
TOWN OF MARSHVILLE

est. 1877

AGENDA MARSHVILLE PLANNING BOARD June 14, 2021

1. Call To Order
2. Pledge/Invocation
3. Approval of May 10 minutes
4. Table of Uses Changes Review Summary
5. Zoning District Density Changes
6. Public Comments
7. Adjourn meeting

Zoom call in directions located below.

Join Zoom Meeting

<https://us02web.zoom.us/j/85779916186?pwd=cmFaa3oyQUI3OGozRHdwODM5aEVCUT09>

Meeting ID: 857 7991 6186

Passcode: 245543

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Summary of Table of Uses Proposed Changes-edit 6.9.21

1. ABC-not in TMU
 2. Ag Production (crops only)-take out of TMU
 3. Ambulance, Fire & Rescue-out of MSP
 4. Animal Shelter (NEW)-AG, C74, IND with additional standards (NEW 10.1-4)
Addtl Standards: (A) Zoning districts: AG, C74, IND (B) Development Standards: (1) No person shall operate an animal shelter unless a certificate of registration for such animal shelter shall have been granted by the Director of the state Board of Agriculture, as per NC General Statutes 19A-26. (2) All minimum holding periods for animals, public viewing of animals and the disposition of animals must follow NC GS 19A-32.1 (a-j) requirements.
 5. Athletic Fields-out of MSP; add to C74
 6. Bakery-add to MSP
 7. Bars -add to MSP
 8. Batting Cage (indoor)- add to IND
 9. Batting Cage (outdoor)-add to AG, MFO, SFR 1-3, R/MST, IND
 10. Bed and Breakfast-add to TMU with additional standards (10.1-8)
 11. Billiard Parlors, Bingo Games, etc.-add to CIV with conditions (NEW 10.1-9) *This would be solely for bingo games run at churches*
 12. Bowling Lanes-remove from MS
 13. Apparel Sales (Clothing, Shoes, and Accessories)-remove entirely as it is a duplicate of Clothing, Shoes and Accessory Store
 14. Auditorium, Coliseum, or Stadium-add to C74
 15. Convenience Store with Gas Pumps-take out of TMU
 16. Electronic Gaming Operation-moved to IND
 17. Fabric or Piece Goods-add to MSP
 18. Family Care Facility-remove from AG or MFO
 19. Furniture Framing-rename to Furniture Assembly/Woodworking
 20. Grocery Store-add to IND
 21. Group Care Facility-remove from AG, MFO, MFO, SFR, R/MST, MS, MSP
 22. Hospital-add to C74
 23. Coin Operated Amusement-Combine with Game Room, Video Game Room, Coin Operated
 24. Insurance Agency (carriers and on-site claims)-add to MSP
 25. Junked Motor Vehicle Storage as Accessory Use-remove except for Heavy IND Overlay
 26. Landscape Services with Outside Storage-add to IND
 27. Manufactured Home/Dwelling Sales-add to IND
 28. Market-Rural Neighborhood (farmers market)-add to IND and MSP
 29. RV sales-remove from TMU, add to IND
 30. Service Station-remove from MS
 31. Utility Substation-remove from MSP, CIV, TMU,
 32. Bakery products-remove from MS
 33. Nail Salon (NEW)-MSP, MS, TNDO, C74, R/MST
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34. (Table of Uses, Section 3) Beer, Wine, Distilled Alcoholic Beverages-add to MS

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking and Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-4 Main Street Periphery District (MSP)

(A.) Intent. The Main Street Periphery District (MSP) provides for the development and maintenance of a range of uses in areas adjacent to Marshville's core downtown area. Allowed building/lot types in these districts are Multi-Family, Detached House, Attached House for both residential and/or non-residential listed uses, and Civic Building. In this district, the development pattern integrates limited service, limited retail, office, civic, educational, religious, and residential uses in an environment that is pedestrian friendly while acknowledging the role of the automobile as a means of transportation. Street and sidewalk networks providing multi-modal transportation options connect the Periphery District to the downtown and to surrounding neighborhoods. The Periphery District provides an area for the expansion of the Main Street District.

