

**Town of Marshville  
Town Council Meeting  
Monday, December 8, 2014  
Marshville Town Hall – 201 West Main St.**

**Special Meeting**

**Present:** Mayor Deese, Mayor Pro-Tem Virginia Morgan, Council Members Margaret Bivens, Norma Carpenter, Gary Huntley and Jim Rowell

**Staff Present:** Town Manager, Fern Shubert; Clerk/Finance Officer, Tonya Johnson; Planning/Zoning Administrator, David Flowe

**Call to Order/Invocation/Pledge of Allegiance**

Mayor Deese called the meeting to order at 6:30 pm. The invocation was given by Council Member Huntley. The Pledge of Allegiance was given by everyone.

**Public Hearing to receive input on a petition to allow Solar Energy Facilities in RA-40 Zones**

Planning/Zoning Administrator, David Flowe prefaced the public hearing by stating that the purpose of the hearing is to discuss a proposed text amendment to the Land Use Ordinance. A motion to open the Public Hearing was made by Council Member Rowell. The motion was seconded by Council Member Bivens and passed unanimously. Mr. Flowe explained that a petitioner has requested a text amendment to change the Table of Uses to allow, by Special Use Permit, Solar Energy Production Facilities in the RA-40 zoning district. Mr. Flowe pointed out that the proposed text amendment is not related to a specific property and added that a Special Use Permit requires its own public hearing. Mr. Flowe referenced a packet of information including a copy of the Petition, an official Zoning Map, current Table of Uses, minutes of the Planning Board and Supplemental Uses: Section 180G Solar Energy Production Facility. Mr. Flowe pointed out on the zoning map the zoning classification (RA-40) that will be affected by the text amendment and gave a brief explanation of the Table of Uses. Mr. Flowe stated that the Land Use Ordinance includes a section (Section 180G) regulating Solar Energy Production Facilities. There were no public comments. Council Member Rowell referenced the Table of Uses and, particularly where Solar Energy Production Facilities are allowed. Council Member Rowell stated that he doesn't believe allowing Solar Energy Production Facilities in RA-40 would be out of line with other uses. Council Member Rowell commented that the exclusion of Solar Energy Production Facilities in the RA-40 district was likely an oversight by the Planning Board. Council Member Rowell moved that allowing Solar Energy Production Facilities in the RA-40 district is consistent with adopted Land Use plans of the Town of Marshville because it is currently allowed as a use by Special Use Permit in R-40, R-30, RA-20, LI, and HI; and that the request is reasonable to a common person, and that it is in the Public Interest because it was likely an oversight and allows consistent rights with other similar districts. The motion was seconded by Council Member Carpenter and passed unanimously. A motion to change the Town of Marshville Land Use Ordinance Table of Uses to allow, by Special Use Permit, Solar Energy Production Facilities (table of uses category: 17.500) in the RA-40 zoning district was made by Council Member Rowell, seconded by Mayor Pro-Tem Morgan and passed unanimously.

**Adjourn**

There being no further comments the meeting adjourned at 6:50 pm.

These minutes approved this 5<sup>th</sup> day of January, 2015.

By: \_\_\_\_\_

Frank Deese, Mayor

ATTEST: \_\_\_\_\_

Tonya D. Johnson  
Tonya D. Johnson, Town Clerk

Marshville Town Hall  
201 West Main Street  
Marshville, NC 28103



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[www.marshville.org](http://www.marshville.org)

MEMO

TO: Marshville Town Council/Town Manager

FROM: David Flowe, Planner

RE: Public Hearing Rescheduled – Solar Energy Production Facility in RA-40  
Dec. 1, 2014 Hearing Cancelled – Dec. 8, 2014 Special Meeting for Public Hearing

Background: On September 12, 2014, Tal McBride submitted a **petition to allow Solar Energy Production Facilities by Special Use Permit in the RA-40 district**. The Planning Board made a recommendation in favor of the petition on October 9<sup>th</sup>, 2014, and found the petition to be consistent with the adopted land use plans of the Town of Marshville, NC. A Public Hearing was then scheduled for the December 1<sup>st</sup>, 2014 Town Council meeting using the Minor Map Amendment procedure (as if a parcel or parcels was being rezoned). Upon review staff found this to be the incorrect method according to NCGS 160A-384 and the Town of Marshville Land Use Ordinance Section 323. On November 25<sup>th</sup>, 2014 staff completed the requirements for the Major Map Amendment (affecting 50 or more parcels) and requested a special meeting of the Town Council on Monday, December 8<sup>th</sup>, 2014 for the purposes of a public hearing on the matter.





Marshville Town Hall  
201 West Main Street  
Marshville, NC 28103

# TOWN OF MARSHVILLE

est. 1877

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## MEMO

December 8<sup>th</sup>, 2014

To: Town of Marshville, NC Town Council  
From: David Flowe, Planner  
RE: Text Amendment Petition to Town of Marshville Land Use Ordinance – Solar Energy Production Facility as a Special Use Permit in the RA-40 District

Attachments: Copy of Petition  
Official Zoning Map  
Current Table of Uses  
Minutes of Planning Board  
Supplemental Uses: Section 180G Solar Energy Production Facility

### Board Actions:

1. Conduct Public Hearing
2. Adopt **Consistency Statement**
3. Adopt **Text Amendment**

### Consistency Statement:

The Consistency Statement should reflect whether or not the proposed text amendment is consistent with the adopted Land Use plans of the Town, is reasonable, and is in the Public Interest.

#### *Sample Consistency Statement:*

*I move that allowing Solar Energy Production Facilities in the RA-40 district (is/is not) consistent with adopted Land Use plans of the Town of Marshville because it is currently allowed as a use by Special Use Permit in R-40, R-30, RA-20, LI, and HI; and that the request is reasonable to a common person, and that it is in the Public Interest because it was an oversight  
allows consistent rights w/ other similar districts*

### Text Amendment:

The Text Amendment should address the petition and may include any other reasonable changes as directed by the Town Council.

#### *Sample Text Amendment:*

*– motion by J. Rowell  
2nd – V. Morgan* *vote: unanimous*  
*I move to change the Town of Marshville Land Use Ordinance Table of Uses to allow, by Special Use Permit, Solar Energy Production Facilities (table of uses category: 17.500) in the RA-40 zoning district.*

Copy

12 September 2014

From: BG Stewart Solar Farm, LLC  
P.O. Box 16005, Bristol VA 24209

Contact: Tai McBride, 571-228-5105

To: Tonya Johnson  
Clerk  
Town of Marshville, NC

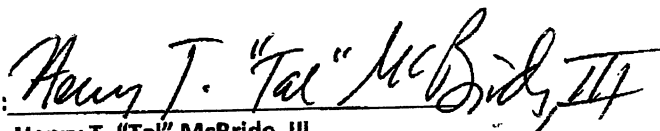
and

David Flowe  
Planning & Zoning Administrator  
Town of Marshville, NC

Petition for a Text Amendment to the existing Town of Marshville, NC Zoning Ordinance, section 17.500 – Solar Energy Production Facility

BG Stewart Solar Farm, LLC hereby petitions the Marshville Planning Board and the Town of Marshville, NC for a text amendment to the current zoning ordinance language in Section 17.500 to "change and correct an oversight error/omission in the current Town of Marshville, NC zoning ordinance language so as to also INCLUDE, permit, and allow, by Special Use Permit, 'Solar Energy Production Facility' on RA-40 zoned property".

