



## **Planning Board**

### **Meeting Minutes – January 14, 2019**

Attending: Fred Burton, Fred Burton, Susan Drake, Brian Weber, Sue Helms, Rusty Johnson Blair Israel (CCOG)

Opening prayer, the welcome & pledge of allegiance

Motion to approve minutes was approved.

Ms. Drake described the proposed gas line eastern extension projected to run along the US 74 corridor to the Anson County line. The plan includes an accessory line to follow Olive Branch Road for approximately seven miles.

The Planning Board continued discussion of the Town initiating a rezoning of several parcels in the agricultural zone to residential. The Board voted that Mr. Israel present these findings to the Town Council with its recommendation of start the procedure of rezoning as described in the Marshville Unified Development Ordinance (MDO).

Marshville's Residential/Main Street Transitional District (R/MST) was considered by the Board for rezoning to a more business-friendly district. Mr. Israel suggested that Main Street Periphery (MSP) zoning would be a more suitable in this area, with some minor changes to the uses by right to reinforce pedestrian-orientation. Mr. Burton agreed that removing a few auto-oriented uses would be warranted. Mr. Weber supported converting the R/MST to MSP. The Board directed Mr. Israel to study the item further and bring back some conclusions.

The Board considered the current MDO definition of Modular Housing Definitions (MDO) and its inclusion in the MDO Table of Uses. The Board voted to make no changes to the definition as it appears in our MDO, and include in the Table of Uses as a Use by Right in the AG and MFO districts and with Conditions in the SFR and TMU districts.

Ms. Drake introduced for discussion the topic of junk yards within town limits. Mr. Weber asked what constitutes the number and condition of "junk" cars in residential yards. Junk yards and salvage yards are presently allowed in an industrial overlay zone. Mr. Israel was directed to investigate further and bring information on the subject back to the Board.

Motion to adjourn was approved, and meeting adjourned shortly after 8 p.m.