

**Town of Marshville
Town Council Meeting
Tuesday, January 19, 2016
Marshville Town Hall
201 W. Main St., Marshville**

Public Hearing

Council Members Present: Mayor Deese, Mayor Pro-Tem Morgan, Council Members Rowell, Carpenter, Bivens and Staton

Staff Present: Town Manager, Fern Shubert; Town Clerk/Finance Officer, Tonya Johnson; Planning, Zoning and Subdivision Administrator, Richard Flowe

Call to Order/Invocation/Pledge of Allegiance

The meeting was called to order at 7:00 pm by Mayor Deese. Mayor Deese stated that the purpose of this special meeting is to receive input from the public regarding the Marshville Development Ordinance and new Zoning Map. The invocation was offered by Council Member Staton. The Pledge of Allegiance was given by everyone.

Adoption of the Meeting Agenda

Council Member Rowell moved to adopt agenda as presented. The motion was seconded by Council Member Staton and passed by unanimous vote.

Public Hearing regarding the proposed Marshville Unified Development Ordinance & Zoning Map

Open Public Hearing

Council Member Rowell made a motion to open the public hearing. The motion was seconded by Mayor Pro-Tem Morgan and passed by unanimous vote.

Presentation of information - *Richard Flowe, Planning, Zoning and Subdivision Administrator*

Mr. Flowe stated that he has been working for Marshville for approximately three years and provided an overview of what he has been working on over those past three years. He stated the he does not anticipate any action tonight.

Mr. Flowe provided a brief explanation of the process leading up to today explaining that the Town of Marshville began to be faced with major issues such as the economy and the Monroe Bypass. He, along with the Marshville Planning Board, had to begin to anticipate what steps to take in order to position Marshville and its citizens for this big change. The process began by looking at Marshville's Land Use Plan. The desire was to position Marshville for commercial opportunities as well as the best possible neighborhoods. The Land Use Plan focuses to create a purpose for the downtown area, a place for folks to stop, to eat, and shop. Marshville will no longer be a dot on a map, but a major opportunity.

Mr. Flowe discussed that part of the Land Use Plan was to look at the investment that has been made in this community. He stated that the best plan is one in which everyone wins. Mr. Flowe reported that the Planning Board has worked on this for about three years.

The second part of the process was to take the Land Use Plan and set out the specifications and standards to go along with the plan. Marshville needs to lead with the Land Use Plan. The zoning is merely the specifications and standards. Mr. Flowe stated that this plan is pretty bold. It plans for major industrial and commercial opportunities. Mr. Flowe emphasized that we either lead or get run over.

Mr. Flowe explained that the relationship between the town plan and zoning is simple. The town plan is the vision. The zoning sets out the specifications and standards. Our job is our best estimate at trying to manage and serve the property owners/citizens of the Town of Marshville. Mr. Flowe thanked the Planning Board for their diligent effort in getting this plan done. He also thanked the Town Council.

Mr. Flowe stated that he and the Planning Board worked to simplify the ordinance. He explained that the agricultural use on the outside is a dramatic change. The area was largely one acre lot types of densities. Mr. Flowe explained that streets get designed with the lay of the land and that doesn't always work. It is much easier to design sewer upfront. Mr. Flowe stated that a five acre minimum lot size is what is being proposed in Agricultural.

Public Comments

Tim Huggins – 5410 Hwy. 74 E., Marshville, NC 28103

Mr. Huggins stated that his property is in the ETJ area, across from the construction on Hwy. 74. The property is currently zoned HC. The new zoning will change the property to agricultural. Mr. Huggins stated that he is a proponent of lower taxes. His property will be located on the service road. Mr. Huggins asked if the zoning change will affect how he will be able to sell the property if it is changed from HC to Agricultural. Mr. Huggins also inquired about the rezoning process. He requested that his property remain zoned C74.

Mayor Deese and Mr. Flowe offered responses explaining that commercial is a stepping stone towards industrial. They looked at the Town Plan. If zoned commercial today is it marketable today as commercial? Mr. Huggins stated that he operates a business in Wingate's ETJ. He asked if he could move the business back to his Hwy. 74 residence if it is zoned agricultural. Mr. Flowe suggested considering Industrial zoning.

Stephanie Baumer – 820 Allen Drive, Marshville, NC 28103

Ms. Baumer referenced the property located at 531 E. Main Street that is currently zoned HI. Ms. Baumer requested the property zoning be changed to TMU since property has been divided into several businesses.

Lynn Traywick – 4224 Phifer Road, Marshville, NC 28103

Ms. Traywick stated that she didn't know about this until last week. She read excerpts from a newspaper article. Ms. Traywick informed council that there is no interchange planned at Phifer

Road. She reported that her information comes from conversations with an engineer and NCDOT representative this week. Ms. Traywick indicated that she also looked at the plans. Ms. Traywick stated that she doesn't see how Phifer Road can be the gateway to industry.

Mayor Deese commented that council has no control as to how the newspaper reports information. If a property is not in the ETJ or in the city limits, the Town of Marshville has no control. Council Member Rowell commented that someone may have made a statement to that at some point. Mr. Flowe clarified that if the comment came from him it would have been based upon plans received from NCDOT.

