

MARSHVILLE PLANNING BOARD

JUNE 9, 2016 7:00PM

Present: Fred Burton, Susan Drake, Frances Griffin, Rusty Johnson (in about 7:30), Nancy Ogburn, Mark Traywick

Absent: Lorraine Long, Brian Weber (caught in Charlotte traffic)

Chairman called meeting to order

Nancy Ogburn provided invocation and all recited the Pledge

Nancy Ogburn made a motion to approve the April 14th Planning Board Minutes, Frances Griffin second, all in favor

Chairman Drake recommended the Board vote for officers tonight; she wants to stay consistent with the BOA and have elections in April as they should be. Fred Burton was reluctant with the absences, but the majority was in favor of going ahead with the vote. Nancy Ogburn nominated Susan Drake as chair, Mark Traywick second and all in favor. Nancy Ogburn nominated Mark Traywick for vice-chair, Frances Griffin second and all in favor.

Communication Towers Zoning Text Amendment – Richard Flowe gave an explanation of the Draft Ordinance to remove Telecommunication Towers from the Main Street District. Each member had a copy. This would not have an effect on existing towers. This change would prevent the installation of tall pole towers in the downtown area. Fred Burton made a motion to recommend this draft ordinance to Town Council, Nancy Ogburn second, all in favor.

Javier Latre with ESA Renewables was present to represent the ESA Solar Farm at 650 W. Union St. Chairman Drake maintains that this should remain as residential. Town Council previously discussed this issue as to what the designation for this piece of property was, and the clarification was for industrial on the future land use map. Each member had a handout from Richard Flowe with background information and findings and conclusions. Nancy Ogburn asked what's on the property now? Applicant, Javier Latre, said the land is actually vacant right now. Mark Traywick asked if the plan was to extend that solar farm onto that property? This solar farm is not related to the one on adjacent property. Chairman Drake pointed out the residential areas around this property. Javier explained that they tried to apply for the zoning back in December and were advised to wait until the new map was generated because it was going to be zoned industrial. They were surprised to see that it wasn't. Mark Traywick asked about buffers for the existing solar farm and Chairman Drake stated that it is pretty much obscured because the fields haven't been mowed around it. Solar farms are allowed as a conditional use permit in a heavy industry overlay. Richard Flowe explained that first it would have to be zoned industrial, then it would have to come back to the Planning Board again as a heavy industry overlay. It's a 2 layer re-zoning. In a re-zoning you have to consider all the permitted

uses that are allowed. Javier confirmed they are leasing at 5 year increments, up to 30 years. Nancy Ogburn asked what is a sub-station? Javier explained it to her. She also asked was the existing one camouflaged? Javier said no it is visible. Nancy Ogburn asked who would want to live by one? Mark Traywick asked about water and sewer availability at this property. Richard Flowe stated that it is in the vicinity but he would have to look at the utility maps to know exactly where. Fred Burton made motion to deny request, Mark Traywick second, all in favor 6-0. (Rusty Johnson didn't vote because he was late coming in, but abstaining is a yes vote). Richard Flowe explained to the applicant that this will go forward to the Town Council with a negative recommendation from the Planning Board. If Town Council agrees with the Planning Board's recommendation it will be over, if they choose to go with the applicant's request it will go back to the Planning Board for Industrial Heavy Overlay zoning.

The Board had a list of items to prioritize for future discussion. Richard Flowe suggested they be categorized as the following:

Immediate (A) – 0-6 months

Near Term (B) – 6/12/18 months

Long Term (C) – Greater than 18 months

Nancy Ogburn made motion to adjourn, Fred Burton second, all in favor.