

A SPECIAL CALLED MEETING HAS BEEN CALLED
BY CHAIR SUSAN DRAKE

Thursday, April 18th at 7 pm

Marshville Town Hall

118 E. Union Street

Chair Susan Drake has called for a special meeting of the Planning Board for the purpose of discussing the rezoning petition RZA-24-01 Taylor Ridge.

Details for Zoom Meeting will be available prior to the meeting.

Town Clerk Ashlie Vincent may be reached for additional information at (704) 624-2515. Or, visit the Town's website at www.marshville.org.



AGENDA

MARSHVILLE SPECIAL PLANNING BOARD MEETING

April 18, 2024 - 7:00 PM.

1. Call To Order
2. Determination of Quorum
3. Rezoning petition RZA 24-01 "Taylor Ridge" - follow-up discussion
4. Adjourn

TAYLOR RIDGE (MARSHVILLE) - COMMUNITY MEETING NOTES

Date: March 7, 2024

Time: 6:00 PM

Location: Marshville (The Camelia Room)

MEETING MINUTES:

Transcribed by: Kyle Crowe / Perry Crooke

- Notifications distributed by/presentation lead by Greg Williams
 - Brief rundown of previous projects done by Greg and CC&W
 - Brief summary of site
 - Handouts of site plans distributed
 - Presentation boards of site plan, zoning map, and future land use plans shown
- CURRENT ZONING = Agricultural and ETJ (extraterritorial jurisdiction)
- DEVELOPMENT STATS/LAYOUT:
 - 724 units
 - Commercial units and apartments along HWY 74
 - Townhomes to be between apartments and single-family homes
 - 6.56 units per acre (much less than 16/acre allowed)
 - Primary Entrance = Cuddy / Access of Helms and Sanders
 - Abandoned by NCDOT previously, but should be agreeable in conjunction with development
 - Will build part of Hasty Rd Ext.
 - Efird Road - to be finished
 - NCDOT to give direction through developer agreement to which we shall comply
- WATER & SEWER - to be coordinated by fire department
 - Large pump with upgraded capacity
 - Future pump to Anson
 - Water - Marshville has capacity (will not be held at UCPW)
 - Sewer - at corner; will build community pump with regional capacity
 - Could pump on schedule
 - Overlay gives town control
- Applying for annexation and rezoning
 - TMU (Traditional Mixed Use) with TNDO (Traditional Neighborhood Development Overlay)
- Exceed COS
- Exceed stream buffer requirements
- Development Amenities/Additions:
 - 3 amenity sites (to be determined by end builder)
 - Walking trails
 - Street sidewalks
- PRICING / SIZE SUMMARY:
 - Townhomes = \$280,000 - \$370,000
 - Single-family homes = starting from \$350,000 - \$375,000
 - Apartments = market rate
- FIRE / SAFETY with 3-4 entrances
- EC and SW - to be approved and inspected
- EDUCATION SYSTEM
 - Capacity = non-issue (Marshville Elem= 90% / East Union = $\frac{2}{3}$ / Forest Hills = $\frac{2}{3}$)

- New school under construction
- Residential growth will propel commercial growth of area
- UPCOMING MEETINGS:
 - PLANNING BOARD = Monday, March 11, 2024 @ 7PM
 - Open to public; available via Zoom link on Marshville Town's Facebook page
 - TOWN COUNCIL - legislative rezoning hearing to be scheduled in front of Town Council at later date

COMMUNITY COMMENTS/CONCERNS:

