

# Marshville Planning Board

October 24, 2013, 7:00 PM

Marshville Town Hall

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## REGULAR MEETING MINUTES

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**Board Members Present:** Chairman Susan Drake, Planning Board Members Jim Rowell, Rusty Johnson, Brian Weber, Virginia Morgan, Lorraine Long, and Mark Traywick

**Staff Present:** Mandy Edwards, Planning & Zoning Administrator; F. Richard Flowe, Planning Staff; Miles Thomas, Interim Planning & Zoning Administrator

### Welcome/Pledge of Allegiance

Chairman Drake called the meeting to order at 7:00 p.m. and welcomed the members of the public. The Pledge of Allegiance was offered by all in attendance. Chairman Drake reminded the members that this meeting was a continuation of the September 26, 2013 meeting from and that they were still working from that agenda.

### Consideration of Agenda

*Jim Rowell* made a motion to add agenda item #5: Discussion of Existing and Future Land Use Maps (and) item #6: Discussion of zoning buffer. This action would move items 5, 5a, and 6 (to) 7, 7a, and 8 respectively. The motion was seconded by *Ms. Virginia Morgan* and passed unanimously.

### Approval of Minutes

*Jim Rowell* said the names Jim Rowell and Jerry Powell should be reversed in both the September 12, 2013 and September 26, 2013 minutes; and to change Ms. Rowell to Mr. Rowell. Mr. Rowell made a motion to approve those minutes as corrected by planning staff. The motion was seconded by *Ms. Morgan* and passed unanimously.

### Public Comments

*Chairman Drake* asked if there were any public comments. *Mr. Fred Frazier* stated that he would like to comment, but that his comments were related to the agenda item #5 requested by Mr. Rowell. *Chairman Drake* asked if he would be willing to wait to comment during that discussion.

### Discussion of Existing and Future Land Use Maps

*Mr. Rowell* opened discussion of the existing and future land use maps, and directed his statements and questions to Mr. F. Richard Flowe. Mr. Rowell asked why the Future Land Use Map showed property fronting on US Highway 74 between Elizabeth Avenue and the industrial land use to the West had been identified as 'Transitional Residential.' Mr. Rowell also asked for clarification on the definition and intention of a 'Transitional Residential' district.

*Mr. Flowe* said that the existing and future land use maps were not meant to be thought of as applying zoning, only to guide decisions in planning for the future and deciding how to reapply zoning districts in the future. The area showed as Transitional Residential was identified in the planning process as having a unique character, which contained slightly higher density residential, small businesses, medical offices, etc. These areas do not necessarily fit into traditional residential or commercial districts, because they were essentially transitioning from a past without zoning towards a future with zoning.

*Mr. Flowe* continued explaining that what he wanted to bring to the Town was a buildable plan, and in order to do that it wouldn't be feasible to have the future land use districts act like a zoning map. The established character of these areas is flexible, and commercial land use was applied to them that they would potentially succumb to the effects of commercial zoning before zoning had a chance to establish itself. Commercial land use planning or commercial zoning in that area could result in three possible effects:

1. Commercial land use could support commercial zoning before the areas are suitable for commercial interest, and raise taxes on properties that are currently being utilized as residences.
2. Strip commercial creates an overabundance of commercial property that has no value in economic development if a readily identifiable commercial node is not identified. Collocating commercial areas allows businesses to understand the dynamics of the area and proliferate in the right kind of competition, and transitional areas allow for that commercial area to grow if it begins to expand in reality.
3. Supply and demand. Where are the hot spots? Commercial identity happens online, and they look at the full picture of available land.

*Mr. Flowe* explained that the future land use map becomes the identifier of what is possible between now and 2035, and regular updates every year and a half to two years provides the necessary identification of transition and expansion. *Chairman Drake* asked what the unique development situations were that makes this area transitional in the future. *Mr. Flowe* responded that young millennials were looking for areas to live that allowed them more rental housing options, and opportunity to work close to home without having to buy a home. The dynamic of the housing market had changed from seeing value in home ownership to seeing value in flexibility.

*Mr. Rowell* expressed that to reinforce those ideas that either the definition of transitional residential needed to change to reflect mixed uses or the commercial district should be expanded to include the commercial areas. *Mr. Rowell* also expressed that the commercial future land use should be expanded anyway because the character was already changing along Elizabeth Avenue. *Mr. Flowe* said that he would address the boards concerns and look at expanding the title and/or definition to provide for mixed use, and continue discussion on the items after considering their implications. *Mr. Flowe* reminded the board to consider this as future land use and that transitional should allow for flexibility, and that it had no effect in 'setting' the zoning.

### **Zoning Buffers**

*Chairman Drake* expressed concern over the recent auctioning of land between US Highway 74 and the historic Marsh House, which is zoned commercially. The fear was that the land would be sold and a commercial development would occur and not have enough buffering between the house and the commercial development. *Mr. Flowe* said that he would commit more time to the Town's Zoning Ordinance, which would require adequate buffering between adjoining zoning districts.

### **Work Session – Continue Marshville Town Plan 2035 Draft Review**

*Chairman Drake* said that the board would not have time to discuss the draft review, and asked for suggestions on how the board could move faster in approving and recommending the Town Plan to Town Council. The *Chairman* continued, suggesting that they should look at meeting more frequently so they could finish review, and move back to a regular schedule. *Mr. Flowe* suggested that they continue the meeting to November 7<sup>th</sup>, 2013 and discuss it further at their November 14<sup>th</sup> meeting and continue to November 21<sup>st</sup> if necessary.

### **Continuance**

*Mr. Rowell* made a motion to continue the meeting to November 7<sup>th</sup>, 2013 at 6:00pm. The motion was seconded by *Ms. Morgan* and passed unanimously.

These minutes approved this \_\_\_\_\_ day of November, 2013.

By: \_\_\_\_\_  
Susan Drake, Chair

Attest: \_\_\_\_\_