



Town of Marshville
Town Council Regular Meeting
March 04, 2024, 7 PM
Marshville Town Hall
118 East Union Street – Marshville, NC 28103



In Attendance: Mayor Larry Smith, Mayor Pro-tem Ernestine Staton; Council Members Gary Huntley, Paulette Blakeney, Monaca Marshall, Stephen Passarelli

Staff Attendance: Town Manager Franklin Deese, Town Attorney Bobby Griffin, and Town Clerk Ashlie Vincent

Public Hearing Minutes

Call to Order/Invocation/Pledge of Allegiance: Mayor Smith called the meeting to order at 7 p.m. Member Huntley gave the invocation. All shared the Pledge of Allegiance.

Public Hearing Open: Mayor Smith opened the public hearing.

Staff Presentation:

Planning Board Recommendation: The recommendation of the Planning Board, voted upon during their January 8, 2024 meeting, was to recommend that the maximum requirements for wall-mounted signs remain 32 square feet but to allow a sign to be *up to 10 percent of the size of the building façade, (or 32 square feet) whichever is larger*. This would apply to C-74 (US 74 Commercial) and IND (Industrial) districts only, with sign requirements for all other zoning districts remaining unchanged. It would also avoid penalizing smaller buildings that would still be entitled to 32-square-foot signs if their facades were smaller than 320 square feet.

Consistency Statement A:

“The proposed Text Amendment is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.’. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the Marshville Town Plan 2035.”

Public Input: No input from the public.

Public Hearing Close: The motion to close the public hearing was made by Mayor Pro-tem Staton and seconded by Member Huntley—all ayes.

Regular Meeting Minutes

Public Comments:

Thomas Goodman: He commented that the January 16th FOIA request still has not been fulfilled. Truth in Government is for having a Planning Board member on the Technical Review Committee. The logo painting on the water is a hot topic on the page. The organization is not trying to make things worse.

Rusty Johnson: After handing out a copy of the duties of the Planning Board and Board of Adjustments to the council, he wanted to address some of the comments the town manager had made at a previous meeting. He stated that he feels the board acted within its scope. He mentioned that the town manager must present to the council. It is not his place to make the decision.

Adoption of Agenda:

Manager Deese requested swapping item 9 and item 7 and adding a closed session per G.S 143-318.11(a)(6): Personnel as item 13.

Motion: The motion to adopt the amended agenda was made by Member Huntley and seconded by Member Blakeney—all ayes.

Consent Agenda:

Motion: The motion to adopt the consent agenda was made by Mayor Pro-tem Staton and seconded by Member Marshall—all ayes.

Presentation from Union County School:

Colon Moore and Cathy Brown from the Union County School District presented to the town council about the Forest Hills High School project. The project is anticipated to be completed in the summer of 2025.

Once the new high school is completed, the old school campus will be fully renovated to make way for the new East Union Middle School project. Mrs. Brown stated that the designs could be ready by mid-2025, with anticipated completion in 2026.

Potential opportunities would arise to repurpose the old campuses for future elementary schools. Mrs. Brown expressed to the council that the school capacity would be able to handle the proposed new growth.

The council thanked Mr. Moore and Mrs. Brown for their presentation.

Discussion/Action on RZA 23-02 Sign Ordinance:

The consensus of the council members was to approve the text amendment change.

The motion to accept the proposed text amendment to the sign ordinance was made by Member Blakeney and seconded by Member Huntley—all ayes.

Consistency Statement A:

“The proposed Text Amendment is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.’. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the Marshville Town Plan 2035.”

Report from Land Use Admin:

Mr. Wells presented the council with a handout that broke down the number of permits, rezonings, board of adjustment cases, and annexations in the past three years. The handout also mentioned notable improvements he and the Planning Board accomplished in 2023 and offered possible insight into the future.

Mural Ordinance Discussion:

Manager Deese stated at the retreat that there was some interest in adding art pieces and sculptures to the mural ordinance. He had spoken with Mr. Wells and advised that having a separate ordinance would be better.

Member Passarelli asked about the Randy Travis Mural's licensing agreement and whether the town would pay for any touch-ups to maintain the mural. Manager Deese replied that the agreement was for 20 years and included that the town would be responsible for paying maintenance. He is trying to reach out to Scott Nurkin to see if he can do the repairs to the mural.

Manager Deese said he is actively seeking grant money and funds for a Color Purple mural. He has gotten permission from Mr. Stegall to paint the mural on his property and will also create a license agreement for that mural.

Discussion on Social Discussion:

Manager Deese presented the council with information packets about social districts. He advised the council to review the information and begin this discussion later.

Council attending meetings via Zoom:

The council briefly discussed whether to allow council members who attend meetings via Zoom as present or absent. Town attorney Griffin suggested doing more research before voting on anything. Manager Deese said he would reach out to the School of Government for clarification and report back to the council.

Manager's Comments:

- Open Job postings: The part-time Code enforcer and Part-time Office Assistant positions will be posted for 3 to 4 weeks, and the police Chief and Public Works Manager positions will be posted for six weeks.
- ABC Board sent an email about renovations. He reached out to the town attorney and was advised to look at the lease agreement. The lease agreement said written approval by the town is required for any changes to the building.

Council Comments:

Paulette Blakeney: She thanked the public. The retreat was helpful and informative, and she thanked the staff for putting it together. Reminder about the Easter event on March 21st and 22nd.

Gary Huntley: He said he was happy to see the public. Remember to go out and vote.

Stephen Passarelli: He thanked the public and asked them to come to the community meeting and voice their opinions. Please reach out; he wants to make sure everyone has the right information.

Ernestine Staton: She thanked the public and asked them to bring forward what is causing problems and concerns to the council. She requested a list of DOT roads from the town manager. The Dr. Seuss event didn't get much participation, but it was very fun.

Monaca Marshall: She thanked the public. Sign up to voice your opinions.

Mayor's Comments:

- He was pleased with the retreat but disappointed in not achieving the goals they had set out at the previous workshop. He challenges the council to keep goals in sight.
- Reminder: Community Meeting by Taylor Ridge Development at Kate Clyde's on March 7th at 6 p.m.
- He has had office hours for weeks, and no one has come to speak with him.

Closed Session G.S 143-318.11 (a)(6): Personnel

The motion to go into closed session was made by Member Huntley and seconded by Member Marshall— all ayes.

The motion to end the closed session was made by Member Huntley and seconded by Member Marshall— all ayes.

No action was taken.

Adjournment:

Motion: The motion to adjourn the meeting was made by Member Huntley and seconded by Member Marshall—all ayes.