Transcribed by: Perry Crooke / Kyle Crowe

- Mrs. Gardner
 - *HOME SIZING:*
 - Apartments = 1 BR = 1000 sq ft / 2 BR = 1200 sq ft / 3 BR = 1500+ sq ft
 - Townhomes = 1500 - 1800 sq ft
 - Single-Family Homes = 1800 - 4800 sq ft
- John (visitor)
 - *FIRE AND POLICE* - affordability, availability, and allocation
 - Standard = 3 policemen per 1000 persons
 - Current population = 2565
 - Current Officers = 9 (can accommodate 3000)
- Jeremy
 - *POPULATION INCREASE* - approximately 2400 people
 - *WATER AND DRAINAGE*
- Bob Morgan
 - *WEBSITE* - requested public question forum
 - CC&W will make an interactive FB forum for the duration of this project and for other upcoming projects
- Todd Griffin
 - *REQUESTS*
 - Impact fees for each permit pulled
 - 1 House per 5 acres (currently 21 allowed)
 - Golf course
- Jennifer Lincolnfelt
 - *TIMELINE* - 2025 through 2032-35
 - *Start Date* = Spring 2025
 - *Total Build Time* = 7-10 years
- Barbara (Simpson) the Teacher
 - *SCHOOL UNDERSTAFFING* - no teachers, no homes, low retention rate
 - Concerns over becoming like Waxhaw / Weddington (as Title 1 schools)
 - Nice development will bring new people here
 - Homes are middle-income with established buyers
 - Bypass is reason for development and will propel growth commercially, residentially, industrially, and educationally/recreationally
 - Influx of students will induce educational improvements
 - *CURRENT CAPACITY OF SCHOOLS* (as per Mayor):
 - East Union = $\frac{2}{3}$
 - Forest Hills = $\frac{2}{3}$
 - Marshville Elementary = 90%
- Gary
 - *TRAFFIC* - CC&W to do TIA to configure what to do to alleviate this as developers
- Jerry Fitzgerald
 - *PRO GROWTH* - early 2000 Union County was #1 in NC Growth Rates, but 08 recession only allocated 7 of the proscribed 20 schools for the area, thus somewhat stunting growth; development will prompt government to supply things by necessity; Marshville is next on the list for growth so it may as well be completed by Union County developers as opposed to others

- Fern Shubert
 - SUNSHINE LIST STATE - sunshine list required by law (internal government)
- Jonathan
 - MEETING NOTIFICATION - agreed CC&W was compliant with requirements for publication/notification of meeting to community
- Brandon Love
 - TRACK HOMES - no small, low-income houses; middle-income homes only
 - DENSITY - why just here and not elsewhere?
 - Davis Village has density
- LOWERING - *what is strain on infrastructure?*
 - Tax rates pay the fees
 - Requested fire to be in place first
- WELLS - *concerns over ETJ*
 - Not paying taxes/getting services
 - Annexation request is in
 - Town considers ability to provide services as part of annexation (will not get annexed if unable to provide)
- PRATER - *how many new residents?*
 - 3.35 per home (approximately 2400 new)
 - *How far apart?*
 - Approximately 12'
 - *How will water be affected? Waterlines and utilities are old. Can they hold up?*
 - Location as far west as possible; storm designed; utilities are functional
- AMBER - *How can Marshville Elementary handle influx of students?*
 - 44 students puts over capacity (per Todd)
- TODD - *How long has CC&W been in business and is CC&W to do the development/can they afford it?*
- NO NAME: *smell is bad from Pilgrim*
 - Water will not be kept at UCPW
- MARK STANCIL - confirmed water to be from Marshville
- THERESA
 - HOA? - yes
 - STYLE OF HOMES - hard-plank with stone/brick accent
 - Apartments will be rentals
- ROBERT - *Can CC&W contribute to the creation/renovation of parks and ponds in the Marshville area if the bill is passed? Where are developers from?*
 - No, that would be borderline bribery
 - CC&W to listen to the town concerns and be responsible as a developer, but will not take bribes for progress
 - CC&W is comprised of Union County owners/directors, with Perry being from Marshville and an alumnus of Forest Hills, thus CC&W cares personally about the well-being and future of Marshville
- NO NAME - *has analysis been done on cost versus tax revenue?*
 - Deese has done analysis on 200 homes; town is looking at this now, as well as system development fees
- DALE FINK- confirmed water from Union, sewer to Anson, and water is a non-issue

STAFF COMMENTS

Proposed Taylor Ridge development
Marshville, NC
March, 2024

Comments respond to concept plan presented during town Planning Board meeting on March 11, 2024