Signed:



Henry T. "Tai" McBride, III  
Manager: BG Stewart Solar Farm, LLC  
Date: 9/12/2014

Cc: Fern Shubert, Town Manager, Town of Marshville, NC

Sworn to and subscribed before me this day by Tai McBride. I personally have knowledge of the identity of the principal.


Dated: 9-12, 2014

  
(Official signature of Notary)

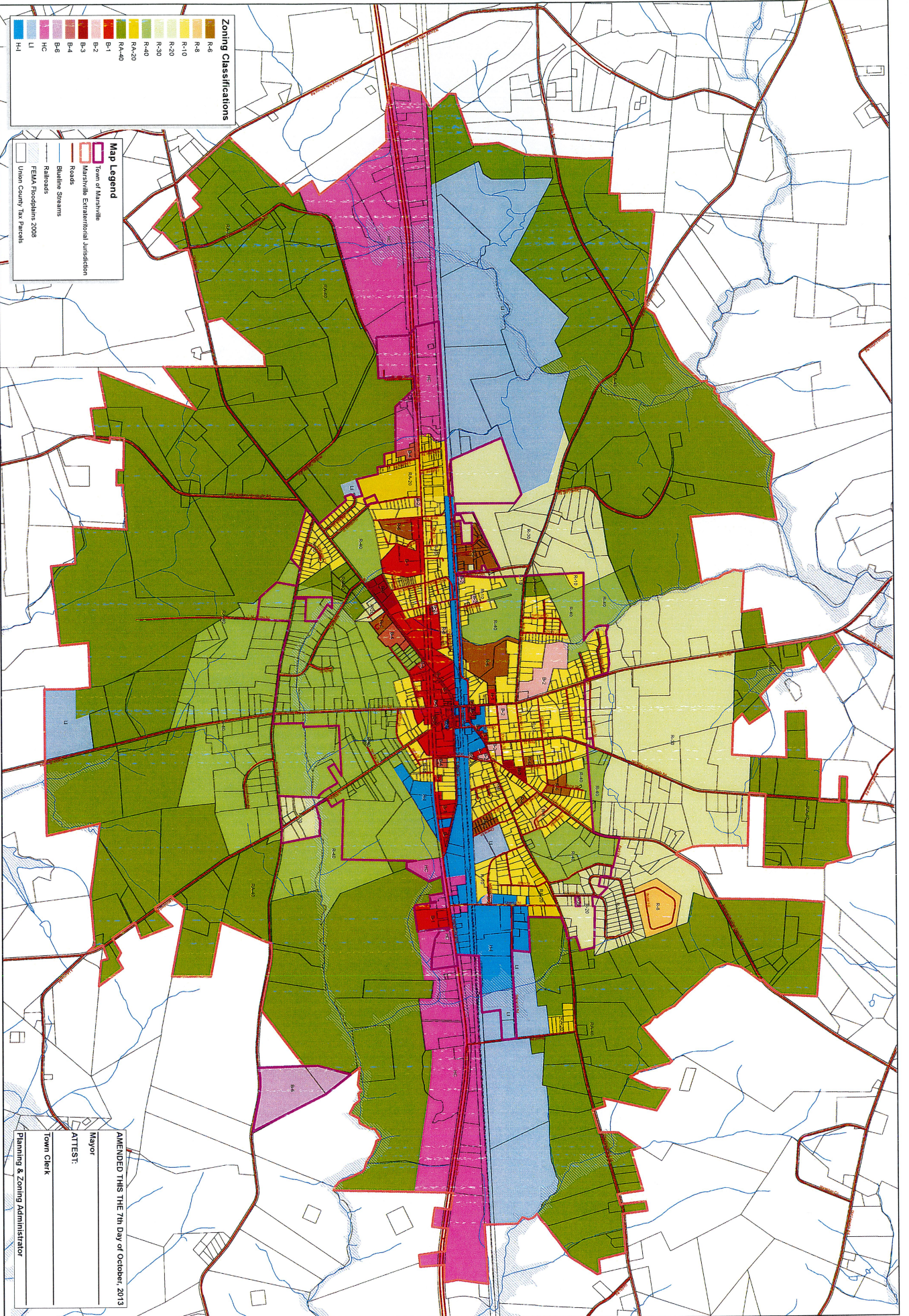


MARK ANTHONY PHILLIPS  
NOTARY PUBLIC 7535807  
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES NOVEMBER 30, 2018

  
Printed of Typed name





**Zoning Classifications**

R-6	R-8	R-10	R-20	R-30	R-40	RA-40	B-1	B-2	B-3	B-4	B-6	B-8	HC	U
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**Map Legend**

—	Town of Marshville
—	Marshville Extrajurisdictional Jurisdiction
—	Roads
—	Railroads
—	Blue-line Streams
—	FEMA Floodplains 2006
—	Union County Tax Parcels

**TOWN OF MARSHVILLE**  
 Town of Marshville  
 2013  
 Marshville, NC 28103

# Official Zoning Map

Adopted: April 6, 1998  
 Amended: October 7, 2013

0 600 1,200 2,400 3,600 4,800 Feet



AMENDED THIS 7th Day of October, 2013  
 Mayor  
 ATTEST:  
 Town Clerk  
 Planning & Zoning Administrator



# Town of Marshville Land Use Ordinance - Table of Uses

	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
<b>1.000</b>	<b>Residential</b>																	
1.100	Single-Family Residences																	
1.110	Single-Family Detached, one dwelling unit per lot																	
1.111	Site Built and Modular	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.112	Class A Mobile Homes	Z	S	S	S	S	S	S	S									
1.113	Through 1.115 Deleted December 5, 2005																	
1.120	Deleted February 7, 2005																	
1.200	Two-Family Residences																	
1.210	Two-Family Conversion	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.220	Primary Residence with Accessory Apartment		Z	S	S	Z	Z	S	Z	Z	Z	Z	Z	Z	Z	Z		
1.230	Duplex					S	S	S	S									
1.240	Two-Family Apartment					S	S	S	S									
1.300	Multi-Family Residences																	
1.310	Multi-Family Conversion		Z			Z	Z		Z	Z	Z	Z	Z	Z	Z			
1.320	Multi-Family Townhomes					S	S	S	S									
1.330	Multi-Family Apartments					S	S	S	S									
1.400	Homes emphasizing special services, treatment or supervision																	
1.410	Homes for Handicapped, aged or infirmed	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.420	Nursing care, intermediate care homes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
1.430	Child care homes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
1.440	Halfway houses		S			S							S		S			
1.500	Miscellaneous rooms for rent situations																	
1.510	Rooming houses, boarding houses		Z			S		S				Z	Z	Z		Z		
1.520	Bed and breakfast establishments	S	S	S		S	S	S	S	S	Z	Z	Z	Z		Z		
1.530	Tourist homes and other temporary residences renting by the day or week		Z			S		S				Z	Z	Z		Z		
1.540	Hotels, motels, and similar businesses or institutions providing overnight accomodations										Z	Z	Z	Z	Z	Z		
1.550	Fraternities, sororities, dormitories and similar housing							S								S		
1.600	Temporary Residences																	
1.610	Temporary emergency, construction and repair residences	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
1.620	Temporary dependent care residences	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
1.700	Home occupations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.800	Planned residential developments			D	D			D										
<b>2.000</b>	<b>Sales and Rental of goods, merchandise and equipment</b>																	
2.100	No storage or display of goods outside fully enclosed building																	
2.110	High volume traffic generation																	
2.111	Convenience stores		S								Z	S		Z	Z			
2.112	ABC Stores										Z	Z		Z	Z			
2.113	Other		S								Z	Z		Z	Z			
2.120	Low-volume traffic generation										Z	Z		Z	Z			
2.130	Wholesale sales													Z	Z		Z	Z
2.200	Storage and display of goods within and/or outside fully enclosed building allowed (12/3/2001)																	
2.210	High volume traffic generation										Z	Z	S	S	S	S	Z	Z
2.220	Low-volume traffic generation										Z	Z	S	S	S	S	Z	Z
2.230	Wholesale sales										Z	Z	S	S	S	S	Z	Z
2.300	Sales & Rental of goods, mdse & equipment in a manufactured home with no outside storage										S	S		S	S			



