



AGENDA
MARSHVILLE PLANNING BOARD MEETING
March 11, 2024 - 7:00 PM.

1. Call To Order
2. Determination of Quorum
3. Invocation and Pledge
4. Approval of tonight's Agenda
5. Consent Agenda: Approval of January 8, 2024 meeting minutes
 Approval of February 12, 2024 meeting minutes
6. 2035 Plan update ("2045 Plan")
7. Rezoning petition RZA 24-01 "Taylor Ridge" - initial presentation/discussion
8. Permits issued during the previous month: FYI

Permit type	Issue date	Address
Zoning compliance permit (site plan: Hernandez Tile)	2/12/2024	7023 E. Marshville Blvd..
Zoning compliance permit (interior remodel: restaurant)	2/12/2024	7218 E. Marshville Blvd.
Zoning compliance permit (new home)	2/15/2024	1138 Forest Drive
Zoning compliance permit (demolition: QuikTrip)	2/19/2014	6604-08 Marshville Blvd.
Zoning compliance permit (new business: medical office)	2/25/2024	6605 Marshville Blvd.

9. Public Comments
10. Adjourn



Planning Board Minutes

January 08, 2024

In Attendance: Chair Susan Drake; Board Members Tracy Stancill, Tom Appenzeller, LaDell Gardner, Rusty Johnson

Absent: Vice Chair Nancie Mandeville

Staff Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ashlie Vincent



Call to Order: Chair Drake called the meeting to order.

Invocation: Member Johnson gave the invocation.

Pledge of Allegiance: All shared in the Pledge of Allegiance.

Adoption of Agenda: The motion to move the kennel discussion to item 8a was made by Member Johnson and seconded by Member Stancill—all ayes.

Consent Agenda: The approval of the December minutes was tabled until February due to the clerk's error.

2045 Plan:

Mr. Wells reported to the board that the 2045 survey would be ready to post online shortly and thanked everyone for their comments and input. Member Stancill asked if the board would see the updated survey before it went live. Mr. Wells said he would send the new link to the members and, if they had any more input, to email Tom from N-Focus.

Development Ordinances:

- Highway District Signs:

Mr. Wells told the board that a recommendation was made in their December meeting, but he had forgotten to have the board give a consistency statement.

The motion to recommend Consistency Statement A was made by Member Appenzeller and seconded by Member Johnson—all ayes.

- A. *“The proposed Text Amendment to the Marshville Development Ordinance (MDO) is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.’.”*

- **Event Venues:**

Mr. Wells spoke to the board about the lack of definitions for retreat centers and clubs/lodges. He inquired whether they felt the need to make a new classification for event centers in the ordinance. Member Appenzeller stated there didn’t need to be a definition for them and call it a venue. Member Gardner agreed that the venues would cover many bases and simplify it.

Mr. Wells pointed out the need for balance between open but restrictive ordinances to encourage development. Standards for food preparation, live music, and alcohol consumption may need to be looked at.

Member Johnson asked for clarification on what Kate Clyde’s and the space next to the real estate office are considered. Member Stancill asked Mr. Wells what permit was approved for the office space next to the real estate office. Mr. Wells explained the applicant's initial permit would have been for an event center/venue, but there is currently no such use; the applicant's permit was for office space.

Member Johnson suggested thinking about the zoning districts where venues would be allowed.

Chair Drake suggested reviewing the definitions offered and thinking about zones to bring back for discussion.

Board Comments:

Member Stancill asked Mr. Wells if Ryan Homes disclosed any of the properties in their face-to-face meeting. Mr. Wells replied that nothing was presented at the meeting.

Member Johnson asked about an update on QuikTrip. Mr. Wells informed the board that they were in the process of getting their stormwater permits and possibly a few months out on any groundbreaking. Member Johnson commented that he felt there should be a board representative on the Technical Review Committee. Chair Drake suggested the board request the town council.

A motion to request a member of the planning board to be a part of the TRC was made by Member Johnson and seconded by Member Stancill—all ayes.

Chair Drake asked the clerk to present the request to the town manager so that it would be on an upcoming agenda in February or March.