Street network

- Revision of street network will require an amendment to the CRTPO Comprehensive Transportation Plan (concurrent process), as well as abandonment of existing NCDOT right-of-way
- Connect/extend Lakeview Drive and Austin Road to development street network
- If “Cuddy Drive ext.” is to terminate at the southern edge of the site (pending future extension), a cul-de-sac will be required
- The 4-way intersection in the center of the single family development: bad geometrics; consider a roundabout as an alternative
- Eliminate off-set intersections
- “Public alleys”: these are to be HOA (vs. town) maintained; please propose cross-sections for the alleys for town consideration
- Stub-streets should be provided from the site to vacant parcels to the south to allow for future connectivity
- All public streets should include sidewalks
- Developer to be responsible for construction of entire cross-section rather than just half (who would construct the remainder?)
- Not certain of meaning of “potential future cul-de-sac” off Phillips Sanders.
- Geometrics of turn-arounds and alleys will need to be approved by fire and solid waste.
- The collector street (“Phillips Sanders/Cuddy”) will likely be state-maintained: will they permit residential driveway access, or will those lots need to be rear-loaded via. alley?

Townhomes

- Label public streets and private alleys separately

- It appears as though some of the townhomes are front-loaded whereas Ordinance requires rear-loaded townhomes.

Single family

- Please label the difference between the “pink”, “blue” and “orange” lots
- Art. 16.2-3(I) requires block lengths not to exceed 800 linear feet and appears the eastern-most segment is in excess of 800 l.f.
- Art. 11-6.1 requires Type A 40-foot buffer between site and adjoining SFR zoning and Type C 20-foot buffer between site and adjoining CIV zoning

Commercial

- Reverter clause depicted on plan would not be acceptable; if commercial development at this location proves to be infeasible, a zoning map amendment would be required. Would it therefore be preferable to treat the commercial site as a separate C-74 (US 74 Commercial) district as part of the rezoning request?

From: [Larry Smith](#)
To: [planning.marshville.org](#)
Cc: [Frank Deese](#)
Subject: Taylor Ridge Comments From Citizen
Date: Friday, March 15, 2024 7:55:28 AM

FYI comments just received this morning from a citizen, have not had chance to respond and have a busy day with major deadline, just wanted to pass along

I might need a little factual assistance with a response later,

Thanks.

Message Below

I read the planning board discussion with the developer.

It sounds like there will be very little space for commercial development. They're only setting aside 3.5 acres of the 5 acres Wampler agreed to.

My biggest concern is "Street Parking". Street parking congests the streets and really makes the neighborhood look cheap. 21 foot wide units sound very small to me too. He stated that brick went by the wayside which I found very interesting since him and his father ran a brick company his entire life before Mr. Williams filed for bankruptcy. I still see a lot of brick houses so I wasn't particularly pleased with that answer. Siding houses that require regular maintenance could start showing signs of distress within a few years if the owner doesn't keep it up.

I think it would be good if they model it after Lake Park.

Just my thoughts.

Larry B. Smith, Jr. P.E.
Mayor - Town of Marshville
(704) 289-5168 work
(704) 254-3637 cell

Sent from my iPhone

COMMUNITY MEETING NOTES

Taken by Jonathan Wells (applicant has also furnished notes)

Date: 3/7/2024

Place: Camellia Room, Marshville

Unit mix:

Townhomes: \$270,000 to \$360,000 1,500 to 18,00 s.f.

Single family resid.: \$275,000 to \$500,000 1,800 – 2000 up to 4,500 s.f.

Apartments: 1, 2, 3 BR (1,000 – 1,500 s.f.) rented at “market rate”

Citizen comments:

- What is town’s ability to provide services to new development?
- Existing water mains are “old”, can they serve an additional 700+ units?
- Can a website be set up so that we can learn more about the proposal?
- What are impacts to schools in terms of student enrollment and crowding?
- Hasty Rd. extension: what is width of ROW at Old 74, and is it sufficient?
- What about Pilgrim Pride smell?
- Developer: 7-10 year build-out, possibly as long as 9-12 years
- Multi-family: 36 units/building, 3 stories
- UCPS has difficulty hiring teaches in Forest Hills cluster; this is both a facilities and a staffing dilemma
- What is cost of providing services vs. revenues from completed development?
- Mayor: metric for police officers is “3 ½ officers per 1,000 population
- Folks had notification issues: why were only owners of abutting properties notified? (note: the ordinance requires nothing more, but notice was posted on the town website and the site was signed)
- There’s nothing in Marshville to do; why would people want to move here?
- We need to wait for a “better” (read that: “lower density”) developer
- Why apartments here?
- Developer should be obligated to “give back” to the town, like a park
- Development feels as though folks are going to be “stacked on top of each other”.

