



## **Town of Marshville Town Council Work Session**

**Monday, March 15, 2021 - 7:00 PM**

**Marshville Town Hall, 118 East Union St., Marshville, NC  
28103**

**SPECIAL MEETING AND WORK SESSION ARE ZOOM MEETINGS**

### **Special Meeting**

**In Attendance:** Mayor Larry Smith, Mayor Pro-tem Virginia Morgan, Council Members Margaret Bivens (by Zoom), Ernestine Staton, Paulette Blakeney, and Gary Huntley

**Staff in Attendance:** Town Manager Franklin Deese, Town Clerk Ann Sutton, Police Chief Matt Tarlton

**Call to Order/Invocation/Pledge of Allegiance:** The meeting was called to order by Mayor Larry Smith. The invocation was given by Council Member Huntley. All gave the Pledge of Allegiance.

#### **Reading of Public Comments Received by Email:**

Email received from Mr. and Mrs. P.G. Rushing on behalf of concerned citizens of N. Elm, Cross, and W. Union Streets. "The belief is that the plans are outdated and do not serve the needs of the public in general. The Main Street Core should be considered first and foremost for any new businesses." (complete email attached)

Email from Rosemary Britt concerning the rezoning of Green Street. She states that the street is a dead-end street that is too narrow for two-way traffic. The rezoning will degrade the quality of life on that street. (email attached)

#### **Discussion/Action Concerning Rezoning of R/MST to MSP:**

Mayor Smith reminded all that the rezoning had been discussed in two previous Public Hearings. Town Manager Deese explained that Residential Main Street Transitional's current zoning allows housing within the downtown Main Street area. The two new small houses at the corner of East Union and Olive Branch Road is an example of what we do not want in the downtown area. We do not want crowded conditions in the downtown area. The MSP restricts this type of crowded housing in the downtown area. Storage units are allowed in the downtown area now. These are the types of businesses this zoning is trying to restrict. The MSP will limit much of what the RMST allows. Nothing will change the living quality of what homeowners currently have now. The Main Street Peripheral allows professional-type businesses to use historic homes in the future, while preserving the quaint community feel we have now. Council Member Staton agreed that she did not want to see small houses on top of each other in the downtown area. Mayor Pro-tem Morgan agreed.

Council Member Staton made a motion to approve the rezoning of RMST to MSP. A second to the motion was made by Council Member Bivens. All ayes.

**Discussion/Action concerning rezoning SFR-1 to SFR-2:**

The request is to allow this property's zoning to have two houses per acre instead of one house per acre. (Single Family Residential 1 to Single Family Residential 2) Town Manager Deese told Council that Green Street is a Powell Bill road. It would fall on the town to maintain that road. The developer would be responsible for the subdivision roads. The town of Marshville would be responsible for Green Street repairs. He asked if the town was ready to take on that responsibility? Mayor Pro-tem Morgan felt, after looking at the map, that there was not enough room for two houses per acre. This would not fit in with the residential community already there.

A motion was made by Council Member Staton to keep the zoning as SFR-1. A second was made by Mayor Pro-tem Morgan. All ayes.

**Close of Special Meeting:**

A motion was made by Mayor Pro-tem Morgan to close the special session. This was seconded by Council Member Bivens. All ayes. 7:23 pm

**Agenda for Work Session**

**Call to Order:** Mayor Larry Smith called the Work Session to order.

**Reading of Public Comments Received by Email:** none

**Adoption of the Agenda:**

Town Manager Deese requested a Closed Session at the end of the meeting. No action will be taken. This would be to discuss the parkland purchase next to the existing Marshville Park under General Statute 143-318.11 (a) (5).

A motion was made by Mayor Pro-tem Morgan to add the Closed Session and to Adopt the Agenda with the addition. This was seconded by Council Member Huntley. All ayes.

**County Valuation Update:**

Union County Property Tax Administrator Vann Harrell made a presentation on the 2021 Property Tax Revaluation. Mr. Harrell explained, "the revaluation reflects the estimated fair market value of all real property in the county." The State of North Carolina mandates a revaluation at least every eight years. It has been six years since the county has completed a revaluation. Revaluations are based on the home sales transactions made between 2019-2020. Union County is the second fastest growing county in the Charlotte region, the first being York County. 2020 showed that Union County homes were 69.81% undervalued. Marshville is showing that residential values went up 47.98%. Mr. Harrell reminded all that these changes occurred over six-year period. Mayor Larry Smith mentioned the revenue-neutral value will be looked at as we move towards budgets and tax rates.

**Report from ABC Commission:**

Robert Morgan, Chairman of the ABC Commission, presented Council with their 2019-2020 Financial Statements. He mentioned that the business is doing well. The store has had no violations, and it employs five employees, two full-time and three part-time. The store pays the town \$24,000 a year in rent. Stephanie Baumer of the ABC Board reminded all that the numbers for the previous financial year only show seven months of operating revenues/expenses. She also mentioned that the store needs to meet a certain operating level before the town can receive any distribution from the store. It usually takes five years to meet that level. Mr. Morgan also asked that we thank Dora Briget for her help on the ABC Commission.

**Town Manager's Comments:**

Town Manager Deese mentioned that we had a good turnout for the Town Parks Master Plan public input session at the park. The information gathered will be compiled, and the information will be presented at another time. The Charging Station Contract has come in. Town Manager Deese is reviewing it. Once all parties sign it, we will have 180 days to complete the project. Town Manager Deese has a meeting on Tuesday morning with N-Focus to review the new UDO.

**Council Members Comments:**

Council Member Blakeney wished a blessed week for all and asked all to stay safe.

Council Member Hungley wished all a Happy Women's Month and asked all to stay safe.

Council Member Bivens had no comments.

Council Member Staton said the Parks Advisory Board is ready to get active and to work on projects. She also said many young children were getting on the new exercise equipment. Many people did not realize there was an age restriction.

Mayor Pro-tem Morgan said the park session on the Park Master Plan was successful.

**Mayor Comments:**

Mayor Smith noted that March 16<sup>th</sup> was the one-year anniversary of the COVID restrictions in North Carolina. Also, a citizen asked if we were going to have a Spring Clean-up day.

**Closed Session per General Statute 143-318.11 (a) (5):**

*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.*

Motion to go into closed session given by Council Member Staton and seconded by Council Member Blakeney. All ayes. 8:27 pm

Motion made to move out of closed session given by Mayor Pro-tem Morgan and seconded by Council Member Blakeney. All ayes. 8:45 pm

**Adjournment:**

Motion to adjourn the Work Session given by Council Member Gary Huntley and seconded by Council Member Paulette Blakeney. All ayes. 8:47 pm

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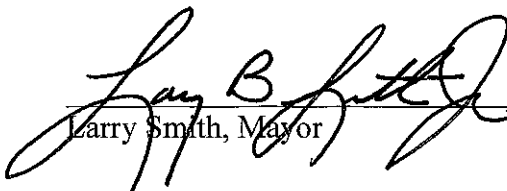
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Approved this 5<sup>th</sup> day of April, 2021.

ATTEST

  
Ann Sutton, Town Clerk

  
Larry Smith, Mayor