

Town of Marshville  
Planning Board Meeting  
Minutes  
July 25, 2013

Members Present: Susan Drake, Chairman  
Jim rowell  
Brian Weber  
Mark Traywick  
Nancy Ogburn  
Rusty Johnson

Members Absent : Virginia Morgan  
Jerry Powell  
Lorraine Long

Staff Present: Mandy W. Edwards-Planning, Zoning & Subdivision Administrator

Others Present: Richard Flowe-Nfocus Planning

CALL TO ORDER

Chairman Drake called the meeting to order at 7:00 p.m. She reminded the members that the meeting was a continuation of the previous meeting that was recessed during the work session.

APPROVAL OF MINUTES

Chairman Drake said that the minutes would be reviewed on the agenda for the next regular Planning Board meeting and would include this meeting.

WORK SESSION

Chairman Drake reconvened the work session and welcomed Mr. Flowe. Mr. Flowe told the members that he would be introducing a draft map of the Marshville Town Plan 2030 as well as an existing land use map. He stated that these maps would help with perspective when looking at future plans. He stated that the existing land use map is where Marshville is now, based on decisions that have been made in the past. The Marshville Town Plan 2035 Map is where the Town wants to go, a goal.

Mr. Flowe informed the members that the next meeting would include draft documents for the Marshville Town Plan 2035. It will include 50+ pages with maps, and will serve as a foundation that should be continually updated. As new projects come to the Town, there will be a need for tweaks to the plan.

Mr. Flowe informed the members that the Ordinance will come behind the Marshville Town Plan 2035. He stated that the Planning Board role should be more about creative vision rather than zoning.

Mr Flowe introduced the Existing Use Map, stating that it shows what is there now, and that it shows a lot of untapped potential. He then introduced the draft Marshville Town Plan 2035 Map. He stated that it will be a driving tool to make decisions about zoning. He pointed out an area on the Existing Use Map that was currently zoned I (Industrial). He stated that on the Marshville Town Plan 2035 Map this area was shown as a transitional area to blend with neighborhoods. It does not mean that the Town will pull the rug out from under the existing use, but that if the use were to go away, then the Town could look for a more appropriate use. This way, the Town is protecting the existing rights but in the land use plan can make way for those more appropriate uses. He stated that commercial uses and industrial uses don't always mix, but they are the economic base of the Town. He stated that the Industrial areas on the Marshville Town Plan should be where there is a strong building stock, and that the older buildings in the central area are more transitional and commercial.

Mr. Flowe explained to the members that the boundaries on the Town Plan map are soft boundaries, because they are there only to guide the Planning Board in making good decisions. He said that the boundaries on the Existing Use Map are hard boundaries because they are based on zoning, which is the law. He stated that the Town Plan map uses riparian buffers to separate some commercial and industrial areas from residential area. He stated that areas that had a large stock of existing residential should have standards based on what is already there, but that allow for transitions.

Mr. Flowe informed the members that the blue areas on the map were Civic areas, that would include things like churches, schools, dorms, group homes and other civic type uses.

Mr. Flowe informed the members that sewer projects would have the potential to change the Plan, as services are expanded and begin to allow for higher densities. Mr. Traywick asked what the Town will do with greenways. Mr. Flowe said that the Plan would push higher densities up the hill on smaller lots, where it works, and leave areas close to creeks undeveloped. He discussed conservation easements and how they can be used to help off-set the cost of leaving a portion of the property undeveloped. Chairman Drake asked if there would be a concrete statement protecting environmentally sensitive areas. Mr. Flowe stated that the Plan and Ordinance would discourage development on steep slopes and prohibit clearing of state mandated buffers. Chairman Drake stated that the Town should protect as much green as possible.

Mr. Flowe informed the members that he had changed the name on the draft to 2035 instead of 2030, because he felt that the Plan should be twenty years.

Mr. Traywick pointed out an area on the map that is an existing park, but shows as Single Family Residential. Mr. Flowe said that it would be corrected on the final map and be represented as a Civic area.

A member of the public asked if the Town would allow people to build in a flood plain. Mr. Flowe stated that the information would be included as the Planning Board begins to review the draft Zoning Ordinance. He said that it would be discussed in a work session. He said there would be 23 articles in the Ordinance to work through.

Rusty Johnson asked about the blue property on Hasty Road, that was showing as a civic use. Mr. Flowe answered that it was representing a potential use that a land owner was considering. Ms. Edwards pointed out that it was not at that location, but outside of the Town of Marshville limits and ETJ. She indicated that the use would require a Special Use permit and a quasi judicial hearing before the Board of Adjustment. Ms. Reid explained that the process required that there not be discussion prior to any public hearing.

Mr. Flowe asked the members if there were any big missteps in the draft Marshville Town Plan 2035 map, saying that he would confirm the locations of the parks and correct them on the map. There were no problems given with the draft map.

Mr. Flowe thanked the members for their input and reminded them that there would be a draft of the Plan provided, most likely at the next meeting.

#### ADJOURNEMENT

Ms. Ogburn made a motion to adjourn the meeting. Mr. Johnson seconded the motion. The motion passed unanimously.