J. Guth

Staff Recommendation: Approve

Introduction:

The proposal addresses the structure and voting mechanisms of the Madison County Board of Adjustment. The amendment is considered in light of state law G.S. 160D-406(i) and the Board's critical role in land use decisions.

Objectives of the Text Amendment:

To ensure compliance with state law regarding variance voting requirements.
To streamline the Board's decision-making process while maintaining effective governance.

Analysis of the Proposed Text Amendment:

Advantages:

Alignment with state law.
Efficient decision-making processes (vs seven members)
Smaller board size permits easier coordination and meeting management.

Disadvantages:

Smaller board sizes might limit the diversity of perspectives.

The risk of not reaching a quorum or four-fifths majority, especially in cases of absences or conflicts of interest.

Stakeholder Analysis:

Board Members (Regular and Alternate): Adjustments in decision-making dynamics due to new voting rules; increased reliance on alternate members for quorum and decision-making.
Local residents and developers: Impacted by the Board's decisions on variances and land use.
Local government: Needs to ensure effective land use governance and compliance with state laws.

Comparison with Existing Policies/Laws:

Aligns voting requirements for variances with state law.
Changes in board composition require careful consideration to maintain the balance with existing operational procedures.

Evidence and Research:

Review of G.S. 160D-406(i) regarding state law requirements.
Analysis of board efficiency and decision-making trends in similarly sized boards.

Potential Alternatives:

Retaining current board size [Seven] with enhanced procedural rules.
Increasing alternate member provisions to mitigate quorum risks.

Conclusion and Recommendation:

Staff recommends retaining the current structure of the Madison County Board of Adjustment with five members and two alternates, [Which requires an amendment] **and proceeding with the proposed revision of voting provisions to align with state law requirements.** This approach maintains the Board's effectiveness while ensuring compliance with legal standards for decision-making.

References:

Madison County Land Use Ordinance.
North Carolina General Statutes, specifically G.S. 160D-406(i).

Suggested Motion:

"Based on the staff's evaluation, I move to approve the proposed amendment to reduce the Board of Adjustment Membership to five members and revise the voting requirements, aligning with state regulations and fostering efficient governance."

MOUNTAIN RIDGE 3.1

Madison County Planning Board Meeting

Public Hearing-Application for Text Amendment
Mountain Ridge Protection Ordinance

Public Comment

November 21, 2023
6:30pm

Marshall Public Library

----- Public Comment Sign-In Sheet -----

	Name	Signature
1.	Jim Thorsen	James B. Thorsen
2.	Sam Long	Sam Long
3.	Barbara Zimmerman	[illegible]
4.	~~[illegible]~~	~~[illegible]~~
5.	Karen Draper	K. Draper
6.	Asia Suler	Asia Suler
7.	Virginia DuPre	Virginia DuPre
8.	Casey Jennings	Casey Jennings
9.	Clif Parker	Clif Parker
10.	Christine Joslin	Christine Joslin
11.	Clint Parker	T. Clark
12.		
13.	Thomas Charles	
14.		
15.	Alison Snow	
16.	Tahne Flaherty	
17.	CARL BATCHELDER	
18.	Jim Tibbetts	
19.	DARSHAN WARIABHARAJ	DS Wariabharaj
20.	Daneen Akers	Daneen Akers
		BILL KACZOR

Madison County Planning Board

Staff Findings Report

Text Amendment Application: Eliminate the 50-foot setback requirement in the Mountain Ridge Protection Ordinance

Location: Countywide

Applicant: Russell Blevins

Representative: Russell Blevins

Date: 11.21.2023

Prepared by: Brad J. Guth

Staff Recommendation: Approve

Introduction

This report presents the findings of the staff evaluation regarding the application for a text amendment to eliminate the setback requirements in the Mountain Ridge Protection Ordinance applicable countywide. The evaluation is based primarily on reducing local land use regulations and enhancing property rights.

Objectives of the Text Amendment

To align local ordinance with state Mountain Ridge Protection regulations.
To enhance property development opportunities and increase property values.
To maintain a balance between development flexibility and environmental protection.

Analysis of the Proposed Text Amendment

Advantages

Simpler Rules and Better State Law Match: The changes would make the rules less complicated and more in line with state regulations.
More Chances for Building and Economic Growth: Allowing more development could boost the economy and increase the value of properties.

