



Planning Board Minutes

April 24, 2023

Attendance: Chair Susan Drake, Vice Chair Rusty Johnson; Board Members Nancie Mandeville, Tracy Stancill, Tom Appenzeller

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

Call to Order/Invocation/Pledge of Allegiance: Chair Susan Drake called the meeting to order. Vice Chair Johnson gave the invocation. All shared the Pledge of Allegiance.

A motion to wait to approve the minutes at the May meeting was made by Vice Chair Johnson and seconded by Member Mandeville—all ayes.

Discussion of Marshville 2035 Plan

Jonathan Wells suggested the board focus on sections six and seven of the Marshville 2035 plan. Chair Drake asked the board if they felt much difference between the 2035 plan and the visionary summary or if anything needed to be included. She pointed out that there had been no joint meetings between the council and the planning board. She stated that she thought the document was not outdated. In the visionary summary, Mr. Wells noticed a strong emphasis on the downtown area and expressed the need to get together and be specific about the downtown vision.

Chair Drake said the main street periphery expansion helped expand the downtown core. Without economic development, recruiting, or funds, it is up to the townspeople to up the ante. Member Appenzeller asked about the small town main street program. Chair Drake replied that it had bellied up. Member Mandeville said they had lost the small-town status because the program had been modified. To stay in the program, the town needed a dedicated director to work with the coordinator in Raleigh. Chair Drake said it was hard to get public buy-in.

Vice Chair Johnson told the board the council had voted for an interlocal agreement with Anson County for water and sewer. The agreement would increase to 600,000 gallons per day. This infrastructure will help with economic development.

Mr. Wells expressed the need for a capital plan to be put together.

Chair Drake stated that the 2035 plan is a good document and doesn't see anything to add. The plan has remained steady. It will need to be revisited in the near future.

The board agrees that the need for a code enforcement officer is very important for the town. Vice Chair Johnson recalled from the council meeting that the Town Manager is working on the budget to include an officer and have Mr. Wells available more often. Chair Drake said to let the council finish the budget and then meet with them to share thoughts and get direction. She will work with the Town Manager to schedule meetings, possibly as soon as September.

Vice Chair Johnson asked Mr. Wells why he didn't present the Planning Board's recommendation to the council. The board recommended that Not for Profits be exempt to build goodwill with them by not charging them to get permits. Mr. Wells explained that the ordinance does not contain fees for the permits. Fees and ordinances are two separate items. Member Mandeville said that is the board's concern; they know they can't control the fee.

Mr. Wells and the Town Manager made the argument at the council meeting that these groups are under the same obligation to supply information about their events so the town is aware and prepared. Chair Drake noted that the board didn't say that Not for Profits wouldn't apply for permits but shouldn't be charged. Mr. Wells said the fee schedule would be worked on before being taken to the council. Chair Drake suggested waiting until the fee schedule shakes out. The board can discuss this again and give recommendations to the council if need be.

Mr. Wells informed the board of an upcoming zoning application by Seth Whitley that will be presented at the next meeting.

Vice Chair Johnson asked if the board could have updated maps. Chair Drake said she would like a larger size if possible. Mr. Wells said he would ask the Town Clerk if she could use screens in the conference room to showcase the map during the meetings.

A motion to adjourn the meeting was made by Vice Chair Johnson and seconded by Member Mandeville—all ayes.