Todd Griffin – P.O. Box 88, Polkton, NC 28135

Mr. Griffin referenced property located at 1605 Old Hwy. 74, Marshville. He expressed appreciation for the efforts in trying to make Marshville better. Mr. Griffin distributed a handout of his request. He approached the map and pointed out approximately fifty acres next to Marshville Baptist Church. He stated that he sees it as a potential residential area. The new proposed zoning will change to five acres per dwelling. Mr. Griffin gave an example of a friend that lost her husband years ago to cancer and has two kids. He explained that under the new zoning she will not be able to give land to her kids to build a house without choosing between her children. Most people don't have five acres to build. Mr. Griffin stated that SFR1 is more like what we have now in R40. He proposed that his land be SRF1, one house per acre.

Earl James – 1421 Old Hwy. 74, Marshville, NC 28103

Mr. James owns a hundred acre tract beyond Mr. Stegall. He suggested why not put twenty houses on twenty acres and keep eighty acres for agricultural.

Mr. Flowe stated that the standard in the Agricultural zoning district is one house per five acres. There is an overlay district, a mini- farm overlay district, in place. The density is still one house per five acres but the overlay encourages property to stay in production.

Chuck Helms – 5086 Brooks Mill Road, Chesterfield, SC 29520

Mr. Helms questioned whether his land is going up or down in value.

Mr. Flowe explained that zoning is what determines the value of the land. Market value is different from tax value.

Ronnie Moore – 930 Hasty Rd., Marshville, NC 28103

Mr. Moore stated that he bought land about ten years ago and had a vision. He lost that vision when he saw the newspaper. Mr. Moore expressed that what has been heard tonight is passion from people. He commented that when you start messing with people's land you are messing up. Mr. Moore stated there will be no access off of Forest Hills High School Road. He urged the council to consider the people whose taxes are going to go up. Mr. Moore quoted an old adage, "If it isn't broke why fix it?" Mr. Moore stated his property is currently zoned HC (Hwy. Corridor). He feels it would be wise to keep it HC and requested to leave his property zoned as is.

Town Council Questions and Comments

Mayor Deese encouraged folks to come by or to call Town Hall with additional questions. Mayor Deese stated that in the final decision this board will try to do what is best for citizens and the Town of Marshville as a whole. The Council will take these requests into consideration and deliberation to do the best job it can for the citizens of Marshville.

Town Manager, Fern Shubert stated that the Planning Board has been meeting to work on this for a long time. The council has been meeting as well and the meetings are open public meetings. Town Manager Shubert encouraged those present to share the information with neighbors.

Council Member Rowell commented that everyone wants to look at the new map but this process also includes the ordinance changes. Council Member Rowell referenced a letter from the Union County Tax Assessor's office concerning tax assessments. Council Member Rowell emphasized that the intent is not to hurt any property owner.

Motion to Close Public Hearing

Council Member Rowell moved to close the public hearing. The motion was seconded by Council Member Staton and passed by unanimous vote.

Town Council action

There was no council action.

Adjourn

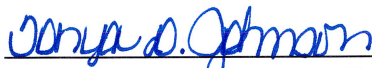
A motion to adjourn the meeting was made by Council Member Rowell. The motion was seconded by Council Member Bivens and passed by unanimous vote. The meeting adjourned at 7:55 pm.

These minutes approved this 1st day of February, 2016.

By: 

Franklin D. Deese, Mayor

ATTEST:



Tonya D. Johnson, Town Clerk

Town of Marshville

Public Comments Sign-Up Sheet

Public Hearing

Date: 1-18-16Please **print** your name and contact information for the record.

PRINT NAME	MAILING ADDRESS	PHYSICAL ADDRESS (if different)	PHONE #	EMAIL ADDRESS
1 Tim Huggins	5410 Hwy 74 E		704 624 6199	hugginstool@windstream net
2 Stephanie Bauner	820 Allen Dr.		704-282-7986	sbauner@baunercpa.com
3 Lynh Trauwick	4224 Phifer Rd.		704-320-6890	ltrauwick@carolina.rr.com
4 Todd Griffin	Box 88 Polkton NC.		704-372-8021	
5 EARL JAMES	1421 OLD HWY 74		704 624 5246	
6 Chuck Hoban	5086 Clover SC Bucks Mill RD 29520	Chesterfield	843-622-7009	
7 RANNIE MOORE	930 Hasty Rd		704 2184804	
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January 19, 2016

Dear Marshville Council Members,

We would like to request SFR-1 zoning for the following parcels:

<u>Owner</u>	<u>Parcel Number</u>	<u>Acres</u>
Todd Randall Griffin	02180009	16.659
Helen T Griffin Trustee	02180010	26.55
Helen T Griffin Trustee	02180009D	<u>12.353</u>
	Total	55.562

If our current zoning (R-40) is subject to change we respectfully request the SFR-1 zoning designation be granted to the above listed tracts of land.

Sincerely,

Helen T Griffin, Trustee

Todd Randall Griffin