	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
<b>3.000</b>	<b>Office, clerical, research and services not primarily related to goods or merchandise</b>																	
3.100	<i>All operations conducted entirely within fully enclosed building</i>																	
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys and other professionals, insurance and stock brokers, travel agents, government office buildings, etc.										Z	Z	Z	Z	Z	Z		
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use										Z	Z	Z	Z	Z	Z		
3.130	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area										Z	Z	Z	Z	Z	Z		
3.200	<i>Operations conducted within or outside fully enclosed building</i>																	
3.210	Operations designed to attract and serve customers or clients on premises													Z				
3.220	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use													Z				
3.230	Banks with drive-in windows										Z	Z		Z	Z			
<b>4.000</b>	<b>Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment</b>																	
4.100	<i>All operations conducted entirely within fully enclosed building</i>																	
4.110	Majority of dollar volume of business done with walk-in trade		S								Z	Z		Z	Z	Z	Z	Z
4.120	Majority of dollar volume of business not done with walk-in trade		S											Z	Z	Z	Z	Z
4.200	<i>Operations conducted within or outside fully enclosed building</i>														S		Z	Z
4.300	<i>Portable sawmill operations</i>																	
4.310	Up to 50 H.P. saw		Z														Z	Z
4.320	50 H.P. and greater saw		S														Z	Z
<b>5.000</b>	<b>Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses</b>																	
5.100	<i>Schools</i>																	
5.110	Elementary and secondary (including associated grounds and	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
5.120	Trade or vocational schools										Z	Z		Z		Z		
5.130	Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, ect)															Z		
5.200	<i>Churches, synagogues and temples (including associated residential</i>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
5.300	<i>Libraries, museums, art galleries, art centers and similar uses</i>																	
5.310	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet	S	S	S	S	S	S	S	S	S	Z	Z	Z	Z	Z	Z		
5.320	Located within any permissible structure										Z	Z	Z	Z	Z	Z		
5.400	<i>Social, fraternal clubs and lodges, union halls, similar uses and entities holding not for profit events (12/3/2001)</i>		Z	S	S	S	S	S			Z	Z	Z	Z	Z	Z		

	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
<b>6.000</b>	<b>Recreation, Amusement, Entertainment</b>																	
6.100	<i>Activity conducted entirely within building or substantial structure</i>																	
6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities										Z			Z	Z	Z		
6.120	Movie theaters																	
6.121	Seating capacity of not more than 300										Z	Z		Z	Z	Z		
6.122	Unlimited seating capacity										Z	Z		Z	Z	Z		
6.130	Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people														Z	S		
6.200	<i>Activity conducted primarily outside enclosed buildings or structures</i>																	
6.210	Privately owned outdoor recreational facilities such as golf and country clubs, etc., (but not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	S	S	S	S	S	S	S	S	S	Z	Z	Z	Z	Z	Z		
6.220	Public owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, etc. not constructed pursuant to a permit authorizing the construction of another use such as a school	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
6.230	Privately owned outdoor recreational facilities																	
6.231	Golf driving ranges not accessory to golf courses, and Par 3		S											S	Z			
6.232	Miniature golf courses, skateboard parks, water slides, and similar uses													S	Z			
6.240	Horseback riding stables (not constructed pursuant to permit authorizing residential development)	Z	Z	S	S	S	S											
6.250	Automobile and motorcycle racing tracks																	S
6.260	Drive-in movie theaters													Z	Z		S	S
6.270	Campgrounds operated by private, non-profit entities																	
6.271	Recreational vehicle and cabins allowed		S												S			
6.272	Primitive camping	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
6.280	Privately owned for profit campgrounds (minimum 25 acres)		S												S			
<b>7.000</b>	<b>Institutional Residences or Care or Confinement facilities</b>																	
7.100	Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area													Z	Z	Z		
7.200	Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions		S			S	S	S	S	S				Z	Z			
7.300	Institutions (other than halfway houses) where mentally ill persons are confined													S				
<b>8.000</b>	<b>Restaurants, Bars, Night Clubs</b>																	
8.100	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure										Z	Z		Z	Z			
8.200	No substantial carry-out or delivery service, no drive-in service. Service or consumption outside fully enclosed structure allowed										Z	Z		Z	Z			

	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
8.300	Carry-out and delivery service, consumption outside fully enclosed structure allowed, but no drive-in service										Z	Z		Z	Z			
8.400	Carry-out and delivery service, drive-in service, service outside fully enclosed structure allowed										S	S		Z	Z			
<b>9.000</b>	<b>Motor Vehicle and Boat-Related Sales and Service Operations</b>																	
9.100	Motor vehicle and boat sales or rental or sales and service. Use in B-1 zone only upon property with frontage on U.S. Highway										S			S	Z			
9.200	Automobile service stations										S	S		Z	S			
9.300	Gas sales operations		S								Z	Z		Z	Z			
9.400	Automobile repair shop or body shop. Use in B-1 zone only upon property with frontage on a U.S. Highway		S								S			S	S		Z	Z
9.500	Car wash		S									S		Z	Z			
9.600	Motor vehicle and related sales, all vehicles and sales confined and transacted indoors. No outdoor storage allowed.										Z							
<b>10.000</b>	<b>Storage and Parking</b>																	
10.100	<i>Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related</i>										Z	Z	Z	Z				
10.200	<i>Storage of goods not related to sale or use of those goods on the same lot where they are stored</i>																	
10.210	All storage within completely enclosed structures											Z		Z	Z		Z	Z
10.220	Storage outside completely enclosed structures													S	S		S	S
10.300	<i>Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot</i>																	
10.310	Parking or storage is more than a minor and incidental part of the overall use														Z		Z	Z
10.320	Parking or storage is a minor and incidental part of the overall use		S									S		Z	Z		Z	Z
<b>11.000</b>	<b>Scrap Materials Salvage Yards, Junkyard, Automobile Graveyards</b>																	S
<b>12.000</b>	<b>Services and Enterprises Related to Animals</b>																	
12.100	Veterinarian		S											S	S			
12.200	Kennel		S											S	S			
<b>13.000</b>	<b>Emergency Services</b>																	
13.100	Police Stations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.200	Fire Stations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.300	Rescue Squad, Ambulance Service	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.400	Civil Defense Operation	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>14.000</b>	<b>Agricultural, Silvicultural, Mining, Quarrying Operations</b>																	
14.100	<i>Agricultural operations, farming (not exempt as bona-fide farms)</i>																	
14.110	Excluding Livestock	Z	Z	Z	Z	Z	Z										Z	Z
14.120	Including Livestock	Z	Z														Z	Z
14.130	Poultry, hog and rabbit meat production centers																	
14.131	On tracts of ten acres or more	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
14.132	On tracts of less than ten acres																	
14.200	<i>Silvicultural operations</i>	Z	Z	Z	Z	Z	Z	Z										
14.300	<i>Mining or quarrying operations, including on-site sales of products</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z
14.400	<i>Reclamation landfill</i>																	



