

Marshville Planning Board

November 14, 2013, 7:00 PM

Marshville Town Hall

REGULAR MEETING MINUTES

Board Members Present: Chairman Susan Drake, Planning Board Members Virginia Morgan, Loraine Long, Nancy Ogburn, Jim Rowell, Jerry Powell, and Mark Traywick.

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

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 opened the meeting congratulating Planning Board Members Virginia Morgan and Jim Rowell on their election to the Town Council.

Approval of Minutes

Chairman Drake asked for consideration of the minutes for the October 24, 2014 planning board meeting, and asked if there were any corrections. *Jim Rowell* motioned for approval of the minutes, and *Mark Traywick* seconded the motion and it was passed unanimously.

Consideration of Agenda

Chairman Drake asked for consideration and approval of the agenda for tonight's meeting. *Jim Rowell* motioned for approval of the agenda, and *Mark Traywick* seconded the motion and it was passed unanimously.

Public Comments

Chairman Drake noted that there were no members of the audience in attendance, and passed over the time for public comment.

Work Session – Continue Marshville Town Plan 2035 Draft Review

Chairman Drake opened the work session to continue discussion of the Town Plan 2035 Draft Review, and *Jim Rowell* began the conversation by discussing parcels along Marshville Blvd. to the West of downtown.

Mr. Rowell continued that he felt they needed to use a different definition, title, or altogether different category for the parcels to the West of downtown that were currently shown as transitional residential. He noted that the parcels were altogether of a different character than others, and that the expanse of that area was largely unsatisfactory for new development under their current zoning. Mr. Rowell referenced the condition of the parcels and the ability to rezone them to an appropriate land use should be made fairly easy.

Mr. Flowe commented that planning staff was prepared to make changes to the text on screen as projected to the board and explained some of the ways that the text could be modified to reflect the changes the board wanted.

Mr. Rowell suggested that they should consider adding one additional category to define this area, and make a definition to reflect that change.

Mr. Flowe and Mr. Rowell marked up the future land use map with the board's comments and direction to encircle an area that would be defined as 'Transitional Mixed Use.'

After further discussion by the board it was determined that the areas in the transitional area to the north and south (not including the previously mentioned areas to the West) should become a category like 'transitional residential' but with a character to be determined. *Mr. Flowe* indicated that he and Mr. Thomas would review those parcels and create a new category and definition that's name was to be determined.

In summation, the changes made during this work session were to strike 'transitional residential' from the Land Use Plan, and create two new categories: Transitional Mixed Use and a residential category not yet named to be created to deal with medium to high density residential areas surrounding the downtown core.

Continuance

Mr. Rowell made a motion and *Ms. Loraine Long* seconded to continue the meeting to Thursday, October 21st, 2013 at 7:00 p.m. The motion passed unanimously.

These minutes approved this _____ day of December, 2013.

By: _____

Susan Drake, Chair

Attest: _____