

**Town of Marshville  
Town Council Meeting  
Tuesday, January 18, 2011 at 7:00 PM  
Town Hall – 201 W. Main St.**

**REGULAR MEETING**

Present: Mayor Frank Deese, Mayor Pro-Tem Bivens, CM Beachum, CM Jefferson, CM Bridget, TM Radford Thomas, Clerk/FO Tonya Johnson, PD Alan Thifault, DPW Bivens Steele, Interim Police Chief Matt Tarlton. Also, present were Planning Board Members Rusty Johnson, Nancy Ogburn, Norma Carpenter, Susan Drake, Jim Rowell, and Brian Weber (Mr. Weber arrived at 7:15 p.m.). Attorney Bobby Griffin was present, as well as Editor John Edmondson.

The meeting was opened by Mayor Deese at 7:06 p.m. He welcomed everyone in attendance. The invocation was given by Mayor Pro-Tem Bivens. All gave the Pledge of Allegiance.

Rusty Johnson requested a motion to reconvene the recessed Planning Board meeting from January 13, 2011. A motion to reconvene was made by Planning Board member Jim Rowell, and seconded by Susan Drake. Motion passed.

Public Comments: Limited to 2 minutes per person, 10 minutes total, if any

There were no public comments.

Adopt Agenda (Town Council)

A motion was made by CM Ned Beachum, and seconded by Mayor Pro-Tem Bivens, to adopt the agenda as presented. Vote: All ayes.

Dept. Head Comments

At this time Mayor Deese asked for any reports and/or comments from any department heads. DPW Bivens Steele commented that his department would begin taking down Christmas decorations. They were busy cleaning up snow and ice last week. CM Beachum commended the public works department for their cleanup work during the snow and ice.

There being no other comments from department heads, Mayor Deese asked for a motion to excuse the department heads and the attorney from the remainder of the meeting. A motion was made by CM Bridget and seconded by CM Beachum. Vote: All ayes.

Consent Agenda (Town Council)

- a. Receive Budget Report as of 12/31//2010
- b. Approve Minutes of January 3, 2011 meeting

A motion was made by CM Bridget, and seconded by CM Beachum, to adopt the consent agenda as presented. Vote: All ayes.

Joint discussion and planning session between the Marshville Town Council and the Marshville Planning Board

An informal, round table discussion ensued among the council members and planning board members. TM Thomas commented that the Town has a new planner from CCOG, Diane Dil.

He referenced a memo in the agenda packet whereby several topics were identified that the Planning Board wishes to discuss with the council. TM Thomas conveyed that our current Land Use Ordinance is described by Nadene Bennett, CCOG, as a “bare bone” policy. We need a more comprehensive land use plan. PBM Jim Rowell and others feel that if the town is going to have a Land Use Ordinance it should be enforceable. The current LUO, as written, is not entirely enforceable. Susan Drake commented that as the Planning Board members go through the current LUO, they will likely be bringing back to the council other things that need to be looked at. Several members of the Planning Board feel that the current planning person from the CCOG was not focused and was non-responsive. Many things were discussed but very little was done.

CM Jefferson indicated his desire to periodically repeat this process with the Planning Board. He expressed that the council has discussed the need for a comprehensive plan similar to one just put in place by the Town of Wingate. He commented that the council is in the process of hiring a firm to survey the citizens of Marshville to find out the types of businesses they want in Marshville.

#### Topics of discussion:

PBM Rusty Johnson asked council if they would help in prioritizing the list provided them by the Planning Board.

#### Handling growth issues (extending ETJ and annexation)

PBM Jim Rowell commented on handling growth issues by way of extending ETJ and annexation. He talked about the possibility of extending the ETJ to Forest Hills School road to prepare for future growth along the bypass. Annexation would help control zoning. Mayor Deese stated that the ETJ extends one mile beyond the city limits so if we extend the city limits, the ETJ would automatically extend one mile. Concerns were also expressed regarding involuntary annexation issues. The consensus of both boards is that handling growth issues is important for the Town of Marshville.

#### Zoning of Hwy. 74 Corridor

CM Bridget also commented that zoning along the Hwy. 74 corridor should be a priority. Mayor Deese suggested the Planning Board look at the zoning in the current ETJ area. CM Jefferson commented on the need to look at the zoning of each parcel and consider what could come to Marshville.

#### Downtown Preservation (overlay district/revitalization)

CM Jefferson expressed that the council has discussed the need for a comprehensive plan similar to one just put in place by the Town of Wingate. Marshville already has a downtown so we would have to work with what we have. There was some discussion that the council is in the process of hiring a firm to survey the citizens of Marshville to find out the types of businesses they want in Marshville. The consensus is that there needs to be something to draw people to the center of town; something to bring people in. Discussion ensued regarding economic development as related to zoning, and the preservation of buildings (façade grants, etc.)



### Multi-Family Housing

PBM Susan Drake commented that multi-family housing is very restrictive. It has been prohibited solely by zoning. Discussions indicated the need to appeal to all types of housing.

### Historic District Designation

The boards discussed the need to make Marshville a “destination”. It was mentioned that rather than creating historic districts we may need to look at creating business districts with historic overlay or historic preservation.

### Zoning in the ETJ area

Mayor Deese recommended the Planning Board look at the zoning in the current ETJ area. Marshville has a large ETJ area.

### Community Aesthetics

Everyone was in agreement that they desire the Town of Marshville to look appealing.

Other discussion included hiring a part-time code enforcement officer. TM Thomas commented that as budget time approaches he will look into some options.

Several Planning Board members mentioned that they’ve been told in training classes that the Board of Adjustment should have its own attorney. TM Thomas commented that he was aware of this fact and has spoken to Attorney Bobby Griffin, who is in agreement. Attorney Griffin has someone in mind.

Mayor Deese commended the Planning Board members for their diligent work. PBM Nancy Ogburn extended an invitation for council members to attend a planning board meeting.

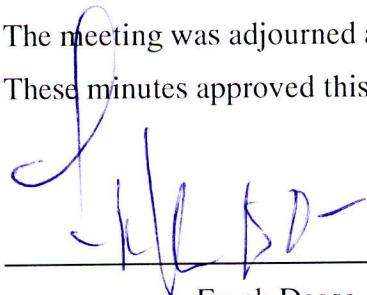
### Adjourn

Planning Board Chairperson Rusty Johnson asked for a motion to adjourn the Planning Board. A motion was made by Jim Rowell, and seconded by Norma Carpenter. Motion Carried.

Mayor Deese asked for a motion to adjourn the meeting of the Town Council. A motion was made by CM Ned Beachum, and seconded by Mayor Pro-Tem Bivens. Vote: All ayes.


The meeting was adjourned at 8:44 p.m.

These minutes approved this 7<sup>th</sup> day of February, 2011.



Frank Deese

Mayor

Attest: 

Tonya Johnson

Town Clerk

*\*A brief recess may be called every 45-60 minutes, as desired by Council.*