	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
14.410	Less than one acre (non-commercial)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
14.420	One acre or greater		Z	S	S												Z	Z
<b>15.000</b>	<b>Miscellaneous Public and Semi-Public Facilities and Related Uses</b>																	
15.100	Post Office										Z	Z	Z	Z	Z	Z		
15.200	Airports and Airstrips																	
15.210	County owned or operated airport		S	S	S	S	S	S	S								S	S
15.220	Other Publicly owned or operated airport																S	S
15.230	Privately owned airport																S	S
15.240	Airstrip	S	S	S	S	S	S	S	S								S	S
15.300	Sanitary landfill																	
15.310	County owned or operated (3/8/2001)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
15.320	Other																	S
15.400	Military Reserve, National Guard Centers																S	S
15.500	Water Supply Reservoirs	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
15.600	Demolition landfill																	
15.610	Off-site waste disposal		S														S	S
15.620	On-site waste disposai	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>16.000</b>	<b>Dry Cleaner, Laundromat</b>										Z	Z		Z	Z	Z		
<b>17.000</b>	<b>Utility Facilities</b>																	
17.100	Neighborhood		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
17.200	Community or Regional		S														S	S
17.300	Wastewater treatment facilities owned or operated or by an agreement by the town (12/3/2001)	Z	Z	Z	S	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
17.400	Electric Substations	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
17.500	Solar Energy Production Facility			S	S	S											S	S
<b>18.000</b>	<b>Towers and Related Structures</b>																	
18.100	Towers and antennas fifty feet tall or less and receive only earth stations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
18.200	Towers and antennas more than fifty feet tall	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z
<b>19.000</b>	<b>Open Air Markets, (farm and craft markets, flea markets, produce markets)</b>		S								S	S		Z	Z			
<b>20.000</b>	<b>Funeral Home</b>										Z			Z				
<b>21.000</b>	<b>Cemetery and Crematorium</b>																	
21.100	Cemetery not on same property as church	S	S	S	S	S	S								S			
21.200	Cemetery on same property as church	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
21.300	Crematorium																S	S
<b>22.000</b>	<b>Nursery Schools; Day Care Centers</b>	S	S	S	S	S	S	S	S	S	Z	Z	Z	Z	Z	Z	S	S
<b>23.000</b>	<b>Temporary Structures Used in Connection with the Construction of a Permanent Building or for Some Non-Recurring Purpose</b>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>24.000</b>	<b>Bus Station; Train Station</b>										S			S	S			
<b>25.000</b>	<b>Commercial Greenhouse or Nursery</b>																	
25.100	No on-premises sales		Z	S	S	S					Z	Z		Z	Z		Z	Z
25.200	Sales of products grown on premises		Z	S	S	S					Z	Z		Z	Z		Z	Z
25.300	On-premises sales, including related accessory products		S								Z	Z		Z	Z		Z	Z
<b>26.000</b>	<b>Special Events</b>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>27.000</b>	<b>Combination Uses</b>	Z/S/D																
<b>28.000</b>	<b>Planned Unit Developments</b>	Permissible only in planned unit development districts (Subsection 138) with major development permit																
<b>29.000</b>	<b>Off Premises Signs</b>														Z		Z	Z
<b>30.000</b>	<b>Subdivisions</b>																	
30.100	Major	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
30.200	Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>31.000</b>	<b>Stockyards, slaughterhouses, rendering plants</b>																	



	USES DESCRIPTION	RC 80	RA 40	R 40	R 30	RA 20	R 20	R 10	R8	R6	B1	B2	B3	B4	HC	B6	LI	HI
<b>32.000</b>	<b>Agribusiness Uses</b>		S														Z	Z
<b>33.000</b>	<b>Planned Industrial Developments</b>	Permissible only in planned industrial districts (Subsection 137.b) with major development permit																
<b>34.000</b>	<b>Governmental Uses</b>										Z	Z	Z	Z	Z	Z	Z	Z
<b>35.000</b>	<b>Satellite Dish</b>																	
35.100	Satellite Dish 1.001 – 2 meters or less in diameter (39.371 inches to 78.74 inches)	Z	Z	Z	Z	Z	Z	Z	Z	Z	No permit required							
35.200	Satellite Dish 78.741 inches (6' 6.741") up to 14 feet in diameter	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>36.000</b>	<b>Electronic Gaming Operations</b>														S			
<b>37.000</b>	<b>Produce Stands</b>										Z	Z		Z	Z			

<b>KEY</b>	Z - Use by Right; Permit Issued by Zoning Administrator
	S - Special Use Permit Required from the Board of Adjustment
	D - Major Development Permit Required from the Planning Board
	ZD - A zoning permit shall only be required if less than five units on one lot; if five or more units are located on a lot, a major development permit shall be required.

## Planning Board

Planning Board Meeting 10-09-2014

Members Absent: Mandi Maske, Brian Weber

Pledge of allegiance

Nancy Ogburn mentions that Mandi Maske has had a surgery and Susan Drake thanks her.

Chair asks if everyone has read the minutes from the September 11 meeting, Nancy Ogburn mentions that she does not appear on the attendee list and was present, staff was directed to correct the draft of the minutes.

Nancy Ogburn Makes a motion to approve the minutes as amended Loraine Long second the motion to approve the minutes, all in favor.

The Chair reviews the memo regarding the expiration of terms and directs the members to request re-application if they would like to continue to serve. She mentions the ordinance stating that if a new appointment is not made, the members will continue to serve until a new appointment is made.

The Chair closes public comment, with no members of the public present.

The Chair opens the discussion of the petition for the Text Amendment regarding "Solar Energy Production Facilities" in the RA-40 district. She reviews the ethics of the role of the Planning Board and the purpose of the text amendment process. She directs the members to refer to technical staff if there are questions related to the ordinance.

Loraine Long had a question regarding the existing solar farm, and its jurisdiction. The Chair recalls that the existing solar farm was annexed in.

Nancy Ogburn mentions that you can already put land fills of all kinds, etc. and makes a motion to amend [it] to allow Solar farms to be built in R-40, and that they should be taken out of R-20 and other classes. The Chair clarifies that the Board is responding to a petition specifically regarding solar farms in RA-40, and that the board may consider any other matters at a future time. (7:34) The Chair mentions where they are already allowed with the special use permitting procedure.