Public Comments: None

Adjournment: The motion to adjourn the meeting was made by Member Johnson and seconded by Member Stancill—all ayes.



Planning Board Minutes

February 12, 2024

In Attendance: Chair Susan Drake (via Zoom), Vice Chair Nancie Mandeville; Board Members Rusty Johnson, Tracy Stancill, and Tom Appenzeller

Absent: Board Member LaDell Gardner

Staff Attendance: Planning and Zoning Administrator Jonathan Wells and Town Clerk Ashlie Vincent



Call to Order: Chair Drake called the meeting to order.

Invocation: Member Johnson gave the invocation.

Pledge of Allegiance: All shared the Pledge of Allegiance.

Adoption of Agenda: Mr. Wells presented the board with a revised agenda. The motion to approve the revised agenda was made by Member Johnson and seconded by Vice Chair Mandeville seconded—all ayes.

Consent Agenda:

The motion to approve the December minutes was made by Vice Chair Mandeville and seconded by Member Johnson—all ayes.

The motion to have the January minutes revised was made by Member Stancill and seconded by Member Johnson—all ayes.

2035(2045) Plan Update:

Mr. Wells reported that about 75 surveys were submitted in the first two weeks of the survey being available. Vice Chair Mandeville asked if the survey could be shared via Facebook on other pages and how long it would be up. Mr. Wells said he would look into having the survey shared and stated there is no specific time frame on how long it would be up. The goal will be to keep it available until there is a good amount of participation.

2023 Re-cap:

Mr. Wells presented the board with a handout that broke down the number of permits, rezonings, board of adjustment cases, and annexations in the past three years. The handout also mentioned notable improvements he and the board accomplished in 2023 and offered possible insight into things to come.

Development Ordinances:

- Highway Sign Ordinance

The public hearing for the text amendment to the sign ordinance will be held on March 4th for the council to approve.

- Kennel Ordinance

Mr. Wells asked the board if there was not much desire to work on the kennel ordinance. Chair Drake suggested working in three sections to make it less daunting. Identify the different uses, apply the right definitions, and figure out the proper zoning. Vice Chair Mandeville noted that in-home occupation would not be allowed due to the town ordinance only allowing two dogs in a household. Member Appenzeller praised Monroe as being a good example because it is simple. Chair Drake asked about including or excluding boarding. Vice Chair Mandeville said they should define boarding and consider where it would be placed. Mr. Wells stated he would make a draft to bring back to the board at the March meeting.

- Event Venue/Retreat Center Ordinance

Mr. Wells presented the board with the crafted definition for retreat centers to include event facilities. The board approved the definition created by Mr. Wells.

The motion to recommend the definition of the retreat center and modify the table of use to include event venues was made by Member Appenzeller and seconded by Vice Chair Mandeville—all ayes.

The motion to recommend Consistency Statement A was made by Vice Chair Mandeville and seconded by Member Appenzeller—all ayes.

- A. *“The proposed Text Amendment to the Marshville Development Ordinance (MDO) is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan ‘To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (General Development Strategies) to ‘Ensure that Marshville’s development policies are conducive to the*

long-term vision for the future and adequately control the location and appearance of future development.’.”

Board Comments:

Chair Drake informed the board of a conversation with the town manager about the code enforcer position. At present, no one has been hired for the position. The town council wants to finalize the town ordinances. The code enforcer handles the town ordinance, while the Land Use Admin handles the MDO. Chair Drake mentioned she would like to look into parking, fencing, and pole signs in a future meeting.

Member Stancill asked if there had been any more discussions on developments coming. She stated the town manager said he had been talking to developers and other avenues for the aquatic center. Mr. Wells replied he and the town manager had spoken about the topic, as there had been little to no communication since October. Member Stancill mentioned a sizeable potential development behind Food Lion. Mr. Wells stated that nothing had developed past the initial meeting they had over the summer.

Public Comments: None.

Adjournment: The motion to adjourn the meeting was made by Member Appenzeller and seconded by Member Johnson—all ayes.