

## **MARSHVILLE PLANNING BOARD**

### **September 10, 2018 Minutes**

**Board Members Present:** Chairwoman Susan Drake, Vice Chairman Fred Burton, Frances Griffin, and Brian Weber.

**Others present:** Blair Israel (Planning Advisor) and Amy Griffin (Planning Board Secretary).

**Absent:** Vice Chairman Mark Traywick, Sue Helms, and Rusty Johnson.

Chairwoman Susan Drake called the meeting to order. Mr. Weber provided the invocation and everyone recited the Pledge.

Mr. Weber made a motion to approve the August 2018 minutes, Mr. Burton seconded, and the minutes were approved unanimously.

#### **Event Centers proposed definition and associated MDO language**

Planning Advisor Israel distributed last month's handout with new information gathered from the August meeting including the definition, how it would look in the Table of Uses, and the wording for the MDO Article. Under the Table of Uses spreadsheet, Mr. Blair included the SIC of 7999 because he understood that was most appropriate. The zones he thought an Event Center would work in were R/MST, MSP, MS, TNDO, TMU, C74, CIV, IND. Mr. Blair believed it should be conditional use for AG and MFO. Chairwoman Drake felt the zones gave a lot of leeway for what people might want to do. Mr. Blair asked if there were any restrictions that the Planning Board doesn't see or would like to. Mr. Weber inquired about MFO not being listed in the Article and Mr. Blair said he would check the wording. Mr. Weber was concerned about the 1:00 AM Monday - Thursday hours for neighbors. Mr. Blair suggested identifying the reasons to add restrictions before actually adding restrictions. The focus was then moved to noise ordinances. Mr. Weber noticed that there was no time limit for noise. Chairwoman Drake suggested if someone came in to do an Events Center, to remind them that the Town does have a noise ordinance. Mr. Blair suggested he would review the time limits for other uses in the Articles.

#### **Town Council request for recommendation on residential development in the ETJ**

Planning Advisor Israel discussed the handout with the Planning Board that he had given to Town Council at their meeting the previous week. Mr. Israel reminded the board the majority of land area in the ETJ is in the Agricultural Zone (AG) and also re-read Marshville's UDO (MDO) from Article 8.3. He stated the Comprehensive Plan encourages growth in the downtown district. Mr. Israel detailed the zoning parameters and how the zoning of the town's perimeter supported Marshville Town Plan 2035 (pg. 8). Mr. Weber was for some subdivisions coming into town. Mr. Israel said in the short term, the tax base would increase when agricultural land turned into residential but in the long term, the more you encourage downtown growth by not allowing developers to have as many choices, you will have a higher tax base in the core. Mr. Israel said as an outsider, he felt people didn't realize how much space there was for both residential and commercial growth in Marshville. He explained that once you develop the farmland, it is gone versus all the downtown land that is still available. After providing water and sewer in addition to police and fire, you could possibly spend more than you are making. He continued by saying with the Expressway about to open, developers are going to be interested in Marshville. Mr. Weber commented about neighborhoods he is seeing in Charlotte with small yards and businesses within the communities where they can walk. Mr. Israel said having something like that in the core of your downtown serves everybody. Chairwoman Drake reminded everyone opening land primarily in the ETJ could be a double edge sword. You won't get the tax dollars but you will get the business from people