Rusty Johnson mentions something he has been considering the history of the construction of the Table of Uses. He mentions that Diane [Dil] had an opinion that "even though it's got farm at the end of it, it's an energy producing [facility] and that instead of agricultural, it's more energy based." The Chair brings the board's attention to the list of allowable uses in RA-40 and states that agricultural uses are not the only type allowed in the district. The Chair recalls that Diane presented the board with a model from Gastonia. The Chair recalls that the omission may have been caused by differing zoning districts in the model ordinance. The chair recalls that the Board may also have considered the existing Table of Uses classifications to have accommodated the opinion of the Board at the time. (9:40) The Chair mentions that the philosophy of the Board doesn't always have to be related to 'the tax base' and that the ETJ is not taxed as in-town. She mentions that the County has jurisdiction beyond our ETJ, and that the Board has a responsibility to decide what would be best for the Town. She mentions that the Special Use permit will be the forum for decisions on case-by-case applications to be sure that everyone's rights are protected. She recalls that Diane omitted the RA-40 zone in error.

Rusty Johnson asks if there are less restrictions in the R-40 versus RA-40, related to farm uses. Staff recites the definition of the RA-40 zoning district. (11:50) Nancy Ogburn mentions that in RA-40 you can do mining and quarry operations without a special use permit, and that the Solar Energy Production Facility petition will require a special use permit, and that the special use permit gives the community oversight on individual projects. Nancy Ogburn makes a motion to allow Solar Farms in RA-40 with special use (14:35). Mark Traywick adds to the Chair's call for further discussion that there is ample room in the existing zones to accommodate the solar farms without adding the use to the RA-40 district. He goes on to say that the permanent nature of the large use could affect [the Town of Marshville's] growth potential over the next 25-30 years, and that this permanent installation is not like farmland that can be redeveloped into a number of configurations. Further, the solar farm is a 25-30 year plan, and it could cramp our potential growth. The Chair clarifies that the amount of land that would be consumed could stunt our ability to respond to growth. Nancy Ogburn states that each individual [special use] permittee must come before the board of adjustment and prove that it is not an issue. Mark Traywick mentions that the rezoning will allow all RA-40 zoned property to be eligible for the Special Use Permit. (17:41). The Chair clarifies that the board could also recommend the use as a Use-By-Right if the Board felt that was a more appropriate mechanism. Staff states that the Board must respond specifically to the petition. Staff recites the text of the petition and mentions that the Board has received draft Table of Use documents for review. The Chair concurs with staff after the reading.

Nancy Ogburn makes a motion, and the Chair requests more time for additional discussion. Rusty Johnson directs the Board's attention back to the definition of the RA-40 district and the definition of agribusiness and the philosophical distinction of where solar farms belong. The Chair requests staff recite the allowed uses in the RA-40 district. (20:09) Staff recites the Table of Uses as presented in the Draft Table of Uses prepared for the October 9<sup>th</sup>, 2014 Board meeting (staff notes this is a draft that is otherwise the active policy of the Town, and that it was prepared to demonstrate the inclusion of the Solar Energy Production Facility as a Special Use Permit in the RA-40 district). (ends (31:30))

The Chair notes that the actual Table of Uses is not confined to only agribusiness uses. Rusty Johnson mentions that the Board should look at the Table of Uses in the future. The Chair mentions that the current configuration of the district does not strictly adhere to the agribusiness definition, and that the zoning district definition to be expanded. Staff notes that the Board should make notes for the upcoming new draft ordinance. The Chair asks for a motion, staff notes that they believe the motion is now waiting on a second, and the Chair directs Nancy Ogburn to clarify the motion before a second is made. **Nancy Ogburn motions that Solar Farms be allowed in RA-40 with a special use permit, Loraine Long seconds. Nancy Ogburn – yay; Mark Traywick – nay; Loraine Long – yay; Richard Paschal – yay; Susan Drake – yay; Jerry Powell – nay; Rusty Johnson – nay; (34:51)**

The Chair mentions that this is a recommendation to Council. Staff notes that they will prepare a brief memo stating the position of the Board and requests a consistency statement. Staff directs the Board to the letter of the ordinance requesting a consistency statement with the Town's adopted Land Use Plans. (36:20) Staff directs the Board to consider the relevant plans adopted over the procedural history of the Town of Marshville. Nancy Ogburn recalls that the solar farm was a mistake that was left out of RA-40, Rusty Johnson mentions that he does not believe that it was a mistake, but is related to the way previous Town staff extracted the information from the Gastonia model ordinance. (37:31) Nancy Ogburn mentions what can be done in the RA-40 district, and staff notes the ordinance requirements. She mentions that the Landfill is a use by right in the RA-40. Richard Paschal clarifies the structure of the

consistency statement, and staff responds that it is an action of the board. A Board member asks if the current draft is relevant to the consistency statement and staff clarifies that since the plan was adopted by the Planning Board that it may be mentioned in the consistency statement. There is a lack of consensus on whether the 'new land use plan' has been adopted by the Town Board and staff is directed to find out. **The Chair requests a motion regarding the consistency statement. Richard Paschal makes the motion that the proposed change does follow the land use plan, and Nancy Ogburn seconds, six – yay; Rusty Johnson – nay.**

Staff will forward the recommendation to Council, and clarify with the Board to be sure that the reduction to writing is correct so that they can be added to the Public Hearing on the matter before the Town Board. (41:18)

Rusty Johnson mentions his outstanding question related to outside storage of retail goods stored in the Public Right of Way.

The Chair calls for materials to share for the enlightenment of the Board

**The Chair calls for adjournment, motion by Rusty Johnson, second by Loraine Long, all in favor. (42:07)**



### **Section 180F Produce Farms**

1. No produce, plants or related products shall be located within the town or state right-of way or in designated parking spaces or fire lanes;
2. Storage of goods in or sale of goods from trailer(s) on the site is prohibited.
3. The activity may not utilize on-site required parking spaces to conduct retail activities or storage;
4. No sales shall be conducted after 10:00 p.m. and prior to 7:00 a.m.;
5. Seasonal operation – may operate for up to six months per year
6. No music shall be produced on the site which music is audible beyond the property lines of the lot on which the sales are being conducted;
7. Any signs must meet the current standards of this ordinance and applicable sign permit requirements;
8. No additional lighting shall be allowed on the site;
9. Trailers or vehicles used to transport produce and materials to the site shall be concealed from observation from town streets and state rights-of-way;
10. Prior to issuance of a zoning permit, the applicant shall present a scaled site plan illustrating the location of all vendor display and storage areas, pedestrian circulation areas and ways, and location of required parking;
11. One off-street parking stall shall be required for each 300 square feet of occupied retail space. For purposes of this section, retail space shall be that area occupied for the display, sale or storage of goods;
12. The required parking shall not be allowed in public or private rights-of-way, fire lanes or travel lanes designated on approved site plan;
13. On-site garbage or trash receptacles must be provided and properly maintained at all times.

