



Town of Marshville Planning Board Meeting/Town Council Work Session

Monday, January 13, 2020 7:00 PM

Marshville Town Hall, 118 East Union St., Marshville, NC 28103

Agenda

Planning Members in Attendance: Chairperson Susan Drake, Planning Board Members Francis Griffin, Tracey Stancill, Brian Weber, Fred Burton, Tom Appenzeller, and Rusty Johnson

Town Council Board Members Present: Mayor Larry Smith, Town Council Members Gary Huntley, Margaret Bivens, Virginia Morgan, Ernestine Staton, and Paulette Blakeney

Staff in Attendance: Town Manager Franklin Deese; Ann Sutton, Town Clerk; and Matt Tarlton, Chief of Police. CCOG Planning & Zoning Administrator Carina Soriano.

Planning Board Call to Order:

Planning Board Chair Susan Drake called the Planning Board meeting to order, and Mayor Larry Smith called the Town Council Work Session to order. Council Member Gary Huntley gave the invocation. All recited the Pledge of Allegiance.

All board members introduced themselves. All citizens were thanked for coming to the meeting.

Adoption of the Agenda:

A motion was made to adopt the agenda by PB Member Rusty Johnson and seconded by PB Member Stancill. All said aye.

Mayor Larry Smith asked for a motion to also adopt the agenda. A motion was made by Council Member Staton and seconded by Council Member Huntley. All agreed.

Carina Soriano, town Planning and Zoning Administrator, presented the materials given to the Town Council. The packet of materials included The Technical Specifications Manual, The Town Comprehensive Transportation Plan, the Bicycle and Pedestrian Plan, and the 2035 Plan. The Planning Board would like to have another joint meeting in the future on the 2035 Plan.

Board of Adjustment Appointments:

Planning and Zoning Administrator, Carina Soriano, introduced the ETJ appointments to the Town Council. They are Tracy Stancill and Tom Appenzeller.

Technical Review Committee Appointments:

The Technical Review Committee will consist of Carina Soriano, Planning and Zoning Administrator, Public Works Director Stephen Mull, Town Manager Franklin Deese, and two positions that the town does not currently have, a Town Engineer and a Stormwater Administrator.

Economic Development in the Town and the Chamber of Commerce:

Chairman Drake expressed that it may be time for Town Council to appoint an Economic Development Committee. The Planning Board will work closely with the Chamber of Commerce, Economic Development, and the Council. The Planning Board wants to be included in all planning and would work closely with the Economic Committee if the Council chooses to appoint one.

Both Chairman Drake and Planning and Zoning Administrator Soriano think it is crucial for the Council to review the 2035 Plan to make sure this plan represents where the Council wants the town to go. There has been quite a bit of both commercial and residential interest in the town lately. Changes in the plan need to be addressed as we move along.

Future Planning Board Items to Appear Before Council:

1. Façade Ordinance
2. Food Truck Ordinance
3. Outdoor Storage Ordinance
4. Tiny Home Ordinance
5. Updating the Tree Ordinance
6. Signage Language Update
7. Transitional Mixed Use (TMU) Language Update
8. Rezoning Residential Main Street Transitional (R/MST) to Main Street Periphery (MSP)

Updating of Maps:

The Planning Board will be updating our maps. Planning and Zoning Administrator Soriano will be reviewing the maps we have, update them as necessary, and present them to the Council in the near future. (Possibly May or June)

The Planning Board would like to address the Town Ordinances due to conflicting definitions and information. The Town Manager suggested the possibility of hiring someone to update our ordinances. CCOG could possibly help with a review. We have issues across the current ordinances. Richard Flowe worked on the development of ordinances. He may come in and help get us up to date with his thoughts when these ordinances were created at that time. Chairman Drake thought that it would be a good idea to have a second set of eyes once the ordinances were created or updated. Maybe Mr. Flowe could come in once every couple of months to look at them.

Comments and Questions and Answers:

Planning and Zoning Administrator Soriano asked if anyone had preliminary thoughts about the information is given out or suggestions about some of the boards were spoken of.

A question came up about gaming/gambling facilities. Police Chief Tarlton said that Union County had an ordinance in place. He also said that he would look into anything else that might be available concerning the gaming/gambling facilities.

Council Member Staton thought the food truck ordinance should be a priority due to the one-time events we hope to have in the near future. Chairman Drake spoke of produce trucks and food trucks. The town has an ordinance for produce trucks, but this does not cover food trucks. Many things need to be considered with a food truck ordinance. Health inspection requirements for food trucks were mentioned. Chairman Drake told the Council to discuss what they think is important in a Food Truck Ordinance and let the Planning Board know the thoughts so they can create an ordinance based on some of these thoughts. This ordinance will be a priority.

Mayor Larry Smith asked if the Zoning Ordinance was going to be updated on the website? The response was that yes they were. Town Manager Deese said that we are working on updating our maps. Town Manager Deese did not see any point in updating until the map changes were complete. Mayor Smith thought it would be a good idea to have a disclaimer on the website state “please contact Town Hall for the latest updates.”

Chairman Drake reiterated that it is important to get someone to help the Planning Department as soon as possible so they can make changes and recommendations asap.

Chairman Drake thanked all for coming.

Adjournment:

A motion was made by a Planning Board member which was seconded. All agreed. Planning Board meeting was adjourned.

A motion was made by Council Member Staton to adjourn the Council Work Session meeting. A second was made and all agreed. Council meeting was adjourned.

8:07 pm

Approved this _____ day of _____, 2020.
