

STAFF REPORT (Revised 8-7-26)

MADISON COUNTY PLAN COMMISSION

July 15, 2026

Case Number: 26-W-003
Address: 0 S 450 E, Anderson
Location: Parcel # - 48-12-35-300-065.000-033
Owner: Zachary Sharp
Petitioner: Nathan Dodrill
Request: Exceed maximum number of splits
History: **They want to split off 2.5 acres for a residential property. This petition was heard on July 15 and was continued to the August meeting to address any outstanding drainage issues.**

CRITERIA TO BE CONSIDERED IN WAIVER

1. *The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports;*
2. *The current conditions and the character of the current structures and uses in each district;*
3. *The most desirable use of which the land in each district is adapted;*
4. *The conservation of property values throughout Madison County;*
5. *Responsible growth and development; and,*
6. *The public health, safety, and welfare.*

STATEMENT OF INTENT

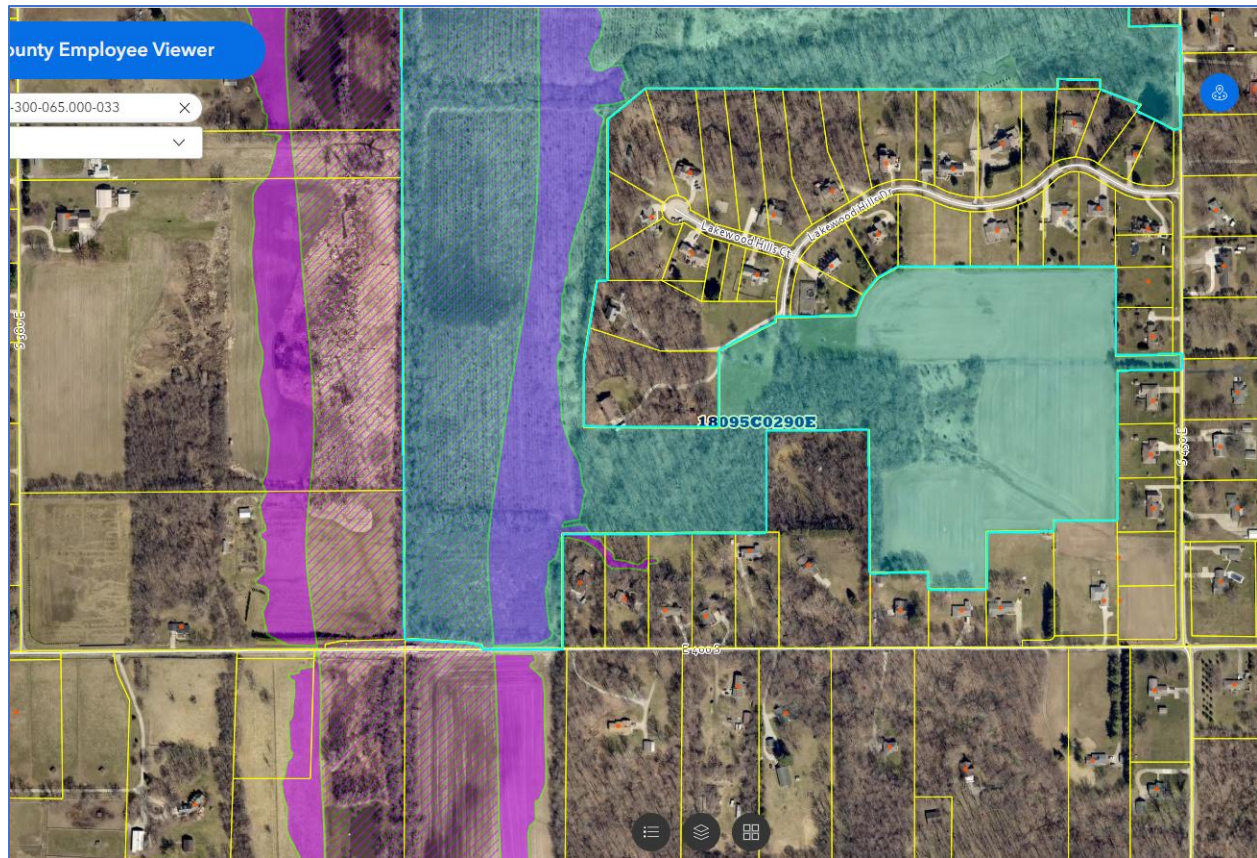
The petitioner (Nathan Dodrill) is going to purchase the 2.5 acres from Zachary Sharp (his brother-in-law) and plans to build his family residence on the site.

PROPERTY CHARACTERISTICS

- Land Use: An additional residence will be added. Mr. Dodrill is the brother-in-law of Mr. Sharp and intends to live on the additional split.
- Acreage: 2.5 acres to be split off
- Zoning – AG
- Floodplain – None in the area where the split will occur (there is a floodway/floodplain on the west side of the property).
- Surrounding land use – residential/agricultural with more residential
- The adjoining subdivision, known as Lakewood Hills, was developed in 1980. It was originally intended to have more lots than exist today but that did not materialize.
- The proposed split is not part of Lakewood Hills Estates.

REMONSTRANCE

We received a letter of remonstrance on 7-15-26 (today) with signatures of property owners. That has been provided to the commission.