Easier Building Process for Owners and Builders: Property owners and developers would find it easier to start and complete building projects.

Disadvantages

Environmental Risks in Ridge Areas: More buildings in areas near mountain ridges could harm the environment.
Changes in Scenery and More Buildings: The area's natural beauty might change, and there could be more buildings around.
Extra Demand on Services Like Roads and Utilities: More development might mean that services like roads, water, and electricity have to handle more use.
Community Character Might Change: The overall appearance and atmosphere of the community could be different from what residents are used to.

Stakeholder Analysis

Local Residents: They have concerns about potential environmental damage and changes in the character of their neighborhoods due to more development.
Developers: They stand to benefit from the more relaxed development rules, which could make building projects easier and more profitable.
Environmental Advocates: They are worried about how reducing the setback requirements might negatively affect natural landscapes and ecosystems.
Board of Commissioners: They aim to cut down on development regulations and strengthen property rights, with the goal of boosting economic growth and prioritizing individual property freedoms.

Comparison with Existing Policies/Laws

Aligns with state regulations but represents a shift from existing local regulations

Evidence and Research

Mountain Ridge Protection Ordinance
Mountain Ridge Protection Act
2030 Comprehensive Plan
Board of Commissioners Goals

Recommendations for Further Research

Studies on the specific environmental impacts of reduced setbacks in ridge areas.
Surveys to assess public opinion and potential impacts on local communities.

Conclusion and Recommendation

After a thorough evaluation, it is clear that eliminating the 50-foot setback requirement in the Madison County Ridge Protection Ordinance aligns with state regulations and the Board of Commissioners' goals to simplify development regulations and bolster property rights. This change is anticipated to offer significant economic benefits and simplify development processes, although it does raise certain environmental and community concerns.

Therefore, **staff recommends approving the proposal to eliminate the 50-foot setback requirement**, acknowledging its potential to stimulate local development and enhance property values, while aligning with broader regulatory frameworks.

Suggested Motion

Based on the staff's evaluation, I move to approve the elimination of the 50-foot setback requirement in the Mountain Ridge Protection Ordinance as a step towards aligning with state regulations and supporting local economic growth.

References

- Current Madison County Ridge Protection Ordinance.
- State Mountain Ridge Protection regulations.
- Zoning and environmental impact research relevant to ridge development.

RECEIVED
OCT 17 REC'D
BY: Sylvia Shelton

PAID $250.00

Ordinance Text Amendment
Application Form

Please complete the following form to propose an Ordinance Text Amendment. Provide detailed information about the proposed amendment, its purpose, and potential impacts. Attach any supporting documents, such as maps, diagrams, or legal references, as necessary. Once submitted, the proposal will undergo review and consideration by the appropriate authorities.

1. Applicant Information:

a) Full Name: Russell C. Blevins
b) Organization (if applicable): OWNER
c) Contact Email: russellcblevins@gmail.com
d) Contact Phone Number: 828-768-1176
e) Address: 100 BRANCER DR. MARS HILL NC 28754

2. Proposed Amendment Details: *[Attach additional sheets if necessary]*

a) Title/Name of the Proposed Amendment: MODIFY the MOUNTAIN RIDGE LAW
b) Brief Summary of the Proposed Amendment: ELIMINATE EXCESS SETBACK REQUIREMENTS
c) Detailed Description of the Proposed Amendment: TO BE ABLE TO BUILD ON THE RIDGE OR CLOSER TO RIDGE
d) Purpose of the Proposed Amendment: (OVER)
e) Anticipated Impacts and Benefits of the Proposed Amendment: BUILDING ON MORE STABLE SOILS

3. Supporting Documents:

Please attach any supporting documents relevant to the proposed amendment. This may include maps, diagrams, legal references, or any other pertinent information that helps clarify or support the proposed changes. BY REFERENCE MADISON COUNTY SOIL SURVEY

4. Stakeholder Engagement:

a) Have you engaged with any stakeholders (e.g., community organizations, residents, businesses) regarding this proposed amendment? If yes, provide a summary of their feedback and input. No, but hearing noise.
b) If applicable, describe any public outreach efforts or community meetings conducted to discuss the proposed amendment.