Wells notes from 3/11/24 Planning Committee meeting: Taylor Ridge comments

- Marshville has a bad reputation, re. housing, schools, etc.
- Concern about the Phillip Sanders Old 74 proposed intersection
- Proposal will strain infrastructure, downstream sewer in Anson County over which Marshville has no control (Todd Griffin)
- Proposal is inconsistent with 2035 Plan land use recommendation
- The bypass extension will go through the site
- Keep AG, but who can afford to buy 5 acres for one house? (Jim Hagler)
- Be careful with what we spend our extra sewer capacity (as result of Anson agreement) on (Fern Shubert)

From: [Larry Smith](#)
To: [Gary Huntley](#); [Monaca Marshall](#); [Ernestine Staton](#); [Paulette Blakeney](#); [Stephen Passarelli](#); [Frank Deese](#); [Ashlie Vincent](#); [planning.marshville.org](#)
Subject: Notes & Observations from Taylor Ridge Meeting
Date: Friday, March 08, 2024 11:04:31 AM
Attachments: [Sunshine Request List 3-7-24.pdf](#)

All,

Below and attached are some notes and observations from the meeting last night (in no particular order). **I am by no means trying to control the narrative here, so Stephen, Monaca, Jonathan please feel free to chime in as you see fit since you were all there.**

-

1. A list was circulated for those who want to join the “sunshine list” and given to me at the conclusion of the meeting. Please see attached and staff please add them.
2. Several comments were made concerning the notifications of the meeting and several adjacent property owners said they did not receive a notice. As I know that this was a developer led meeting required by our ordinance, I do not know the full means that were used for notifications and how much of that was a responsibility of the town versus the developer. I’m sure we probably erected a few signs. If only the bare legal minimum notification requirements of the ordinance were met, we ought to perhaps re-examine this process as this type of triggering events come more and more often. Regardless, in my personal opinion (and whether we have a legal obligation or not) this meeting should have been advertised by the town via multiple means (Facebook, electronic sign, newsletter if the timing allows, etc. and maybe it was). I do know that we mentioned it at our Monday night meeting but I’m not sure what other notifications avenues were used. We seem to do ourselves a gross dis-service if we don’t do so. While that may bring bigger, raucous crowds in some opinions, that is much better political reality to deal with than people being able to claim that they did not know about it.
3. Several comments were made about phone calls to town hall and there being no warm body to answer. I do not know if that means they left a message for a return phone call or not. I would just like to once again please stress and encourage all to remember that we are in the “customer service” business whether the call is complaint or informationally oriented and timely / courteous responses make a difference (regardless of who is “right”). Again, just it was just not a pleasant situation for us elected officials to have to sit through in a large public meeting. How often this situation may or may not happen I truly don’t know but I just wanted to mention it as there is some truth in the statement that “perception is reality”.
4. The developer was asked to perhaps set up an informational website that could also allow questions. A similar suggestion was if the town could do similarly (or at least provide an avenue as such). We all know we have phones and emails if folks will use them, but I’m not sure what it would take to consider setting-up a temporary email address such as taylorridge@marshville.org for specific inquiries ? Or maybe we could make a development FAQ list (see #5 below)
5. As we discussed at the retreat, there is a lot of mis-information / mis-understanding about growth being able to sustain and somewhat pay for itself (economic impact and who pays for what). We desperately need to refine our “development example(s)” as the manager had started at the retreat and be able to lay that out and discuss it. I was asked at the meeting and told them that we were

working on such analysis. The general vibe that I got from the group was that most folks weren't for zero or no growth, but rather more for more controlled / less aggressive / less density growth. Does that mean done in phases, shifting proportions of the type of dwelling units (apartment, townhomes, single family) I don't know. But we don't have to sell out to the first developer that knocks on the door, as there is always room for potential negotiation (and I also bet that density reduces in final design anyway).