Flood Information

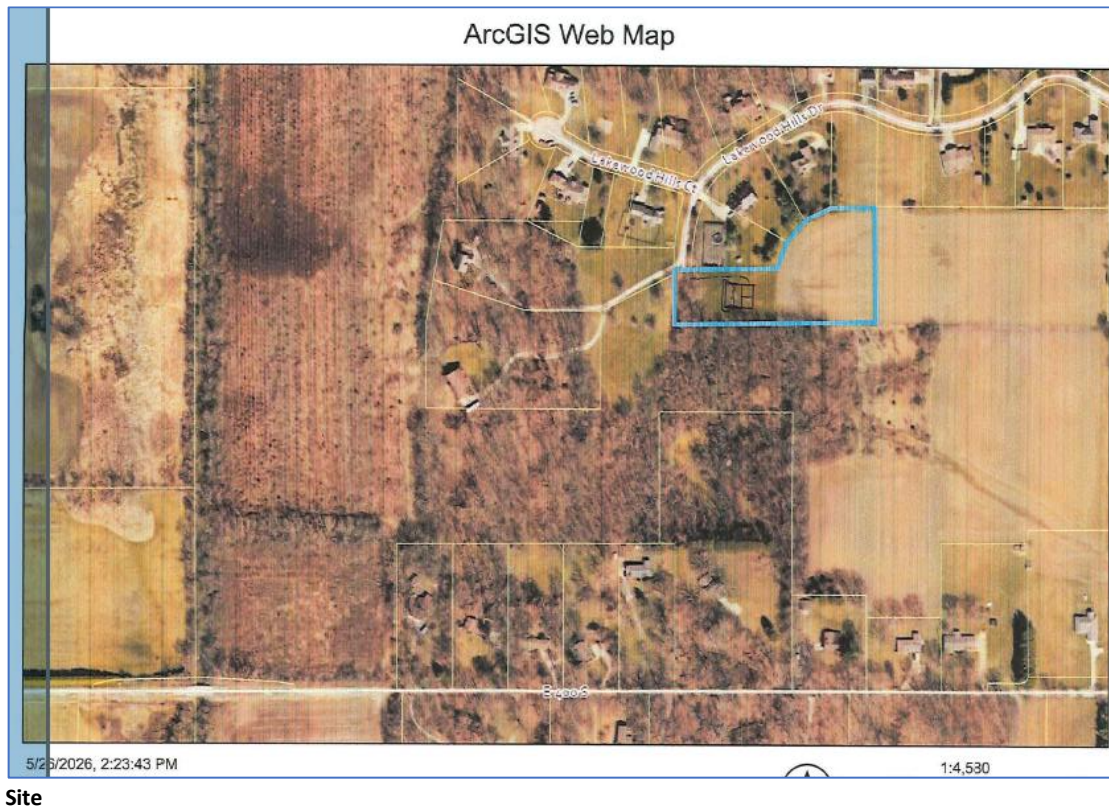
ZONING

3.1 Intent

The intent of the administrative subdivision process is to allow a simplified procedure for the creation of low-density development of rural lands consistent with the agricultural characteristics of Madison County.

3.2 Minimum Standards for an Administrative Subdivision

- A. **Parcel Zoning and Density Standards:** Administrative subdivisions shall be permitted in the following zoning districts as established by the Madison County Zoning Ordinance: AG, CR, R1, R2, and R3.
- Parent Tract Defined: The Subdivision approval shall be based upon the parcel number and the characteristics of the Parent Tract legally established prior to July 15, 2002.
 - Subdivisions Permitted: In all zoning districts the creation of additional lots shall be based on a sliding scale determined by the acreage present in the parent tract as defined in section 3.2(A)(a) above. The sliding scale shall be as follows:
 - Parent tracts which include between 6 and 10 acres shall be permitted to be divided for the creation of 1 additional lot (for a total of 2 lots including the remainder from the parent tract).
 - Parent tracts which include 10 to 15 acres shall be permitted to be divided for the creation of 2 additional lots (for a total of 3 lots including the remainder from the parent tract).
 - Parent tracts which include 15 acres or more shall be permitted to be divided for the creation of 3 additional lots (for a total of 4 lots including the remainder from the parent tract).
 - Nothing in this Article shall be interpreted as permitting the creation of additional lots from parent tracts present on January 1, 2000 that have subsequently been divided, through a "mini-plat" or other means, to the extent that a number of new lots greater than that specified above will be created.
 - Exception: A habitable residence, as determined by the Madison County Planning Director, built prior to November 10, 1975 located in any zoning district may be separated from the parent tract



Site

ANALYSIS AND STAFF RECOMMENDATION - APPROVE

The addition of a house that has a projected long-term single-family occupancy should fit into this area which is really a small neighborhood. There will be about an acre and a half of farmland lost as the petitioner intends to eventually use that as a yard.

We have had remonstrance that the area is unsuitable for development because of drainage issues. Staff spoke to the Surveyor's office and they said there had been one complaint over the years. The surveyor's office does not think this situation is any "worse" than other parts of the county. The remonstrance letter also noted concerns about having to look at another property.

Staff recommendation is to approve the waiver.

FINDINGS

1. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports: *This project is not inconsistent with the Comprehensive Plan.*
2. The current conditions and the character of the current structures and uses in each district: *The project matches the current structures and uses of the adjoining properties and district.*
3. The most desirable use of which the land in each district is adapted: *This use does not conflict with agriculture.*
4. The conservation of property values throughout Madison County: *No negative impact.*
5. Responsible growth and development: *No negative impact.*
6. The public health, safety, and welfare. : *No negative impact.*

Site Photos



View from site looking north



View from site looking east



View from site looking south



View from site looking west