

Madison County Planning Board
Special Meeting Minutes
Date: 5/25/2021
Location: NC Cooperative Extension Office

6:30 PM: Madison County Planning Board Special Meeting: Called To Order

Members in Attendance: Jered Silver (Chair), Josh Norton (New Member from Hot Springs, replacing Clyde Gregory), Sue Keener, Mary Rice, Alan Wyatt, Danny Rice

Absent: Jackie Ball, Kevin Morton, and David Caldwell (Having informed Terrey Dolan of his desire to step down from the Planning Board)

* Quorum was confirmed with a minimum of five (5) Voting Members in attendance.

I. Welcome and Overview:

Terrence Dolan, Madison County Director of Planning & Zoning, provided a brief overview of this Special Meeting for the exclusive purpose of having the Madison County Planning Board review, discuss and then vote on a ***Recommendation to Transmit*** the required N.C. **Chapter 160-D Land Use Ordinance Revisions** to the Madison County Board of Commissioners for their ultimate transmittal to the State, due by June 30, 2021. He handed out a Summary Memo to all Planning Board Members that differentiates the Chapter 160-D State-required Land Use Ordinance Revisions from any future and desired comprehensive Land Use Ord. revisions.

II. Mr. Forrest Gilliam was retained by the County Commission in 2020 to provide professional services to assist the County with this effort. He proceeded to conduct a comprehensive presentation and review of the State-required Chapter 160-D Land Use Ordinance revisions (needed to be performed by all local governmental jurisdictions in the State). These revisions have been consolidated under N.C. State Statute Chapter 160-D. A majority of the Ordinance changes are of a “*housekeeping nature*”, and this work repairs all Ordinance typographical errors, and corrects all references to new or newly re-named State Agencies.

As well, the State has removed the reference to “*Conditional Use Permits*”, (as utilized by our Madison County ***Board of Adjustments***), converting those permits they review and approve to “*Special Use Permits*”. Mr. Gilliam noted for the Board that the County Commission ***also*** has the option to consolidate the memberships of the Planning Board with the Board of Adjustments, (if they so wish). However, that is not being required by the State through the Chapter 160-D Revision Process, at the current time.

Several areas of the *current* Madison County Land Use Ordinance (**April 2014**) shall need to be “*Sectionally*” re-organized, along with an update adding (or removing) many more potential revisions.

Terrey Dolan noted for the benefit of the Planning Board (and the general public in attendance), that he is committed to undertake a full, comprehensive “re-write” of the Madison County Land Use Ordinance.

This effort will likely commence later this year, with the assistance of our County Management and Economic Development staffs.

A contemplated series of public workshops and public hearings shall be scheduled to assist in accomplishing the work needed to revise the County’s Land Use Ordinance, (as it has not been edited or otherwise revised in any way since April 2014).

A *Motion to Approve* was made by Alan Wyatt and Seconded by Danny Rice.

The Planning Board then *Vote to Approve the transmittal of the drafted Land Use Ordinance Revisions: 6-0 in favor of all of the Revisions being forwarded to the Count Commission for transmittal to the State.*

- III. **Public Comments:** General Commentary and Discussion regarding the potential for future revisions to the Madison County Land Use Ordinance.
- IV. **Motion to Adjourn, made at 7:55 PM, by Alan Wyatt and Seconded by Sue Keener.**