



Town of Marshville Town Council Public Hearing and Regular Meeting

Monday, October 5, 2020 7:00 PM

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

Public Hearing and Regular Meeting Minutes (Zoom Meeting)

In Attendance: Mayor Larry Smith, Mayor Pro-tem Virginia Morgan, Council Members Margaret Bivens, Ernestine Staton, Paulette Blakeney, Gary Huntley

Staff in Attendance: Town Manager Franklin Deese, Town Clerk Ann Sutton, Town Attorney Bobby Griffin via Zoom, Police Chief Matt Tarlton, Carina Sariano Planning Director

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.

Public Hearing

Call to Open Public Hearing: A motion was made by Council Member Bivens to open the Public Hearing. The motion was seconded by Council Member Blakeney. All ayes.

No public comments were offered to be read.

Carina Soriano, Planning Administrator, began by reminding the Council that they had in their agenda packet the review of the 160D changes for the Marshville Development Ordinance. These amendments became effective June 23, 2020 by the State of North Carolina. However, a deadline of July, 2021 was given to municipalities to incorporate the amendments into the town ordinances.

Also, in the agenda packet for the Public Hearing are documents showing the activities of the Code Enforcement Officer and the Planning Administrator.

Ms. Saoriano directed the council to the documents concerning changes to the MDO as directed by the State. She turned the discussion over to Richard Flowe with N-Focus. Mr. Flowe is responsible for the changes in the town MDO per the amendments ordered by the State. 160D is a compilation of the Planning and Development Statues as developed by the State of North Carolina. Many of the original statues that began in 1950 have been amended over the years and had become very difficult to understand due to all the changes. The new 160D amendments will make the Planning and Development Statues easier to understand. Mr. Flowe gave Council a brief overview of each amendment.

Carina Soriano opened a discussion on a permit request for 1027 Florest Drive. The house at this location burned down. The plans for rebuilding the structure do not meet our current requirements for the zoned area. The Planning Board recommended and approved a nonconformity text amendment. The Council was asked to consider the adoption of the nonconformity text amendment.

A motion was made by Council Member Staton to closed the Public Hearing. A second to that motion was made by Mayor Pro-tem Morgan. All ayes. 8:00pm

Regular Meeting

Opening of Regular Meeting: A motion was made by Council Member Staton to open the Regular Meeting and was seconded by Mayor Pro-tem Morgan. All ayes.

Adoption of Regular Meeting Agenda: A motion was made by Mayor Pro-tem Morgan to adopt the agenda for the Regular Meeting. A second to that motion was made by Council Member Staton.
All ayes.

Consent Agenda: A motion was made to adopt the Consent Agenda by Mayor Pro-tem Morgan and a second was made by Council Member Huntley. All ayes.

Presntation Concerning Natural Gas Installation: A presentation by the Monroe Engineering Manager, Robert Miller, was given. Mr. Miller said the natural gas line installation was 72% complete. 5.8 miles of pipe is in the ground with 2 miles remaining. They are behind schedule due to COVID 19, ground conditions, and contractor performance. All should be completed in January of 2021. Mr. Miller discussed the fee schedule. There is only one fee schedule that applies to both residential and commercial. The fees for the Town of Marshville are the same as the fees for Monroe and Mineral Springs. Mr. Deese asked if there are any other gasline plans for the Town of Marshville in the current Capital Plan. There are not. Mr. Miller also addressed the possibilities of the pipeline coming down Main Street and Union Street. Mr. Miller said that construction on Main Street and Union Street would be at a significant cost. There would need to be enough customers in need of gas to offset the cost. Mayor Smith asked if we were to reach out to the downtown and get enough interest in natural gas, could that be considered by Monroe to help “jump start” the study of bringing natural gas to the downtown area. Mr. Miller agreed that would be a start, and that Monroe would be glad to help in any way. Mr. Miller discussed the sign-up process. Two phone numbers were given for citizens to call: 704-282-4600 and 704-282-4511. Once citizens apply, Monroe will come out to the business or home to determine what appliances could use gas in those places. Rebates would be available for citizens who want to change appliances to gas appliances. Mr. Miller said that Monroe has sent educational materials to citizens and business in the area. Mr. Miller was thanked for his information.

Discussion/Action of Main Street District Nuisance Code: Mr. David Williams created the language for this ordinance. This ordianance is for the Main Street District Zoning only. The goal of this ordinance is to address trash on sidewalks or any item that might cause harm to a citizen. The Town will be able to require the removal of the obstruction within 24 hours. A Public Hearing will be required prior to the adoption of the new ordiance.

Closed Session per General Statute 143-318.11 (a)5: Motion made by Mayor Pro-tem Morgan to go into Closed Session concerning park property negotiations. This was seconded by Council Member Staton. All ayes. 8:40 pm

Closed session ended at 8:50 pm.

Reopen Regular Meeting:

Manager's Report: Nothing more to report.

Council Member Comments:

Council Member Bivens asked for all to be safe.
Council Member Blakeney asked for all to stay safe.
Council Member Huntley asked for all to stay safe.
Council Member Staton had no comments.
Mayor Pro-tem Morgan had no comments.

Mayor's Comments:

Mayor Smith request that all press forward for good things to happen for the town.

A motion was made by Mayor Pro-tem Morgan to adjourn the meeting. A second to that motion was given by Council Member Staton. All ayes. 8:55 pm

Approved this ____ day of _____, 2021 by

Mayor Larry Smith

ATTEST:

Town Clerk, Ann Sutton