

# Marshville Planning Board Meeting

## July 12th, 2021 7:00 PM

**Present (in person):** Frances Griffin, Tracy Stancill, and Rusty Johnson

**Present (via Zoom):** Susan Drake, Diane (Public), Fred Burton, and Brian Weber

**Staff Present (in Person):** Ann Sutton (Town Clerk), Dylan Liles (Deputy Clerk), Carina Soriano (Planning & Zoning Administrator), Bill Bailey (New Planning & Zoning Administrator)

**Staff Present (via Zoom):** N/A

**Absent:** Tom Appenzeller

**Pledge/Invocation:** All stood for the pledge. Invocation was given by Mr. Johnson.

**Approval of June 14<sup>th</sup> minutes:** Ms. Drake asked for a motion to approve the minutes at next month's meeting. Mr. Johnson made motion, Ms. Stancill seconded. All ayes. Motion passed unanimously.

**Introduction of New Planning Board Administrator:** Introduction for the new planning board administrator Bill Bailey to the planning board were given by Ms. Soriano and Ms. Drake

**Table of Uses Changes Final Review:** Ms. Soriano summarized the current definition changes made to Table of Uses chart. Also, Ms. Soriano stated that Petting Zoo had been added as a category.

The Current Table of Uses chart includes changes that were made with definitions.

Ms. Drake asks the board if they approve of the current definition changes laid out in Table of Uses chart. Fred Burton stated that he agrees with the approval of definition changes.

Ms. Drake raises the questions whether the definition of Animal Rescue/Shelter had been entered into the current modifications.

Ms. Soriano states that it had not currently been added, but she will add a definition to define Rescue/Shelter with Mr. Bailey

Ms. Drake states it might be necessary to better and more clearly define between Animal Shelter and Animal Rescue with definitions changes because of the current on-going situation with "Cat House" which has not been defined so far.

Mr. Bailey follows up on Ms. Drake's statement and states that general statutes define both Animal Shelter's and Animal Rescues definitions also stating that you must have the correct state permits to even operate an Animal Shelter or Animal Rescue.

Ms. Drake raises the question whether the “Cat House” may not have a state permit to be legally operating as that inquiry had not been made by Code Enforcement currently and also stating that Ms. Soriano needs to follow up on that inquiry with Code Enforcement into whether or not the “Cat House” has the correct state permits to be legally operating in Marshville.

Moving on to the next subject Mr. Johnson raises the question whether Clubs/Lodges venues should or need to be separated from Special Event Venues under the current modifications to the Table of Uses.

Mr. Bailey follows up on Mr. Johnson’s question and states that Special Event Venues do not fit the same definition of Clubs/Lodges and should be separated due to Special Event venues being dictated by general statutes while, Clubs/Lodges venue spaces are dictated by the owning Club/Lodge.

Mr. Burton agrees with the separation of Clubs/Lodges venues from Special Event venues because Clubs/Lodges can make their own private decisions on what they allow in their venue space versus Special Event Venues which are ruled by general statutes.

Ms. Stancil also brings up the point that she agrees that Clubs/Lodges should be separated from Special Events venues because Special Events are not held every day or frequently held, while Clubs/Lodges could hold weekly or daily events such as meetings or gatherings which would make it a different type of space.

The board members in attendance all agree to the separation of Clubs/Lodges venues from Special event venues category as the uses for both can be different.

Mr. Johnson recommends going forward with the current definition changes with the current modifications of the Table of Uses to send to Town Council.

Ms. Drake agrees and states that the planning board can trust Bill Bailey’s experience and expertise going forward to adjust information listed under the modifications and present the Current Table of Uses changes/modifications to Town Council for approval moving forward.

Mr. Bailey then advises that the Planning Board should not include Bingo/Billiards hall in the primary use category of civic district to remove it from the current primary uses of the civic district, because Bingo or Billiards is an accessory of an establishment not a primary use as it is not the only thing or the main thing that the building would be used for.

Ms. Drake states that she thinks radioactive waste disposal should not be included in any zone

Mr. Bailey states that there is no need to include radioactive waste disposal in the ordinances as there are virtually no places in the state of North Carolina that are allowed to dispose of radioactive waste, therefore no reason to include it in ordinances.

Ms. Drake recommends the board to remove radioactive waste disposal from the ordinances.

Planning Board agrees with Ms. Drake on the modification of removal of radioactive waste disposal.

Mr. Johnson brings up definition changes for Group Homes/Homeless Shelters.

Mr. Bailey states that after looking into current definitions that more modifications must be made because Group Homes must be allowed in Residential districts by statues so that would be including SFR 1-3 and Group homes must have a capacity of 7 residents including staff and children.

Ms. Soriano states a change will be made to the modification of Group homes to be allowed in SFR 1-3 in order to follow with general statues.

Ms. Drake questions whether Group homes then should be removed from all other districts and only be allowed in SFR 1-3.

Mr. Bailey states that this matter should be discussed in the next Planning Board meeting.

Planning board agrees to discuss issue at next board meeting.

Mr. Johnson then makes a motion to recommend the current modifications laid out to Town Council.

Mr. Burton seconds this motion.

Aye from all current attending board members.

Ms. Drake approves motion to recommend the current modifications to Town Council.

**Overview of Projects for New Administrator:**

Ms. Soriano states that she and Bill Bailey will be working on creating an up to date zoning map with the current uses chart as a current project for the new zoning administrator.

**Public Comments:** There were no public comments.

**Adjournment:** Ms. Drake asked for a motion to adjourn. Ms. Stancill made motion, Mr. Johnson seconded. All Ayes. Motion passed unanimously. Meeting adjourned at 8:16 pm.