

**Town of Marshville
Town Council Meeting
Monday, September 23, 2013, 7:00 PM
Marshville Town Hall – 201 West Main Street**

SPECIAL MEETING MINUTES

Council Members Present: Mayor Franklin Deese, Mayor Pro-Tempore Matthew Jefferson, Council Members Norma Carpenter, Margaret Bivens, and Gary Huntley. Council Member Dora Bridget was absent but a quorum was represented.

Staff Present: Town Manager, Amanda Reid; Town Clerk/Finance Officer, Tonya Johnson; Planning/Zoning Administrator, Mandy Edwards and Police Chief, Carl Webber

Call to Order/Invocation/Pledge of Allegiance

Mayor Deese called the meeting to order at 7:05 p.m. and offered the invocation. The Pledge of Allegiance was offered by all in attendance.

Adoption of Agenda for the Meeting

A motion to adopt the agenda as received was made by Council Member Huntley, seconded by Council Member Bivens and passed unanimously.

Public Hearing: Establishment of zoning – Hasty Road property (Union County Parcel ID 02086016)

A motion to open the Public Hearing was made by Council Member Carpenter, seconded by Council Member Huntley and passed unanimously. The Planning/Zoning Administrator presented information to the Town Council stating the Planning Board, at its September 12, 2013 meeting, adopted a statement of reasonableness and consistency and recommends approval of the request to establish zoning on the Hasty Road property as RA-40 under the Town of Marshville Land Use Ordinance. The Planning/Zoning Administrator reviewed uses by right with such zoning and uses that would require a special use permit. Any use of the property requiring a special use permit would require a hearing before the Board of Adjustment.

Mr. Ken Helms of 314 Hayne St., Monroe, NC, addressed the council stating he represents Mr. Danny Baker and that his client concurs with the recommendation of the Planning Board. Mayor Pro-Tem Jefferson asked what if any other zoning could be established for this property. The Planning/Zoning Administrator explained that RA-40 is consistent with the most proximate property designation and with surrounding zoning and that the property is not included in the current Land Use Plan. There should be clear reasoning and consistency to stray from this. Mayor Deese received clarification from the Planning/Zoning Administrator that the Land Use Plan 2035 is still a draft and has not yet been adopted.

A motion to close the Public Hearing was made by Council Member Huntley, seconded by Council Member Bivens and passed unanimously. Mayor Deese recommended this item be tabled until a future meeting in order to better understand why RA-40 is the best zoning for this property stating he isn't comfortable with the RA-40 zoning designation. He requested further information regarding commercial zoning. Council Member Bivens agreed with Mayor Deese. Council Member Carpenter reminded council of the sixty day time restraint to establish zoning on the property. A motion was made by Council Member Bivens and seconded by Council Member Huntley requesting additional information regarding commercial zoning and to table the establishment of zoning on the Hasty Road property until the October 7, 2013 council meeting. The motion carried 3 to 1, Council Member Carpenter opposed.

Adjourn

A motion to adjourn was made by Council Member Huntley and seconded by Council Member Bivens. The meeting adjourned at 7:17 p.m.

These minutes approved this 7th day of October, 2013.

By: _____

Franklin Deese, Mayor

Attest _____

Tonya D. Johnson, Town Clerk