5. Legal and Regulatory Considerations:

a) Provide any legal or regulatory references supporting the need for this proposed amendment. STATE RIDGE LAW
b) Describe any potential conflicts or challenges that may arise from the proposed amendment, including environmental, social, or economic considerations.

6. Declaration:

By submitting this Ordinance Text Amendment Application, I affirm that the information provided is accurate and complete to the best of my knowledge. I understand that the proposed amendment will undergo a review process, and additional information or clarification may be requested during this period.

Applicant's Signature: Russell Blevins
Date: 10/16/23

Please ensure that all required fields are completed and all supporting documents are attached before submitting the application.

TO ELIMINATE BUILDING RESTRICTIONS ON REGULATED RIDGES (ABOVE 3,000 ft) to CURRENT ZONING RESTRICTIONS OF UNDERLYING DISTRICT

CHAG SITUATION No. 0384

APPARTENTLY THE MOUNTAIN RIDGE ORDINANCE REQUIRES a SETBACK of 50 FEET OFF OF THE RIDGE in all CASES EVEN if you own both sides of the RIDGE. This eliminates the ability to build on the flatter more stable soils typically Found on MADISON COUNTY RIDGES.

- Typically in MADISON COUNTY RIDGES especially higher RIDGES are PROPERTY lines. In the RA ZONE this would be a 20 Foot setback not the 50 foot.

In CASES where both sides of the RIDGE is owned by the SAME OWNER the SETBACK is 50 feet EACH SIDE of the RIDGE and it eliminates the possibility of building on the most stable soils, the LEAST sloping soils, and pushes you down the slope to typically less desirable and more expensive sites to build.

A 30 foot difference does Not sound like much, but it CAN and likely will MAKE a tremoundous difference in the SITE development.

Finally, this ordince overlay district was likely modeled after the NC RIDGE LAW ENACTED in the EARLY to mid 1980's. The RIDGE law says nothing about SETBACKS. It only addresses the height of the structure to 35 feet on the REGULATED RIDGES. PLEASE do NOT get confused that the CURRENT MADISON COUNTY RIDGE ORDINANCE is the SAME AS the STATE RIDGE LAW ORDINANCE

INVOICE

Madison County Inspections & Zoning

5707 US Hwy 25-70
Suite 5
PO Box 579, 28753, Marshall

Phone: (828) 649-3766

Email: inspections@madisoncountync.gov

Bill to

Russell Blevins

100 Brancer Drive , 28754 Mars Hill

Invoice No.: 23-200-000820

Date: 10/17/2023

Due date: 10/17/2023

Payment status: Paid

#	Item	Quantity	Unit price	Tax	Discount	Total
1	Application for Text Amendment	1	250.00	---	0.00%	250.00

Total	**$250.00**

Payment method:

Check:	$250.00
Paid amount:	**$250.00**
Amount due:	**$0.00**

Check # 9012

- **Emergency Services Access:** Provide an evaluation confirming efficient access for emergency services, including larger vehicles.
- **Environmental Health Compliance:** Complete necessary environmental health assessments to demonstrate local compliance.

2. Road Standards and Access:
- Adequate Ingress and Egress: Outline a plan for suitable ingress and egress routes, accommodating expected traffic and vehicle types.
- **Emergency Vehicle Access:** Ensure access routes are adequate for emergency vehicles, considering road specifications.
- **Road Maintenance Plan:** Develop a maintenance plan for areas impacted by multiple rentals, addressing regular and adverse conditions.

These conditions are designed to ensure that the vacation rental project adheres to the necessary safety, environmental, and community standards as set forth by the Madison County Land Use Ordinance. Meeting these conditions is essential for addressing the "To Be Determined" aspects in the staff evaluation report and for the successful granting of the Special Use Permit.

Suggested Motion

Based on the staff's comprehensive evaluation and the fulfillment of all outlined conditions, I move to approve the Special Use Permit for the four-unit vacation rental project located at 1760 Puncheon Fork Rd.

This approval is contingent upon the applicant's strict adherence to the recommended **conditions** concerning public health and safety, road standards and access, and environmental health compliance as specified in our staff report.