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moving in, you will overburden your schools until a new school is built. She said that is why you want to encourage growth in the core so we can collect property taxes as well. Mr. Weber questioned if we could annex the ETJ and Mr. Israel said it would have to be voluntary. He also stated the tool to getting the tax dollars from people who move here is by having low density restrictions in the ETJ. Mr. Israel recommended targeting areas where we could rezone instead of changing AG all together. Mr. Weber asked if it is appropriate to wait until people request. Mr. Israel response was it is always appropriate to wait but it always best to have a plan. Chairwoman Drake mentioned the southern detour would increase the density on that side of town. Mr. Israel said considering the detour, Planning Board might want to focus more on the northern section of AG. Chairwoman Drake stated she disagreed with Council concerning the amount of land placed in Industrial on the western side when the Land Use Plan was created. Mr. Israel agreed it was a lot. He said for Planning Board to really make a decision, they should do their due diligence when determining what land area should the requirements be lessened. He suggested a land analysis as a strategy for redevelopment - what soil types are best for agricultural vs those zoned as agricultural but aren't good. Mr. Weber asked about the planned Industrial Park and Chairwoman Drake replied it was her understanding there were plans for it somewhere else once the water and sewer issue is resolved. Chairwoman Drake added the County had plans to bring a water source from the north to service the Marshville area and that could be another reason to focus on the north side of AG for higher density. Chairwoman Drake suggested waiting 24 months while the issues were researched. Mr. Israel believed while the Town is part of the Pedestrian Plan, residents should be encouraged to join and be a part of the benefits and strategies of developing the downtown. He also said once the plan is made public, it will attract the developers that will pay for studies that will show what makes the most sense and the Planning Board could work from there. He also thought environmental and agricultural consciousness with any plans was important. Chairwoman Drake said probably someone at the Agricultural Center could probably provide information from any studies they have done on Marshville. Mr. Israel said hopefully he will have a preliminary cheap to free analysis of the land that he can bring back to the board to discuss. He believed the Council and Board needed to pay attention to the Corridor land. There was some discussion of swamp lands and incorporating them into residential developments. Ms. Griffin said development might want to be near the bypass because it is easier for them to get on the road. Mr. Weber commented if we focus opening land near the bypass, new residents may continue to go to Charlotte and never come into Marshville. Mr. Israel said for them to come to Marshville, the focus and concentration needs to be on the downtown.

### **Town Plan 2035 - Review: General Development Strategies - Goal 1**

Planning Administrator Israel said in the Town Plan 2035, Goal 1 for the General Development Strategy touched on what was discussed tonight. A number of action items were developed tonight - approach the county concerning value of agriculture land and open space perspective, do land analysis, and wait 24 months to see what happens. Chairwoman Drake suggested that she and Mr. Israel get together before presenting to Council. He stressed using the Pedestrian Plan to be the next tool since it will identify where destination points are and how people will get there - whether it is walking or driving first and then walking around. Mr. Burton said it was then premature to rezone Agriculture or change density and Mr. Blair agreed that was a good point. Mr. Burton stated if the Town Vision wants Town Centers then the tool to do that is the Pedestrian Plan and until the Pedestrian Plan is finalized, it is premature to do anything. Before moving on to the next topic, Mr. Israel wanted to emphasize Land Use Goal 1 which was to maintain and promote a vibrant and healthy downtown for a variety of retail, commercial, residential, social, cultural, and institutional

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uses with sufficient parking areas and said the main word was variety because it makes the town a walkable goal. Mr. Burton believed Goal 1 will bring about Goal 2. Mr. Israel agreed by stating Marshville should continue playing conservatively with the question of rezoning and maintaining downtown as the focal point.

#### **Public Comments / Other Business**

Chairwoman Drake asked if anyone had any other comments. She stated there were two applicants for the ETJ position that was opened by Vice Chairman Traywick - Mr. Tom Appenzeller and Mrs. Tracy Stancil. She reminded the Board they will give the names to Town Council who will make the recommendation to Union County Commissioners. UC Commissioners will make the appointment.

Mrs. Burnette from Austin Chaney Road stood to make a comment. She said at the Monday Night Council Meeting one of the female council members stated she would like to see a lot of the ETJ area zoned Industrial and Mrs. Burnette wanted to remind the Board that residents fought close to six months to keep the area around their property from being changed to industrial to keep the solar farm out. She also asked about the roads in front of Pilgrim's Pride. She was told it was probably the responsibility of DOT but as the Expressway gets closer to opening date, the last job will be a final lift of asphalt.

Mr. Weber made the motion to adjourn the meeting, Mr. Burton seconded, and it was approved unanimously.