



## Planning Board

### Meeting Minutes – April 15, 2019

Present: Fred Burton, Susan Drake, Sue Helms, Frances Griffin & Rusty Johnson

(Absent: Brian Weber)

Public: Scott Byrum, Mayor Pro Tem Virginia Morgan, & Council Member Norma Carpenter

Opening prayer, the welcome & pledge of allegiance

Motion to approve minutes. Mr. Johnson made motion to approve the March Meeting Minutes. Mr. Burton seconded, minutes passed.

The first item of business was the election for Planning Board Officers. Ms. Drake opened the floor to nominations. Mr. Johnson nominated Susan Drake for Chair and Ms. Helms seconded. The vote for Chair passed. Ms. Helms nominated Fred Burton for Vice Chair. The vote was seconded and passed unanimously.

Next, the Board considered a zoning question pertaining to the property at 6022 W. Marshville Blvd. The owner, Scott Byrum (P.O. Box 160 Marshville, NC), had inquired whether the Marshville Unified Development Ordinance (MDO) would permit a specific use on this property. The floor was given to Mr. Byrum, who stated that he is hoping to lease the property to a tenant who plans to store plastic bags in the warehouse building on the property for the purpose of wholesale distribution by May 1<sup>st</sup>. Mr. Byrum asked the Board to approve adding plastic materials to the Table of Uses for the TMU.

Ms. Drake recounted that she and Mr. Israel researched the question but were unable to determine exactly why plastics had been omitted from the MDO Table of Uses. Ms. Drake speculated that this may be due to environmental concerns in case of a fire. Mr. Burton offered that the Table of Uses did permit the wholesale trade of groceries and related products in the TMU. Mr. Israel summarized the options available, which included: rezoning the property as part of a broader rezoning action for TMU properties along West Marshville Boulevard (US 74); a text change in the UDO Table of Uses to include plastics as a use permitted in the TMU with additional standards; or that the plastics be limited to those for groceries and related products exclusively. The Board agreed that the property could be used for the third option without any further action needed. They further acknowledged that a rezoning of select TMU properties along US 74 would be a good long-term solution to pursue, as well as a review of the Table of Uses for possible revisions. Mr. Byrum thanked the Board, and no other action was taken.



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Following this, the Board reviewed the Pedestrian Plan Draft. Ms. Griffin discussed notes on deep drain openings, especially on White Street, and that streets are in desperate need of repair. She also brought up the Halt signal on Elizabeth Street, and noted sidewalks on Griffin Lane, White Street and John Street. Mr. Burton discussed the written notes he had made. All of the notes were given to Mr. Israel to provide to the planning consultant.

Ms. Drake made motion to table agenda items 7, 8 & 9 until the next meeting. Ms. Helms seconded. Motion passed.

Mr. Johnson made motion to adjourn, Ms. Helms seconded. Motion passed. Meeting adjourned at 8:46pm.