

**Town of Marshville  
Planning Board Minutes  
February 14, 2022**

**Marshville Town Hall, 118 East Union St., Marshville, NC  
28103**

**In Attendance:** Chairperson Susan Drake via Zoom; Planning Board Members Tracy Stancil, Tom Appenzeller, and Rusty Johnson

**Staff in Attendance:** Ann Sutton, Town Clerk; Jonathan Wells Land Use Administrator

**Call to Order/Invocation/Pledge of Allegiance:** The meeting was called to order by Chairperson Drake. Board Member Johnson gave the invocation. All said the Pledge of Allegiance. 7 pm

**UDO Update to Article 8, Table 8.1 Amendments:** Chairperson Drake explained to Land Use Administrator Jonathan Wells why the UDO update was on the agenda. Former Land Use Administrator Bill Bailey did not explain any of the changes to Mr. Wells. He will look into this for the next meeting. Chairperson Drake suggested that this be postponed until March's next Planning Board Meeting. She asked Mr. Wells to look to Mr. Richard Flowe for direction on the changes in the Table of Uses.

**Rezoning Request for 703 E. Union Street:** NewPath properties requested a rezoning of 4.66 acres at 703 E. Union Street from AG to SFR 2. Board Member Johnson did not receive the zoning request until that afternoon. He would like to table the request until March's next Planning Board meeting. Board Member Johnson motioned to table the request until the next meeting in March. This was seconded by Board Member Appenzeller. All agreed to wait.

**Trends and Opportunities:** Chairperson Drake said that the board needs to review permits that pertain to the ETJ. Mr. Wells will help the board understand how our town ordinances apply to the ETJ. There may be some changes to make in the town ordinances as they affect the ETJ. This may be discussed at April's meeting. Chairperson Drake asked all to look at the town ordinances and see if there is anything to address. The zoning maps need to be updated. And, the Tiny House Ordinance needs to be reviewed.

Board Member Appenzeller asked how many people are on the board. Chairperson Drake said we have six Planning Board Members; we need one more.

Board Member Johnson asked when we would get the new ordinance book. Mr. Wells will check to ensure the Town Ordinances are updated on the website. Mr. Wells will look into the new books and see when the board can get the new books.

Board Member Johnson asked if we had access to the 2035 Town Plan. Chairperson Drake said the plan was available in the Town Ordinances Book. It would be good if we all looked at the plan to see if changes need to be made.

**Adjournment:** A motion was made by Board Member Johnson to adjourn the meeting. Board Member Appenzeller seconded this. All Ayes. 7:48 pm

ATTEST

  
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Ann Sutton, Town Clerk