
TOWN OF MARSHVILLE

est. 1877

**TOWN COUNCIL PUBLIC HEARING & WORK SESSION
MONDAY, JANUARY 19, 2021 - 7 PM
MARSHVILLE TOWN HALL**

PUBLIC HEARING - ZOOM

Council Members Present: Mayor Pro-tem Virginia Morgan, Council Members Paulette Blakeney, Ernestine Staton, and Gary Huntley. Council Member Margaret Bivens by Zoom. Mayor Larry Smith by Zoom.

Staff Present: Town Manager Franklin Deese, Town Clerk Ann Sutton, Chief of Police Matt Tarlton, and Planning Administrator Carina Soriano.

Public Hearing Called to Order: Mayor Pro-tem Morgan called the meeting to order.

Invocation: Given by Council Member Gary Huntley.

Pledge of Allegiance: Given by all.

Public Comments Via Email: Mr. and Mrs. Barry Rushing, 307 Elm Street Marshville.

From Eric and Nancy Bezant: (We are not saying yes or no to the Town's proposal at this point; we are merely seeking information.)

Questions were answered by Planning Administrator Carina Soriano:

1. What is the full map of the proposed business periphery? I can provide this/it will be shown during the presentation to Council.
2. Currently, who or what types of entities have approached the Town to purchase peripheral property? None that I am aware of.
3. Is there a member of the Union County Zoning Department at this meeting? No-this matter has nothing to do with Union County zoning.
4. What percentage of residents within the periphery are needed for your proposal to be accepted or declined? Can you please elaborate? (In the meeting). Technically, no percentage is needed-it is up to Town Council whether they want to approve this. However, if there are strong feelings one way or another from residents, I think that their opinions would be taken into account by Council.
5. In a mix, are there considerations for limited traffic, changes to streets and sidewalks, new speed bumps, allowed fencing, types of vehicles, types of structures, and noise? Not sure exactly what the question is, but from the rezoning angle, no. This change to the Main Street Periphery zoning district is solely designed to allow for more permitted uses for more small businesses.

6. Will non-business residencies in the mix have property taxes assessed as they currently are? I do not do tax assessment so therefore am uncertain as to how this zoning would affect property taxes. I do not think it would change residential property taxes though. We may have more questions - thank you!

Deedra Paschal of 326 Cross Street asked how the rezoning would affect dwellings as they are. Will there any restrictions be imposed on what an owner can do with his/her property? Planning Administrator Soriano said there would be no restrictions. Current residents will see no change.

Consideration of Zoning Map Amendments to the Town of Marshville Official Zoning Map: Planning Administrator Soriano referred all to their agenda packet with the new zoning information. She referred to the recommended changes for the Main Street Transitional District to the Main Street Periphery Zoning District. Today's Public Hearing was to discuss and consider the changes shown on the map presented and the uses listings of the districts.

Close of Public Hearing: A motion was made to close the Public Hearing by Council Member Staton, and the motion was seconded by Council Member Huntley. All ayes.

WORK SESSION

Opening of Work Session Meeting: A motion was made by Council Member Huntley with a second by Council Member Staton to open the Work Session Meeting.

Adoption of Agenda: Council Member Huntley made a motion to adopt the agenda. A second was made by Council Member Staton. All ayes.

Presentation of 2019-2020 Financial Statements by Town Auditor Eddie Carrick: Mr. Carrick said that his firm has given the Town of Marshville a clean opinion for our 2019-2020 Financial Statements. He also directed Council to the Manager's Discussion and Analysis. Mr. Carrick said interested people would find information on where the Town was in the past, present, and where it is going in the future.

Closed Session per GS 143-318.11(a)(5) to instruct staff concerning negotiation position pertaining to parcels 02114148, 02114148A80, 02114148B and C (Park Land)

Motion to go into Closed Session made by Council Member Staton. A second to the motion was given by Council Member Blakeney. All ayes

Motion to move out of Closed Session given by Council Member Staton. The motion was seconded by Council Member Huntley. All ayes 8:09 pm

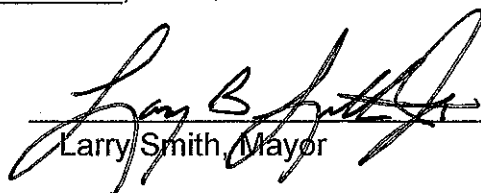
Discussion/Action from Closed Session: No discussion or action.

Adjournment: Motion to adjourn Work Session was given by Council Member Huntley and seconded by Council Member Staton. All ayes. 8:11 pm

Minutes approved this 5th day of April, 2021.

ATTEST


Ann Sutton, Town Clerk


Larry Smith, Mayor