



Planning Board Minutes

May 08, 2023

In Attendance: Chair Susan Drake, Vice Chair Rusty Johnson; Board Member Tracy Stancill, Tom Appenzeller

Absent: Member Nancie Mandeville

Staff Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ashlie Vincent

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

Consent Agenda: A motion to adopt the consent agenda was made by Vice Chair Johnson and seconded by Member Stancill—all ayes.

Chair Drake suggested moving public comments up on the agenda. Mr. Wells asked the planning board to consider the timing of their rezoning recommendation regarding the follow-up community meeting.

Member Appenzeller asked if he meant for them to table the discussion of rezoning RZA 23-01 QuikTrip. Mr. Wells said it was simply a suggestion. Chair Drake suggested having another community meeting. Member Appenzeller commented that the applicant needed to change the presentation; why bother having him present tonight?

Vice Chair Johnson made a motion to table item four on the agenda and was seconded by Member Appenzeller—all ayes.

Presentation: “Redfern Place” proposed residential development

Jennifer McAdams from American Engineering gave her presentation to the board. The housing development would house 281 units consisting of single-family homes, townhomes, and condo-style townhomes. The project is carving out ten acres donated for a future aquatic center. Make an effort to preserve trees and canopies in place.

Member Appenzeller asked what the total capacity would be. Ms. McAdams said it would be under 1000 people housed in the housing development. Chair Drake asked if it resides in the

ETJ. Ms. McAdams said yes. Mr. Wells said 40% of the development would be in town and 60% out of town. An annexation request will be needed. Chair Drake asked for a timeline. Ms. McAdams said it's a tricky question, potentially 24 to 48 months, market demand will dictate. Member Appenzeller asked about the price range for the housing. Ms. McAdams said she has nothing but will have something to return to the board. Member Appenzeller wondered if there would be infrastructure correction being done. Ms. McAdams said it should be okay, working with the town and DOT. Member Stancill asked about schools. Ms. McAdams said she would add it to the list of things to discuss with her team.

Vice Chair Johnson asked if the subdivisions would have parks and playgrounds. Ms. McAdams said yes, she would have more to show later. Member Appenzeller requested pictures of completed developments and examples of other projects. Vice Chair Johnson asked if there would be upgrades to West Union Street. Ms. McAdams said no, that would be between the town and DOT.

Member Appenzeller asked if the property had already been bought. Ms. McAdams said it is already in possession of the development team. She would like to have a community meeting to address all public input and concerns. Mr. Wells suggests having multiple meetings.

The board expressed interest in having the meetings in a larger venue to allow more public to attend the meeting. They also conveyed the importance of ensuring notice was given out to the public in a timely manner for these meetings.

Other Business

Board of Adjustments meeting to be held before the Planning Board meeting on June 12th to approve previous minutes.

Community meeting to be held on May 22nd for rezoning petition for six lots.

Public Comments:

- Barbara Simpson – 6911 Austin Road Ch. Road
 - Had questions for Jennifer McAdams and hoped she would stay. She had concerns about pricing for housing. The road study did not include the accidents that have occurred. The need for more police officers. If the housing generates low income, more crime may occur. Water issues need to be looked at. She wants to know if the housing development will be a gated community. Will they be building sidewalks? She believes it will be a nightmare for Marshville Elementary.
- Joy Little – 212 S. Elm Street
 - QuikTrip comments: Concerned about light pollution, creating traffic, and making it worse for residents. She worried that the matter being tabled by the Planning Board would be pushed through without the chance for the public to speak out.

She advocates for a different location for the location. She noted the arrogance of the QuikTrip representative, relying on the council and board.

- Fern Shubert – 505 S. Elm Street
 - DOT will not help with traffic safety issues. She asked if anyone looked at the accidents and deaths at the intersections during the location selection process. DOT did not do the traffic light at Forest Hills Road. She submitted to the record a 2016 road study. She also mentioned concern for the water supply, and someone should look into it.
- Wesley Dews – 6808 Austin Grove Ch. Road
 - New to the community. Underwhelmed by the presentation, they seemed to have a transactional way of looking at the community. Loving the sense of community in Marshville and worried that the development would take that away. Feels there is a right and wrong way to develop. He thinks offering tax credits and incentives for renovating will help. Hopes to keep a strong sense of community.

Adjournment:

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