6. At full build-out as proposed (8 or 12 years down the road), this single development would take roughly 200,000 gallons per day of sewer. Sewer is still a finite resource that needs to be allocated wisely. In general this development across the board is about a 150% increase over what we use now in utility resources with the potential to almost double the population. I don't mean all that as a negative just as a reality.
7. I might be wrong but I could almost swear they said they were getting the water from Union County but the sewer was coming to us. That's not right is it ?
8. Finally, as much was made about density I found a few resources that were good reads. The projection for TaylorRidge was about 6.5 dwellings per acre, so what does that mean and look like:

[https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-\(1\)/Land-Use-Illustrations/Density-of-Development-Examples.aspx](https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-(1)/Land-Use-Illustrations/Density-of-Development-Examples.aspx)

<https://jhparch.com/density>

<https://mrsc.org/stay-informed/mrsc-insight/april-2017/visualizing-compatible-density>

I'm sure Jonathan / InFocus may have other resources & examples that illustrate this.

9. Finally, the manager said it best at the retreat, we are the most important elected body easily in the last 50 years (if not the history of the whole town). We cannot take that responsibility lightly when it comes to wisely growing our community.

Don't forget the Planning Board meeting on Monday night that will also discuss this development. If you can't attend I'd at least encourage you to watch it by Zoom.

Sorry for the lengthy email. Best regards to all and have a nice weekend.

Larry B. Smith, Jr., PE - Mayor

118 East Union Street | Marshville, NC 28103 | *Town Hall*
516 South Elm Street | Marshville, NC 28103 | *Home*

CU CE '88

lsmith@marshville.org

Cell | [\(704\) 238-7297](tel:(704)238-7297)



March 11, 2024

Mark Smid
(913) 220-8059
Mark.Smid@platformv.com

VIA ELECTRONIC MAIL

Town of Marshville
Planning Board
118 E Union St
PO Box 628
Marshville, NC 28103
Email: planning@marshville.org

Re: RZA-24-01 (“Rezoning Application”) concerning real generally located at the SEC of US HWY 74 & Cuddy Drive (parcels 0217600990 & 0214501290) (the “Subject Property”)

Chairwoman Drake and Planning Board Members,

I am writing to you on behalf of Vertical Cold Storage, LLC (“VCS”) and VCS Marshville Property I LLC (“WLP”, collectively with VCS, the “Developer”), to oppose the Rezoning Application proposed by CC&W Development Group (the “Applicant”). As you know, Developer is the owner and operator of the cold storage facility, parcel number 02176009A, located at 114 Cuddy Drive (the “VCS Property”), directly adjacent to the property included in the Rezoning Application. After reviewing, we have concerns regarding the location of a large-scale residential development in the immediate vicinity of the VCS Property and therefore oppose the Rezoning Application as currently presented.

Based on the goals, principles, and land use patterns highlighted in the *Marshville Town Plan 2035* (the “Plan”), the Subject Property is incompatible with residential development. As you know, the Town’s Plan generally limits industrial development to the Town’s peripheral areas and specified employment centers shown on the Plan’s Future Land Use Plan. The VCS Property, Subject Property, all land immediately adjacent to the two properties, and the vast majority of surrounding land on either side of US HWY 74 – are all designated for future industrial/manufacturing uses.

The Plan indicates that industrially-designated areas were located in “strategic prime areas in order to attract high employment users” by identifying areas “less suited for residential neighborhoods and better suited for employment.”¹ These areas were identified to “encourage future manufacturing and employment to Marshville to ensure that future generation(s) have opportunities for local employment and tax diversification” so that “residential development in those parts of the Marshville community do not forever lose the opportunity to meet a future need when that time comes.”²

¹ Pgs. 57-59, *Marshville Town Plan 2035*

² Pg. 59, *Marshville Town Plan 2035*

With these goals and principles in mind, and in consideration of the finite amount of Town land designated for industrial development, we request that the Planning Board recommend to the Town Council that the Rezoning Application be denied.

The Town's approval of large-scale residential development immediately adjacent to a heavily industrially designated area could create friction for future growth and limit the attraction for future users and the jobs that they would bring with them – directly undermining the goals and principles of the Plan.


More specifically, approval of the Rezoning Application will cause significant negative impact on our property and future opportunities to expand our workforce. Article 5, Section 5.3-3(E) of the Zoning Code provides that prior to adopting any [action for rezoning], the Town Council should approve a statement describing whether or not the proposed action is consistent with the Plan, considering, inter alia “the benefits and detriments to the landowners, the neighbors, and the surrounding community . . . and [w]hy the action taken is in the public interest.”

