



MARSHVILLE PLANNING BOARD MINUTES JANUARY 9, 2023

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

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

Call To Order: The meeting was called to order by Chair Susan Drake.

Invocation and Pledge: The invocation was given by Vice Chair Johnson. This was followed by all reciting the Pledge of Allegiance.

Consent Agenda: Approval of December 12, 2022 meeting minutes was tabled until the next Planning Board Meeting.

Rezoning Text Amendment RZA22-08 Revised Article 15 "Special Events & Temporary Structures" (first reading of proposed text): Planning and Zoning Administrator Wells brought proposed changes to the structure of Article 15 as suggested by the Planning Board in December 2022. The primary thing that has been a problem to staff is the difficulty in administering this Article in its present form. It was decided to separate Special Events permits from Temporary Structures permits. The goal is to have them work in tandem with one another but for each item to clarify. The Planning and Zoning Administrator recognized Event Coordinator Lakeysa Medlin for her hard work in bringing Article 15 together.

Vice Chair Johnson asked if a permit would be necessary to sell Christmas trees at Food Lion. Planning and Zoning Administrator Wells said permits would not be required for Christmas tree sales at Food Lion in the proposed Article. However, Food Lion would need to come to Town Hall to let the town know what the store planned to do.

Vice Chair Johnson asked if the hardware store would require a permit to sell seasonal items. Planning and Zoning Administrator Wells said that no permit would be needed if the sales were on their own property. If a tent is set up in a parking lot for sale of

items, a permit would be needed due to space being taken that could affect parking and other businesses.

Vice Chair Johnson mentioned the Article saying that community events would only be allowed four times a year. Mr. Wells said this would limit more than four movies in the park or four days of music in the park per year. Mr. Wells said the idea is to make the rules easier to understand.

Chair Drake thought separating Special Events and Temporary Structures was a great idea. However, she said this needs to get in front of the Town Council as soon as possible. Chair Drake asked the Planning Board to look at the changes in Article 15 line by line and bring back their thoughts to the next Planning Board meeting.

Planning and Zoning Administrator Wells pointed out where the information on Temporary Structures (food) was to Planning Board Member Appenzeller. Board Member Stancill asked how long a Temporary Structure permit would be. Mr. Wells said a Temporary Structure Permit would be for one year from the date the permit was issued.

There was a short conversation on the Fee Schedule. The planning and Zoning Administrator said the schedule is up to the Town Council to approve.

Vice Chair Johnson asked, in the absence of the Planning and Zoning Administrator, who could approve a change in location for a temporary structure. Mr. Wells said that would be the Town Manager.

Rezoning Map Amendments RZA-22-05, RZA-22-06, and RZA-22-07 Map Corrections:

Planning and Zoning Administrator Wells re-introduced the rezoning amendments and maps for three parcels that did not have a zoning designation within the town. Mr. Wells sent letters to the owners of these three properties to inform them of the rezoning. Letters were sent to the surrounding area owners to advise them of last week's rezoning. There will be a Community Meeting on January 30 at the Community Center for anyone with questions. Then, the town will plan a Public Hearing. Chair Drake thanked Planning and Zoning Administrator for getting the process underway. Mr. Wells will bring the information on the three properties at the February 13, 2023, meeting. And with the PlanningBoards' approval, Mr. Wells will take the zoning recommendations to the Town Council for approval.

Updates: Planning and Zoning Administrator Wells took the Mural Ordinance to the Town Board for consideration. The Public Hearing for the ordinance took place. The Town Council was concerned about who has approval authority. The Planning Board felt it would be better to give the Planning and Zoning Administrator approval authority for the mural permits. Mr. Wells thought the Town Board wanted to have some say in the content and design of murals. Also, a town imaging project has begun. The Town Council would like to wait until the imaging project is finished before the Mural Ordinance is approved. The Public Hearing is still open. Chair Drake spoke on how the Town Council

probably would like the Mural Ordinance to reflect aspects of the imaging project. That is why approval of the Mural Ordinance was tabled.

Vice Chair Johnson questioned why Town Council wanted the Mural Ordinance as soon as possible; now it is tabled. Planning and Zoning Administrator Wells said the Town Board is supportive of the ordinance. They need time to study how the Mural Ordinance will tie into the imaging of the town.

Planning and Zoning Administrator Wells gave the Planning Board information concerning rezoning of a piece of property that is currently zoned SFR-1. It has been requested that the property be rezoned to C-74 Conditional. The permit received has to do with the property at 110 White Street.

Planning and Zoning Administrator Wells gave each board member a schedule of items coming up for discussion in the near future.

Public Comments: There were no public comments.

Adjourn: A motion was made by Vice Chair Johnson to adjourn the meeting. Board Member Stancill seconded this. All agreed.

8:15 pm