### **Section 180G Solar Energy Production Facility**

1. Setbacks
  - a. Ground mounted solar energy systems shall meet the minimum setback of fifty (50) feet from any property line. Ground mounted solar energy systems may not extend into the side yard or rear setback when oriented at minimum design tilt.
2. Height Restrictions

- a. Solar power system structures shall not exceed the height of twenty (20) feet.
- 3. Minimum Lot Size
  - a. The minimum lot size of a Solar Energy Production Facility is ten (10) acres.
- 4. Signage
  - a. Signage is not permitted on any Solar Energy Production Facility other than the manufacturer's label or sign. A Solar Energy Production Facility shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, or similar materials. The manufacturers and equipment information, warning or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- 5. Visibility and Buffering
  - a. The Solar Collection System shall be fully screened from adjoining properties and adjacent roads by a buffer. The location of this buffer area must take shading into account so it does not affect the system's efficiency. Screening, capable of providing year-round screening, must be provided along all sides.
- 6. Density
  - a. Solar panels and accessory structures such as buildings and road shall not cover more than 30% of parcel. Covering is defined as impervious surface, using the base support structure as the measure, rather than the panels themselves.
- 7. Installation and Design
  - a. All on-site utility and transmission lines shall, to the extent feasible, be placed underground.
  - b. All Solar Energy Production Facilities shall be designed and located in order to prevent reflective glare toward any inhabited buildings on adjacent properties as well as adjacent street rights-of-way.
  - c. A clearly visible warning sign concerning voltage must be placed at the base of all pad mounted transformers and substations.
  - d. All mechanical equipment shall be completely enclosed by a minimum eight (8) foot high fence with a locking gate, and provided with screening in accordance with the landscaping provisions.
  - e. A Solar Energy Production Facility shall not be constructed until a zoning permit has been approved.
  - f. All active solar systems shall meet all requirements of the North Carolina State Building Code
  - g. All photovoltaic systems shall comply with the National Electrical Code
  - h. Solar energy components must have a UL listing and must be designed with anti-reflective coating.
- 8. Parking
  - a. Solar Energy Production Facilities are exempt from any parking requirements if there is no commercial or office building component.
- 9. Use of Public Roads
  - a. The applicant shall secure all necessary approvals from the local government or the State Highway Division of access points for project roads and parking areas at the project site.
- 10. Decommissioning

- a. If the applicant ceases operation of the energy project or begins, but does not complete construction of the project, the applicant shall restore the site according to a plan approved by the planning authority.
- b. The Solar Energy Production Facility owner is required to notify the Town of Marshville immediately upon cessation or abandonment of the operation. The owner shall be responsible for the removal of the facility within six (6) months from the date the applicant ceases use of the facility or the facility becomes obsolete.
- c. Decommissioning shall include the removal of panels, building, cabling, electrical components and any other structures or equipment. Any earth disturbance as a result of the removal of the ground solar energy system shall be graded and reseeded.

#### 11. Site Plan

- a. A site plan must be submitted with the application for a Special Use Permit denoting all property lines, all dimensions of the parcel, proposed location of solar collection equipment (arrangement of panels), distance from the proposed area to all property lines and location of all driveways. The plan must include all structures such as substations, inverter, transformers and existence of overhead and underground utility and transmission lines. Site plan must also include buffers and fencing.

**TOWN OF MARSHVILLE  
NORTH CAROLINA**

for Meeting December 8<sup>th</sup>, 2014  
Mailed on 11-25-2014

List attached

Letter attached

NCGS Reference Page

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that she has this day served upon the party(ies) named below a NOTICE OF REZONING PUBLIC HEARING, a copy of which is attached, by depositing the same in the United States Mail, First Class, postage prepaid, addressed as follows:

**SEE ATTACHED**

**(LIST OF PROPERTY OWNER AND ADJOINING PROPERTY OWNERS)**

The same being the last known address of the said property owners contained in the records of the Town at the time of application.

  
David Flowe, Planner

25th RR

November 25, 2014

Date

Town of Marshville  
201 West Main Street  
Marshville, NC 28103  
(704) 624-2515

Attest:

  
\_\_\_\_\_

Date:

11/25/14  
\_\_\_\_\_



STĘMBOROWSKI EDWARD  
SHEILA E JEFFREY  
1053 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

TRIFON ROY DARRELL  
TRIFON MARLINDE FAULKNER  
1061 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

HELMS WILLIAM CALVIN &  
JANIE HELMS WEBB  
3515 OLD MONROE-MARSHVILLE RD  
WINGATE, NC 28174

SNODGRASS NATHANIEL L  
STEIMER STEPHANIE  
1311 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

RORIE JAMES CALVIN & WIFE  
DELPHINA  
1413 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

RORIE JAMES CALVIN & DELPHENIA  
MCGEE  
1413 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

STATON HUBERT CARROLL  
STATON WANDA T  
1513 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

EDWARDS MARSHALL J & ELIZABETH T  
1607 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

EDWARDS PAMELA  
1523 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

GRASSO ORLANDO MARCO & CRYSTAL  
MARIE  
1613 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

EDWARDS DELORES NASH  
1623 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

PYRAMID LAND & CATTLE CO LLC  
4221 CHESHIRE GLEN DR  
MONROE, NC 28110

BRANCH BANKING AND TRUST  
COMPANY  
PO BOX 167  
WINSTON SALEM, NC 27102

NASH NANCY R  
GADDY MAX  
672 GADDYS FERRY RD  
POLKTON, NC 28135

TRULL JEFFREY S & WIFE ANGELA M  
1620 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

EDWARDS MARSHALL J & WIFE  
ELIZABETH  
1607 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

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NEWTON KIMBERLY S  
1416 OLD PEACHLAND ROAD  
MARSHVILLE, NC 28103

AMIDON JULIANNE C  
1422 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

WARD BYRON J & WIFE JOAN WARD  
1300 STEGALL RD  
MARSHVILLE, NC 28103

HUNNICUTT ELDIS L  
1312 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

POWELL JERRY L & WIFE JOYCE S  
1330 STEGALL RD  
MARSHVILLE, NC 28103

PARKER PAUL NORRIS  
1305 OLD PEACHLAND RD  
MARSHVILLE, NC 28103

BAPTIST CHILDRENS HOME OF NC  
P O BOX 338  
THOMASVILLE, NC 27361

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201 W MAIN ST  
MARSHVILLE, NC 28103

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HORACE CRESFUL W JR  
P O BOX 625  
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MARSHVILLE, NC 28103

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MARSHVILLE, NC 28103

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PENFIELD, NY 14526

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STUMPF JIM  
1220 HAMILTON CROSSROADS  
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GRIFFIN LUCY J  
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MARSHVILLE, NC 28103

STUMPF JIMMY M & WIFE PATRICIA  
1220 HAMILTON CROSSROADS  
MARSHVILLE, NC 28103

GADDY TIM W  
1126 HAMILTON CROSSROADS  
MARSHVILLE, NC 28103

STEWART ALFRED B & BEVERLY T  
3624 LITCHFIELD RD  
CHARLOTTE, NC 28211

MCRAE PHILLIPS L & ALECIA S  
1323 MARSHVILLE OLIVE BRANCH RD  
MARSHVILLE, NC 28103

STEWART JOSEPH BRIAN &  
AMANDA A HELMS  
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STEWART WILLIAM M & MELANIE C  
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COLLINS DEBBIE W STEWART TRUSTEE  
&  
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1108 HAMILTON CROSSROADS  
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GREEN MARGARET W  
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HUDSON, NC 28638

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STEGALL MICHAEL LYNN  
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DEBRA H  
1025 OLD PEACHLAND RD  
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STEGALL JOHNNY ALBERT & DEBRA  
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HAIG  
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PRES' ^R BONNIE TAYLOR  
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TRUSTEE  
JACQUELYN C TRUSTEES  
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WIFE ANNETTE D  
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TURNER MARY ANN TRUSTEE  
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HORNE FRANCES S TRUSTEE  
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RUSHING DAVID M & WIFE MARSHA H  
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WHITLEY LINDA SUE MILLS REVOCABLE  
LIVING TRUST  
920 LANDSFORD RD  
MARSHVILLE, NC 28103

