

Marshville Planning Board

November 21, 2013, 6:00 PM

Marshville Town Hall

WORK SESSION MEETING MINUTES

Board Members Present: Chairman Susan Drake, Planning Board Members Rusty Johnson, Loraine Long, Nancy Ogburn, Brian Weber, and Mark Traywick

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

Welcome/Pledge of Allegiance

Chairman Susan Drake called the meeting to order at 6:00 p.m. and welcomed the members of the public. The Pledge of Allegiance was offered by all in attendance. Chairman Drake opened the meeting.

Staff Report

Planning & Zoning Administrator Miles Thomas reported that the text amendment changes recommended by Planning Board at their September 26th meeting contained a section of text that was inconsistent with Town Hall policy. The Town's policy on tape recordings is to erase the recording once the minutes have been approved. The recording serves as a draft version of the minutes, and retaining the recording data beyond minute approval would not be possible with current data storage available. The section regarding tape recordings has been stricken from the text and will be requested to be approved with the modification.

Work Session – Continue Marshville Town Plan 2035 Draft Review

Chairman Drake asked if they had a motion to continue review of the Town Plan 2035 draft.

Ms. Loraine Long made a motion to continue review of the Town Plan 2035 draft, and *Mr. Mark Traywick* seconded the motion. The motion passed unanimously.

Chairman Drake asked for an update on the previous meeting, and what place we would like to pickup with this evening in review.

Mr. F. Richard Flowe noted that staff had made changes since the meeting the previous week, but those changes are in draft format and not ready for presentation. He added that staff was making progress in modifying the text changes requested and updating the Future Land Use map.

Mr. Flowe continued with discussion on the districts the plan would create for the upcoming Ordinance noted on page 43 of the current draft. *Mr. Flowe* went into detail about the importance of establishing consistent districts that would allow for a general set of guiding principles. Rather than a never-ending list of residential districts they would be compacted down into a 'Single Family Residential' or 'Transitional Residential' (or some variation) district. This would establish some clarity in standards established for residential homes, and variations on the district standards would be provided for in overlay districts. *Mr. Flowe* continued explaining the various standard districts and their relation to certain overlay districts.

The following overlay districts would be established to deal with substantial variations from the established standards:

1. Traditional Neighborhood Development Overlay

2. Mini Farm Overlay District
3. Scenic Corridor Overlay District
4. Hazardous Industry Overlay District.

Mr. Flowe explained that these overlays assist the Planning Board in establishing well thought out areas of development that diverge from the most common standards. Rather than establishing typical districts to deal with every variety of zoning, the overlays allow the Planning Board to identify areas as their individual character changes or as patterns of development take a different direction.

Planning Board Members Rusty Johnson and Brian Weber arrived at 6:45 p.m.

Mr. Flowe summarized the overlay districts and began to delve into the Land Use Plan Vision Statements.

Chairman Drake asked that the members read through the end of the plan and be prepared to discuss those sections at the December 12th, 2013 Planning Board meeting.

Continuance

Mr. Brian Weber made a motion and *Ms. Loraine Long* seconded to continue the meeting to Thursday, December 12th, 2013 at 6:00 p.m. The motion passed unanimously.

These minutes approved this _____day of December, 2013.

By: _____
Susan Drake, Chair

Attest: _____