



Planning Board

Meeting Minutes – November 13, 2018

Present:

Susan Drake, Fred Burton, Frances Griffin, Rusty Johnson, Blair Israel (CCOG)

Opening Prayer, welcome & pledge of allegiance

Mr. Burton expressed disappointment that Amazon did not select Marshville for its new head quarter facility.

The Planning Board discussed whether minutes would be approved during the meeting, as they were not distributed prior to the meeting for review. Ms. Drake Susan added that no one had the agenda ahead of time, either. The minutes were reviewed during the meeting.

Mr. Burton pointed out the need to make a recommendation for a traffic study for in front of middle school. Ms. Drake replied that a study has been completed by NCDOT & the Police Department. Mr. Israel was asked to acquire that study from the Police Department.

The Planning Board approved the minutes.

Ms. Drake introduced new Planning Board Member applicants: Tom Appenzeller and Tracy Stanson. Informal discussion with the applicants followed.

Ms. Stanson has lived in the Marshville ETJ roughly 13 years, working as a pre-school teacher. She said she attends town meetings frequently and wants to get involved and know more about the Town, and wants to represent people and be a part of this committee to help. Mr. Burton reminded the Board that Ms. Stanson was an active participant in the solar farm discussions. Ms. Stanson admitted that she has not previously worked in government, but is very interested in current issues affecting the Town and is willing to learn. She plans to participate in meetings whether she is selected for the Board or not.

Mr. Appenzeller talked about his longstanding roots in Marshville, going back to his grandfather. He grew up here and has lived here for the last 29 years. He is semi-retired sport law teacher. He sees Charlotte moving this way in influence. He affirmed his belief in the Constitution and wants representation for the ETJ. He enjoyed his previous experience on this Board.

Ms. Drake reviewed the various responsibilities of the Board and its members. The Town has a current land use “plan” (the Zoning Map) and a future land use plan. The Future Land Use Plan is not set in stone and is subject to change. She clarified that this committee is an advisory board and does not make the final decisions. The Town Council and Board of Adjustments have the final say. She reminded the Board that ongoing training is available online. Mr. Appenzeller asked about the status of the sign ordinance. Ms. Drake described it is a continual issue and is tweaked on a regular basis.

UDO applications & maps can be found on Marshville’s website.



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Mr. Appenzeller mentioned Façade Grants, restrictions on store fronts. Ms. Drake explained that this responsibility is handled through the Small Town Main Street group. They study the architectural character of each town to determine how the façades grants can best help to improve the community image. Catherine Smith is believed to be leading infrequent but ongoing meetings of the Small Town Main Street for Marshville.

Mr. Burton talked about involuntary annexation being revoked by the state, how signs cannot be judged on message content, because that impedes free speech, and how the Board cannot make recommendations based on the exterior appearance of development structures.

Ms. Drake further summarized the Planning Board responsibilities to include ordinance language crafting, review of the toll road study, zoning issues, signage issues, and other planning and economic development issues. We have rarely seen the Town Council disagree with our recommendations.

Mr. Appenzeller asked how much the ETJ is affected by planning board decisions. Mr. Israel responded that this evening's topic directly concerned the ETJ. Ms. Drake emphasized a focus on creating a vibrant downtown, while encouraging strong economic and residential development in the ETJ. She predicted that the ETJ will see a lot of development in the foreseeable future. She referred to the sizeable purple industrial zones along Hwy. 74 on the land use map. This was Council's decision based on predicted toll road traffic. There are two seats on the Board for the ETJ. The population of Marshville is around 2,500 (approximately 900 households). The population of ETJ was not available at the meeting.

Ms. Drake thanked the Planning Board applicants. The Board's recommendations will go to the Union County Commission, who decides membership to represent the ETJ.

Ms. Drake prompted a recommendation be made by the Board to the Town Council regarding a previous presentation of the Hwy 74 Corridor Study made Gresham-Smith for NCDOT. The motion to recommend the Study was approved.

Ms. Drake introduced a discussion of development density in the Town's AG-district. Mr. Israel recommended keeping the AG district's prescribed density unchanged, and instead look at land within that district that should be rezoned to a higher density. Specific criteria should be used to determine which parcels would make the best candidates for rezoning. Among those criteria: parcels less than 5 acres, areas outside of the proposed southern loop corridor, lands adjacent to existing residential districts, with minimal flood plain, and not adjacent to industrial districts. Ideally, soil quality for septic percolation and farming quality should also be considered. Mr. Israel reviewed a map of 116 parcels that met these criteria, for a total area of approximately 184 acres. He asked for the Board's input on the criteria.

Concerns were mentioned about the proposed Southern Loop. Mr. Israel committed to acquiring the proposed alignment of that corridor. Mr. Burton suggested adding a criteria of sole access through residential areas, which lends those parcels for further residential development. The Board requested another look at the issue in the following meeting.

Ms. Drake adjourned the meeting.