DEESE CLINTON DOUGLAS  
930 LANDSFORD RD  
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CUDDY SALLY  
1034 GREEN ACRES RD  
MARSHVILLE, NC 28103

YOUNG JANICE JORDAN & PATTI  
JORDAN C  
125 ELIZABETH DR  
WHITEVILLE, NC 28472

YOUNG JANICE JORDAN & PATTI  
JORDAN COURTNEY %JANICE J YOUNG  
125 ELIZABETH DR  
WHITEVILLE, NC 28472

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DEESE BRENDA  
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TRAYWICK JASON D  
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BRENDA D HELMS TRUSTEE  
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MARSHVILLE, NC 28103

HELMS ANTHONY CHASS & WF JULIE M  
1142 HWY 205  
MARSHVILLE, NC 28103

GARLAND POST #9751 V F W  
% HENRY F ROSS  
P. O. BOX 24  
MARSHVILLE, NC 28103

HELMS SAMUEL CLINT TRUSTEE  
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BEAVER CARLA LYNN  
1144 HWY 205  
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BEAVER CARLA H & GERALD W BEAVER  
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HARGETT ROBERT SCALES JR &  
WIFE JOHNNIE S  
602 N ELM ST  
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SHOLAR JEFFERY S & WIFE GIGI H  
801 CLOVER LEAF RD  
MARSHVILLE, NC 28103

TOMPKINS ROBERT JR & WIFE LORI  
605 CLOVERLEAF RD  
MARSHVILLE, NC 28103

ROSS HERBERT AND SARAH FAMILY  
LIMITED PARTNERSHIP  
712 CLOVER LEAF RD  
MARSHVILLE, NC 28103

PHIFER GARY V  
812 CLOVER LEAF RD  
MARSHVILLE, NC 28103

JOHNSON DAVID E & WIFE SHARON R  
JOH.  
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POTTER WILLIAM M JR & PATRICIA S  
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MARSHVILLE, NC 28103

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MULLIS BRETT NELSON  
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ALLIS  
1148 HWY 205  
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BROWER ROBIN D  
515 CLOVER LEAF RD  
MARSHVILLE, NC 28103

