



Planning Board Minutes

February 12, 2024

In Attendance: Chair Susan Drake (via Zoom), Vice Chair Nancie Mandeville; Board Members Rusty Johnson, Tracy Stancill, and Tom Appenzeller

Absent: Board Member LaDell Gardner

Staff Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ashlie Vincent



Call to Order: Chair Drake called the meeting to order.

Invocation: Member Johnson gave the invocation.

Pledge of Allegiance: All shared the Pledge of Allegiance.

Adoption of Agenda: Mr. Wells presented the board with a revised agenda. The motion to approve the revised agenda was made by Member Johnson and seconded by Vice Chair Mandeville seconded—all ayes.

Consent Agenda:

The motion to approve the December minutes was made by Vice Chair Mandeville and seconded by Member Johnson—all ayes.

The motion to have the January minutes revised was made by Member Stancill and seconded by Member Johnson—all ayes.

2035(2045) Plan Update:

Mr. Wells reported that about 75 surveys were submitted in the first two weeks of the survey being available. Vice Chair Mandeville asked if the survey could be shared via Facebook on other pages and how long it would be up. Mr. Wells said he would look into having the survey shared and stated there is no specific time frame on how long it would be up. The goal will be to keep it available until there is a good amount of participation.

2023 Re-cap:

Mr. Wells presented the board with a handout that broke down the number of permits, rezonings, board of adjustment cases, and annexations in the past three years. The handout also mentioned notable improvements he and the board accomplished in 2023 and offered possible insight into things to come.

Development Ordinances:

- Highway Sign Ordinance

The public hearing for the text amendment to the sign ordinance will be held on March 4th for the council to approve.

- Kennel Ordinance

Mr. Wells asked the board if there was not much desire to work on the kennel ordinance. Chair Drake suggested working in three sections to make it less daunting. Identify the different uses, apply the right definitions, and figure out the proper zoning. Vice Chair Mandeville noted that in-home occupation would not be allowed due to the town ordinance only allowing two dogs in a household. Member Appenzeller praised Monroe as being a good example because it is simple. Chair Drake asked about including or excluding boarding. Vice Chair Mandeville said they should define boarding and consider where it would be placed. Mr. Wells stated he would make a draft to bring back to the board at the March meeting.

- Event Venue/Retreat Center Ordinance

Mr. Wells presented the board with the crafted definition for retreat centers to include event facilities. The board approved the definition created by Mr. Wells.

The motion to recommend the definition of the retreat center and modify the table of use to include event venues was made by Member Appenzeller and seconded by Vice Chair Mandeville—all ayes.

The motion to recommend Consistency Statement A was made by Vice Chair Mandeville and seconded by Member Appenzeller—all ayes.

- A. *“The proposed Text Amendment to the Marshville Development Ordinance (MDO) is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the*

long-term vision for the future and adequately control the location and appearance of future development.’.”

Board Comments:

Chair Drake informed the board of a conversation with the town manager about the code enforcer position. At present, no one has been hired for the position. The town council wants to finalize the town ordinances. The code enforcer handles the town ordinance, while the Land Use Admin handles the MDO. Chair Drake mentioned she would like to look into parking, fencing, and pole signs in a future meeting.

Member Stancill asked if there had been any more discussions on developments coming. She stated the town manager said he had been talking to developers and other avenues for the aquatic center. Mr. Wells replied he and the town manager had spoken about the topic, as there had been little to no communication since October. Member Stancill mentioned a sizeable potential development behind Food Lion. Mr. Wells stated that nothing had developed past the initial meeting they had over the summer.

Public Comments: None.

Adjournment: The motion to adjourn the meeting was made by Member Appenzeller and seconded by Member Johnson—all ayes.