(B.) Listed uses:

(1.) Uses listed by right

See Table of Uses (Table 8.1)

(2.) Uses listed with additional standards

See Table of Uses (Table 8.1)

(3.) Uses listed with conditions

See Table of Uses (Table 8.1)

(C.) Permitted Building and Lot Types: Multifamily Building, Attached House, Detached House and Civic Building

(D.) Permitted Residential Density:

(1.) Single-Family Detached: ~~2~~² units/acre

(2.) Single-Family Attached: ~~4~~ units/acre

(3.) Multifamily: See 10.1-24 B.(2) for Multifamily limits

(E.) General Requirements:

(1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article

Marshville Planning Board Meeting

May 10th, 2021 7:04 PM

Present (in person): Tom Appenzeller, Tracy Stancill, and Rusty Johnson

Present (via Zoom): Susan Drake, and Brian Weber

Staff Present (in Person): Michael Garrison, Deputy Clerk

Staff Present (via Zoom): Carina Soriano, Planning & Zoning Administrator

Absent: Frances Griffin, and Fred Burton

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

Approval of April 12th minutes: Ms. Drake asked for a motion to approve the minutes. Mr. Johnson made motion, Mr. Weber seconded. All ayes. Motion passed unanimously.

Table of Uses Changes Review: Ms. Soriano brought up a short summary of the proposed changes for the table of uses. Ms. Soriano stated that the board discussed adding Bakeries to the MSP. Next Ms. Soriano discussed that Bed & Breakfast was suggested to be moved to the TMU with additional standards.

Next Ms. Soriano explained that the Board discussed removing Apparel Sales (with Clothing Shoes and Accessories) entirely as it is a duplicate of the Clothing, Shoes, and Accessories category.

Next Ms. Soriano explained that Furniture Framing was renamed to Furniture Assembly/Woodworking, and Electronic Gaming is moved to industrial. Fabric or Piece Goods store would be added to the MSP Zoning District. Coin Operated Amusement was suggested to be combined with the Coin Operated Video Game Room category as neither include gambling and are similar in nature.

The Board then Discussed Overlay Districts and Mr. Johnson expressed concern active, junk and storage yards, and junk car storage and tire recapping in industrial overlays.

Mr. Appenzeller asked since overlay districts don't exist then why have them?

Ms. Soriano stated overlay districts were designed to plan ahead for growth in certain areas in the town.

The Board agreed they were fine with keeping junked vehicle storage in the overlay industrial district.

Ms. Soriano explained that Landscape Services with Outdoor Storage is going to be added to industrial and also remain in its current zone. Next Manufactured Homes/Dwelling Sells would be added to industrial. Market-Rural Neighborhood, which has been interpreted as a farmers market, is proposed to be added to the industrial and MSP districts. Ms. Soriano further

explained that there was a proposal to remove RV sales from TMU and add to the industrial district. Service Station would be removed from MS, Utility Substations would be removed from MSP, SFR, CIV, and TMU. Finally, Bakery Products would be removed from MS.

Next the Board decided to remove in door batting cages from SFR 1, 2, and 3, and add billiards/bingo to CIV with conditions.

Ms. Drake requested Ms. Soriano add Air BNBs to the table of uses.

Ms. Soriano stated that she will do the research on Air BNBs.

The board next discussed assisted living and care facilities. Ms. Soriano stated she will do more research on these categories. Ms. Drake suggested that hospitals be allowed in the commercial 74 district.

Next the board discussed beer, wine, and distilled alcohol beverages. Ms. Soriano stated she went ahead and added this to Main Street and asked if there were any other districts the board wanted to add this to. The board did not add to any more districts.

The board then discussed beauty shops, massage parlor regulations, and nail salons and decided to make nail salons its own category.

The board then discussed the difference between bars and clubs. The board decided to look at adding time restrictions before adding to the MSP.

Public Comments: There were no public comments.

Adjournment: Ms. Drake asked for a motion to adjourn. Mr. Johnson made motion, Ms. Stancill seconded. All Ayes. Motion passed unanimously. Meeting adjourned at 9:06 pm.