GRIFFIN WILLIAM IRVIN  
GRIFFIN DIANE STEGALL  
6705 AUSTIN GROVE CHURCH RD  
MARSHVILLE, NC 28103

SILSBY GARY T & TERI L  
6709 AUSTIN GROVE CHURCH RD  
MARSHVILLE, NC 28103

TAYLOR DORIS ROBERTA  
805 OLD PAGELAND MARSHVIL  
MARSHVILLE, NC 28103

WIESENDANGER FRITZ E  
P O BOX 117  
MARSHVILLE, NC 28103

PENNIGAR GARY G &  
MARJORIE P PENNIGAR TRUSTEES  
915 DOCTOR BLAIR RD  
MARSHVILLE, NC 28103

WIESENDANGER FRITZ W  
P O BOX 117  
MARSHVILLE, NC 28103

HANEY VERNON ROSS  
623 OLD PAGELAND MARSHVILLE RD  
MARSHVILLE, NC 28103

LOVE PHYLLIS A  
611 OLD PAGELAND MARSHVILLE RD  
MARSHVILLE, NC 28103

ROSSETTI MICHAEL W & MARGARET R  
1703 OLD HWY 74  
MARSHVILLE, NC 28103

WAMPLER FOODS INC  
TAX DEPT  
P O BOX 93  
PITTSBURG, TX 75686

HELMS EDDIE CLYDE  
6912 FOUNTAIN HILL CHURCH  
MARSHVILLE, NC 28103

FIRST BAPTIST CHURCH OF  
MARSHVILLE  
PO BOX 667  
MARSHVILLE, NC 28103

EDDINS ODIS KENNETH & WF MARLENE  
C E  
WIFE MARLENE C EDDINS  
128 RIDGE RUN  
MARSHVILLE, NC 28103

GRIFFIN W IRVIN & WF DIANE S  
6705 AUSTIN GROVE CHURCH RD  
MARSHVILLE, NC 28103

PERRY STEPHEN WAYNE TRUSTEE  
6421 AUSTIN GROVE CHURCH RD  
MARSHVILLE, NC 28103

APPENZELLER MARGARET LITTLE ETALS  
5704 OLD OAK RIDGE RD  
GREENSBORO, NC 27410

APPENZELLER HERBERT T JR & WIFE  
KATH  
P O BOX 763  
WINGATE, NC 28174

STATON JERRY NEAL & WF LOU ANNE  
4709 PHIFER RD  
MARSHVILLE, NC 28103

IVEY WILLIAM MARTIN & WF DONNA  
M  
4616 PHIFER RD  
MARSHVILLE, NC 28103

STRYKER BETTY IVEY CLIVE & NORMAN  
4619 PHIFER RD  
MARSHVILLE, NC 28103

IVEY WILLIAM MARTIN JR  
5303 HWY 205  
MARSHVILLE, NC 28103

IVEY CHARLES W  
4620 PHIFER RD  
MARSHVILLE, NC 28103

BRADLEY MARK A & WIFE CLAIRE M  
820 OLD PAGELAND MARSHVILLE  
MARSHVILLE, NC 281030000

HIGH MARY LOUISE  
1207 OLD HWY 74  
MARSHVILLE, NC 28103

HELMES CAROLE P TRUSTEE  
122 OLD HWY 74  
MARSHVILLE, NC 28103

JONES SUSAN H  
703 HELMS EFIRD RD  
MARSHVILLE, NC 28103

CW INVESTMENTS FAMILY LIMITED  
PARTNERSHIP  
5086 BROCKS MILL RD  
CHERAW, SC 29520

JAMES ROGER L & WIFE CYNTHIA L  
P O BOX 695  
WINGATE, NC 28174

JAMES ROGER L & CYNTHIA L  
BOX 695  
WINGATE, NC 28174

SANCHEZ-BERISTAIN JOSE A ET AL  
1504 OLD HIGHWAY 74  
MARSHVILLE, NC 28103

JAMES EARL TRUSTEE & JANICE L  
JAMES  
TRUSTEE  
1421 OLD HWY 74  
MARSHVILLE, NC 28103

LONG ROGER D & RHONDA J  
1511 OLD HWY 74  
MARSHVILLE, NC 28103

JAMES EARL TRUSTEE &  
JANICE L JAMES TRUSTEE  
1421 OLD HWY 74  
MARSHVILLE, NC 28103

GRIFFIN TODD RANDALL  
PO BOX 88  
POLKTON, NC 28135

STEWART BONNIE G  
1514 OLD HIGHWAY 74  
MARSHVILLE, NC 28103

PARKER BETTY ANGELA  
308 PHILLIPS SANDERS RD  
MARSHVILLE, NC 28103

GRIFFIN HELEN T TRUSTEE  
PO BOX 664  
MARSHVILLE, NC 28103

DAVIS JOSEPH THERON & WIFE DAWN  
M  
P O BOX 501  
MARSHVILLE, NC 28103-0501

BLACK MARY KATHERINE R  
WHITLOCK SUSAN R  
282 SALUDA ISLAND ROAD  
PROSPERITY, SC 28078

CARPENTER COREY L  
CARPENTER ASHLYN S  
612 OLD PAGELAND MARSHVILLE RD  
MARSHVILLE, NC 28103

PIGG MARGARET F  
618 OLD PAGELAND MARSHVIL  
MARSHVILLE, NC 281030000

HOUGH NANCY  
10029 FIRESIDE LN  
CHARLOTTE, NC 28215

HATLOCK JANET WILLIAMS & TERRY  
W  
814 OLD PAGELAND-MARSHVILLE RD  
MARSHVILLE, NC 28103

HAIGLER POLLY GORDON  
521 HELMS- EFIRD RD  
MARSHVILLE, NC 28103

PRESSLEY GREGORY N & MARLA L  
6210 AUSTIN GROVE CHURCH RD  
MARSHVILLE, NC 28103

NC DEPARTMENT OF  
TRANSPORTATION  
ATTN: RIGHT OF WAY DEPT  
206 CHARTER ST  
ALBEMARLE, NC 28001

RIVERS EDWARD E & PAMELA D  
PO BOX 997  
WINGATE, NC 28174

PHIFER C BRUCE HEIRS %JOHNNY C  
PHIFE  
% JOHNNY C PHIFER  
707 FOREST HILL SCHOOL RD  
MARSHVILLE, NC 28103

JOHNSON ROGER R & WIFE LISA I  
4525 PHIFER ST  
MARSHVILLE, NC 28103

PHIFER JOHNNY C & WF YVONNE H  
4401 QUAIL RIDGE DR  
CHARLOTTE, NC 28227

SIMPSON WILLIAM LARRY  
PO BOX 326  
MARSHVILLE, NC 28103

BAUCOM BERNICE H  
4422 PHIFER RD  
MARSHVILLE, NC 28103

CARRIKER BARNEY BUREN TRUSTEE  
4414 PHIFER RD  
MARSHVILLE, NC 28103

HORNE BRADLEY C & DEBORAH D  
1112 OLD HWY 74  
MARSHVILLE, NC 28103

DAY HELENA M  
1112 OLD HWY 74  
MARSHVILLE, NC 28103

AUTRY PAUL  
403 SECREST AVE  
MONROE, NC 28110

EFIRD JOYCE L  
1131 OLD HWY 74  
MARSHVILLE, NC 28103



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WALDEN IRA JR & MARY EDITH  
419 FOREST HILLS SCH RD S  
MARSHVILLE, NC 28103

WALDEN DAVID MICHAEL  
413 FOREST HILLS SCHOOL RD  
MARSHVILLE, NC 28103

HAIGLER ROGER N & WF CYNTHIA H  
405 FOREST HILLS SCHOOL RD  
MARSHVILLE, NC 28103

CW INVESTMENTS FAMILY LIMITED  
PARTNERSHIP  
5086 BROCKS MILL RD  
CHERAW, SC 29520

NEWSOME ANDY S  
NEWSOME MONICA  
621 HELMS EFIRD RD  
MARSHVILLE, NC 28103

HAIGLER JIMMY & WIFE JULIA  
423 HELMS EFIRD RD  
MARSHVILLE, NC 28103

DEESE CURTIS EUGENE  
DEESEE MARY N  
716 HELMS EFIRD RD  
MARSHVILLE, NC 28103

DEESE JIMMY L & TERESA D  
714 HELMS EFIRD RD  
MARSHVILLE, NC 28103

HAIGLER JIMMY LEE  
HAIGLER JULIA P  
423 HELMS-EFIRD RD  
MARSHVILLE, NC 28103

C W HORNE FAMILY LIMITED  
PARTNERSHIP  
7318 E MARSHVILLE BLVD  
MARSHVILLE, NC 28103

HENRY GARY W  
1605 HASTY RD  
MARSHVILLE, NC 28103

HENRY GARY W MD  
1605 HASTY RD  
MARSHVILLE, NC 28103

GOMEZ SALVADOR  
805 LANDSFORD RD  
MARSHVILLE, NC 28103

GRIFFIN JOHN CLINTON HEIRS  
412 NORMA ST  
MARSHVILLE, NC 28103

PATEL KIRITKUMAR B  
7126 E MARSHVILLE BLVD  
MARSHVILLE, NC 28103

RHOLLY JOSHUA C & WIFE CONNIE M  
P O BOX 644  
MARSHVILLE, NC 28103

HOWIE MERCY LYNN  
608 W PHIFER ST  
MARSHVILLE, NC 28103

TAYLOR BENNETT WILSON JR  
TAYLOR ELAINE G  
227 LAMPLIGHTER LANE  
MT HOLLY, NC 28120

VARADY ERIC & WIFE CHRISTINE  
444 NEWHEARTH CIR  
WINTER GARDEN, FL 34787

HORNE ENTERPRISES LLC  
PO BOX 647  
MARSHVILLE, NC 28103

CATTIER JOHN  
CATTIER DAWN  
611 MORGAN PL  
MARSHVILLE, NC 28103

CAROLINA WOOD PRODUCTS OF  
MARSHVILLE INC  
P O BOX 523  
MARSHVILLE, NC 28103

DAISY HOLMES  
1007 CURTIS ST  
MONROE, NC 28112

CAUTHEN RICKY M  
614 MORGAN PL  
MARSHVILLE, NC 28103

HORNE RANDALL R TRUSTEE  
HORNE IRIS B TRUSTEE  
815 DR BLAIR RD  
MARSHVILLE, NC 28103

MARSH MARTHA PAULINE G  
6335 AUSTIN GROVE CH RD  
MARSHVILLE, NC 28103



**A Special Meeting of the Town Council will be held on Monday, December 8<sup>th</sup>, 2014 at 6:30pm to discuss the following petition at Town Hall**

**TOWN OF MARSHVILLE**  
 2013 WILSON ST  
 MARSHVILLE, NH 03055

**Official Zoning Map**  
 Adopted: April 6, 1998  
 Amended: October 7, 2013

**Zoning Classifications**

PA
PA-1
PA-2
PA-3
PA-4
PA-5
PA-6
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**Map Legend**

- Town of Marsville
- Unincorporated Colonies (Not in NH or N.H. Code)
- Roads
- Highways
- Interstate
- PFMA (Publicly Owned)
- Union County Tax Lands

**AMENDING THIS THE 10th Day of October, 2013**

**Mayor** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**Town Clerk** \_\_\_\_\_

**Planning & Zoning Administrator** \_\_\_\_\_

**Scale:** 0 620 1,230 2,460 3,690 4,920 Feet

**North Arrow**

Sincerely, your Zoning Administrator,

David C. Flowe  
Town of Marshville, NC  
704-624-2515

## **Special Meeting Notice Marshville Town Council**

Pursuant to North Carolina General Statute 160A-71(b) and in accordance with the Town of Marshville Code of Ordinances, notice is given that a Special Meeting of the Marshville Town Council is scheduled for Monday, December 8, 2014 at 6:30 pm at Marshville Town Hall, located at 201 West Main Street, Marshville, NC for the purpose of:

- A Public Hearing and possible action concerning a petition to amend the RA-40 Zoning District to include, permit, and allow, by Special Use Permit, “Solar Energy Production Facility” on RA-40 zoned property. All development in the Town of Marshville, NC and the Extraterritorial Jurisdiction is required to meet the requirements of the Town of Marshville, NC Zoning Ordinance before a Certificate of Occupancy can be issued.

Posted, this the 2nd day of December, 2014.

Tonya Johnson  
Town Clerk