

**TOWN OF MARSHVILLE
PLANNING BOARD MEETING
MINUTES
May 23, 2013**

Members Present:

Susan Drake, Chairman
Rusty Johnson
Nancy Ogburn
Jerry Powell
Brian Weber

Staff Present: Mandy Edwards,

Planning, Zoning & Subdivision Administrator

Others Present: Richard Flowe, Nfocus Planning
Home News

CALL TO ORDER

Chairman Drake called the meeting to order and welcomed everyone to the meeting. Chairman Drake led everyone in the Pledge of Allegiance. Chairman Drake reminded the members that the schedule currently includes two monthly meetings of the Planning Board, and that they should let Mandy Edwards know if they are not able to attend a meeting. If they plan to attend, then no response is needed.

Work Session

Richard Flowe presented a draft core area plan for Main Street and the US 74 business district. He told the members that it was a draft and not the final plan. He asked them to look at the plan and give feedback. He hoped they could see the potential that the town of Marshville has.

After identifying some existing businesses on the map, Mr. Flowe said that the key for the plan is to create a purpose, to attract non-residents and to create new places for people to live. He said that Marshville currently has limited residential alternatives for the young and elderly. He identified places on the map where multifamily development would be appropriate and described mixed residential options that could serve to transition between the business areas and the single family residential areas. He said that to bring in more restaurants, shops and businesses the town needed to bring in new residents as well, and that the town needed to reverse the current trend of residents going out of town to find what they need.

Board Member Morgan asked if the existing buildings, including the residential properties would be removed for this to happen. She expressed concern for the property owners if this plan were to be completed. Mr. Flowe responded that the plan was recognition of the potential rather than a specific plan to build on a particular property. Town Manager, Amanda Reid, responded that this plan would not happen immediately, but was a long term plan to identify the potentials. She asked the members to not consider what is there now, but to look at what could be done with a blank slate.

Richard Flowe described measures that could be used to calm traffic on Union Street and also on Hwy 74. He told how different types of street lights could be used to create a calming effect and direct attention to the businesses in the downtown area.

Richard Flowe told the members that there were opportunities for creative re-use of existing older buildings as well as opportunities for new development.

Mr. Flowe told the members that the proposed Toll road would funnel a lot of traffic into the Marshville area, with the town being the first “back to normal” area after being on the toll road for a while. He said that this could create opportunities for businesses in Marshville to become destination meeting places.

Chairman Drake asked if creating similar building facades would be advantageous. Mr. Flowe said that too much sameness could be a problem. He said that difficult design standards could be a hindrance to big development and that requiring buildings to look alike worked better in areas that had a specific tourist draw already in place.

Chairman Drake said that the town should focus on economic development but should support local existing businesses first. The town needs to be business friendly.

Public Comment

Mr. ?, Home News said that the town of Marshville had a lot of traffic coming through and that there was a lot promise.

Board Member Powell made a motion to adjourn the meeting and it was seconded by Board member Johnson and passed unanimously.

Land Use Administrator

Chairman