
TOWN OF MARSHVILLE

est. 1877

Marshville Planning Board Minutes July 7, 2022

In Attendance: Board Members Rusty Johnson, Tracy Stancil, and Nancie Mandeville. Via Zoom was Chairperson Susan Drake and Board Member Tom Appenzeller.

Staff in Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ann Sutton.

Call to Order: Chairperson Drake called the meeting to order.

Invocation and Pledge: The invocation was given by Board Member Johnson. All shared the Pledge of Allegiance.

Consent Agenda: A motion to approve the June 13, 2022 minutes was given by Board Member Stancil and seconded by Board Member Johnson. All ayes.

Discussion (old): Planning and Zoning Administrator Wells made sure all had a revised copy of the Planning Board Rules and Procedures. Mr. Wells discussed a few items that had been reworded based on the suggestions from the previous Planning Board Meeting. He noted in Article 7 that a quorum was a simple majority of the occupied seats of the Planning Board. In addition, 8-6c states that an invocation or moment of silence is allowed. The ordinance specifically says the Planning Board has the authority to update/revise the Rules and Procedures for the Planning Board. It also says the Town Board has the authority to adopt the Planning Board Rules and Procedures. Planning and Zoning Administrator Wells felt that once the Planning Board approves this document that it be given to the Town Board for their review and approval. Chairperson Drake felt that out of respect to the Town Council, they should review the Planning Board Rules and Procedures, and the Town Board should adopt them. Therefore, the plan was to have the Planning Board Rules and Procedures presented to the Town Board for review on July 18th. The Town Board could then approve it at the August 1st meeting.

At this point, Board Member Appenzeller's connection through Zoom was difficult to hear. Therefore, the clerk could not add his comments to the minutes.

Concerning the ETJ Board Members, Mr. Wells reminded all that the Union County Commissioners have the authority to appoint and remove the ETJ Planning Board members.

There was a change at the end of the Rules and Procedure document concerning 9-1. The Town Council will need to ratify the Rules and Procedures at the discretion of the Planning Board.

The excused and unexcused absences were discussed as shown in 6-2.

Board Member Johnson motioned for the Town Council of Marshville to review the Planning Board Rules and Procedures with corrections and approve them at the August 1st Town Council Meeting. Board Member Mandeville seconded this. We can now hear Board Member Appenzeller. All ayes.

New Discussion: Planning and Zoning Administrator Wells passed out information on items the Planning Board had previously discussed.

The first item comes from 160D-903 concerning a Bona Fide Farming exemption from Union County Zoning. This is for the Board's information only.

Mr. Wells then presented an updated Planning Board roster for any corrections.

Mr. Wells gave the Board information on the City of Greensboro's ordinances covering Social Districts which are part of their Streets and Sidewalks Ordinance. He said that the social district requests in other towns usually come from business owners and merchant groups. The Board gave many opinions and thoughts on this topic.

A discussion began concerning ARTICLE 15, Special Events and Temporary Structures, of the Marshville Development Ordinances. Chairperson Drake asked Planning and Zoning Administrator Wells to look at other communities and compare the ordinances to see what may need updating for independent special events such as one-time or annual events. Board Member Mandeville spoke of the number of resources offered by the Union County Cooperative Extension Office to help with farmer's markets and events. She will pass this resource information to Mr. Wells when the Planning Board is ready to review Article 15.

North Carolina Governor Roy Cooper signed a bill on June 30th to make permanent the state's hemp program. Planning and Zoning Administrator Wells would like to have the Planning Board consider including retail sales of hemp products in the Table of Uses along with a definition.

Chairperson Drake would also like to include where event facilities can be located in the Table of Uses. She also would like to have where farmer's markets can be located in town in the Table of Uses. Planning and Zoning Administrator Wells would like to work on these items for future discussions.

Chairperson Drake mentioned food trucks and where they may be located in the town. She asked Mr. Wells to research for food truck locations and return the information to the Planning Board.

Board Member Johnson asked about the house that looks like a halfway house on East Main Street. Planning and Zoning Administrator Wells has not found what the house's operation is yet. Chairperson Drake also said no permits had been received for a halfway house or boarding house. Mr. Wells will continue to look into what the house's use is.

Board Member Johnson asked when the agenda packets would go out for the Board of Adjustments. He reminded everyone that the information should not be discussed when the packets are received. Board Member Mandeville asked if she could reach out to Mr. Wells if she had questions, and he said yes.

Public Comments: No public comments.

Adjourn: Board Member Johnson made a motion to adjourn the meeting. Board Member Stancil seconded this motion. All agreed.