

**TOWN OF MARSHVILLE
PLANNING BOARD MEETING
MINUTES
July 11, 2013**

Members Present:

Susan Drake, Chairman
Rusty Johnson
Nancy Ogburn
Jerry Powell
Brian Weber
Virginia Morgan
Mark Traywick
Lorraine Long
Jim Rowell

Staff Present: Mandy Edwards,
Planning, Zoning & Subdivision Administrator
Others Present: Richard Flowe, Nfocus Planning

CALL TO ORDER

Chairman Drake called the meeting to order and welcomed everyone to the meeting. Mr. Johnson led the members in prayer. Chairman Drake ask the members to stand and recite the Pledge of Allegiance.

CONSIDERATION OF AGENDA

Chairman Drake asked the members if there were any changes or additions to the agenda. She then said that the minutes from the previous meetings could be added to the agenda if someone wanted to make a motion to put the minutes after the work session.

ACTION: Ms. Ogburn made a motion to add the minutes to the agenda. Mr. Rowell seconded the motion. The motion passed unanimously.

CONSIDERATION OF MEETING MINUTES

Chairman Drake asked if the members had read the minutes and had any comments or questions. Ms. Long and Ms. Ogburn said that they had not received the minutes. Chairman Drake reminded them that it was the minutes that were sent with the previous agenda. Chairman Drake suggested moving the minutes to be discussed after the work session, and that Ms. Edwards would make sure everyone had them before then.

PUBLIC COMMENTS

Chairman Drake asked if there was any public comment. There was none. She then asked if there was a motion to move into work session.

Mr. Rowell made a motion to move into work session. Ms. Ogburn seconded the motion. The motion passed unanimously.

WORK SESSION

Mr. Flowe began the discussion asking the members what they thought about the purpose of Marshville. He gave examples such as a bedroom community, a hub of commerce, or

an endpoint of a major thoroughfare (proposed). At the root of the community, there must be a purpose. He said that the Town Plan 2030 would be a way for Marshville to determine their future roll, whether it was based on new 21st century technology manufacturing or a back to basics approach. He told of another community that had recently reopened a textile mill and said that it was a huge thing to see textile manufacturing coming back. He then said that the plan was not that specific in defining uses, but that it must give direction and purpose.

Mr. Flowe told the members that he wanted to hear their ideas for what should be the purpose of the Town of Marshville. He asked “What does Marshville want to be when they grow up?” He said that he would combine their ideas with some that he had formulated during the process of holding meetings and workshops, and bring to them a draft.

Mr. Traywick said that Marshville is the east side of the county and has land, highway and railroad that would work with industrial. Chairman Drake responded that industrial uses could be good for the community but not something that would create pollution, noise, smells etc. Mr. Flowe described several other communities that he has worked with that have large scale industrial development. He said that the one thing they all had in common was that they had access to land, highway and railroad. He said that these towns were close to a hub city, and while they didn’t foresee these uses coming, they did plan on “what if?”

Mr. Weber said that big corporations bring with them other businesses that provide goods and services to them. He asked if the proposed business park was relying on the proposed toll road. Mr. Flowe said that it was likely a consideration. He said that it will probably not be on the same scale if it moves forward, but that business parks in the future need to be flexible.

Ms. Morgan said that the trucking facility that Marshville was looking at was relying on the bypass but that it wasn’t done fast enough and didn’t work out.

Chairman Drake mentioned Met Life locating in Charlotte and bringing 3,500 jobs to the area. She said that the vision for Marshville should be to recruit high end jobs. She said the town shouldn’t close the door to businesses but that the vision should not be chickens or heavy manufacturing uses that create problems.

Mr. Flowe suggested that the issues around heavy industrial can be dealt with through the zoning ordinance. He said old zoning ordinances have historically separated heavy industrial from other districts. He said a better approach is to separate based on community impact, creating an overlay district to deal with the more intense uses. He said that low impact uses could go in as a use by right, while more intense uses would have additional regulations that bring them to a public process so that the community has input. He said that performance criteria keep the spectrum of businesses open but with safeguards.

Mr. Rowell asked about the status of Natural Gas expansion, which was supposed to come to downtown during Phase II. Mr. Flowe did not know the status, but said that access to natural resources will affect what types of industry would be willing to look at Marshville.

He gave an example of a beverage bottling plant. He said that they would not locate where water supply was limited because they need it for their process. He said that the focus of economic development should be on the types of industry that do not need large amounts of resources that are unavailable. He said that the proposed business park will be tied to ports by railroad, which will provide opportunities.

Mr. Rowell said that S&D sent out feelers for expansion in North and South Carolina, and that Marshville should go after those kinds of opportunities.

Mr. Flowe said that the Town Plan 2030 would put the plans in place. He then said that sites within and around the town could be certified for industrial uses, which could be used as an economic development tool. He said that a certified site means there is a fact sheet available to interested parties. If manufacturers have to rezone, or go through a special use permit process, they might go somewhere easier to deal with. Still, protections can be put in place to deal with the impact. This would help put Marshville on the map with top shelf manufacturing.

Mr. Traywick asked if North Carolina was moving toward making the regulations a little bit easier. Mr. Flowe said that it did seem to be moving in that direction.

Chairman Drake asked Mr. Flowe what he thought is the biggest weakness. He said distance from the interstate and being on the wrong side of unplanned development along Hwy 74 was the biggest weakness. He said that creating this plan would give the town good information to work with for current and future development, but that it was a process that should never stop changing. He said that planning should always be the major function of a Planning Board.

Chairman Drake Thanked Mr. Flowe for the presentation. Mr. Flowe said that he would take the drafts from previous meetings, continue tweaking them based on the comments tonight, and would bring it back to the Planning Board in the near future, focusing on the land use map and the core area plan.

Chairman Drake asked if there was a motion to continue the work session to Thursday, July 25, 2013.

ACTION: Mr. Rowell made a motion to continue the work session to Thursday July 25, 2013. Ms. Long seconded the motion. The motion passed unanimously.

Chairman date Planning, Zoning & Subdivision
Administrator

Land Use Administrator Chairman