Lastly, while we encourage residential development and recognize its importance to building and sustaining the Town's employment base, we have concerns over the proximity of Applicant's proposed project to the VCS Property and do not believe that the project is compatible with uses in the surrounding area. By way of example, our facility generates notable truck traffic, and the facility was not otherwise designed with the knowledge that a residential development would eventually become a neighbor. While we're confident the Applicant has accepted these facts, we're much less confident that future landowners being sold their family home will be so accepting and won't feel that their then residentially zoned parcel isn't experiencing a similar negative impact as we fear for our parcel above.

For the reasons described herein, we do not believe that the Rezoning Application is consistent with the Plan, nor do we believe that its benefits outweigh the potential cost of limiting the Town's future growth and attraction of industrial development as intended for this area.

We greatly appreciate your attention to our concerns and respectfully request that the Marshville Planning Board recommend to the Town Council that the Rezoning Application be denied.

Sincerely,



Mark Smid
Chief Financial Officer, Vertical Cold Storage

CC&W Development Group, LLC.

2805 Walkup Ave
Monroe, NC 28110

Proposed Rezoning Notice

February 19, 2024

Case number: RZA-24-01

Property address: End of Cuddy Dr. (parcels 0217600990 & 0214501290)

Dear Community Member:

You are receiving this notice as CC&W Development Group, LLC has initiated a process to rezone the above-referenced property along with a petition for annexation into the Town of Marshville and it is in proximity to property for which you are the owner of record. The subject property is depicted on the maps attached to this notice. Currently the property is zoned Agricultural (AG). The rezoning being proposed for the property is TMU (Traditional Mixed Use with a TNDO (Traditional Neighborhood Development Overlay) under the Marshville Development Ordinance. The TMU zoning under the Ordinance:

“... provide(s) for opportunities for compatible and sustainable development where Hwy. 74 has impacted older residential areas and where the dominant mode of transportation is the automobile. The auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to business and services with an interconnected network of streets and sidewalks.... Dominant uses in this district are residential, retail and office. The Traditional Mixed-Use District is expected to serve Marshville residents as well as persons who travel from surrounding areas....

The TNDO zoning under the ordinance:

“... provide(s) for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Development (TND's) provide a mixture of housing types and pricing, prominently sited civic or community building(s), stores/office/workplaces and churches to provide a balanced mix of activities....

This planned neighborhood, proposed name “Taylor Ridge,” will be a mixed-use neighborhood containing various designed and sized single family detached homes, multi-unit attached single family homes, multi-level apartments and a commercial section fronting Hwy 74. A detailed site plan will be made available the evening of the community meeting.

A community meeting and a Planning Board hearing for the proposed rezoning has been scheduled to consider the proposal. The community meeting is at The Camelia Room, 126 E. Main St., Marshville on **March 7, 2024, at 6:00 PM** and a Planning Board hearing at Marshville Town Hall, 118 E. Union Street, Marshville on **March 11, 2024, at 7 PM**. Comments from interested individuals and groups will be

solicited during the hearing. While both meetings are open to the public, there is limited public seating available in the Board Room for the Planning Board meeting.

Sincerely,
Greg Williams
Member-Manager
CC&W Development Group, LLC

Parcel Number

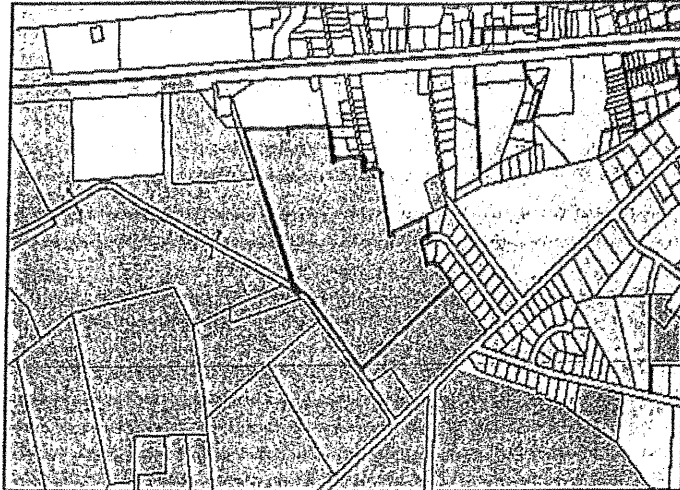
02145012 90

Owner

WAMPLER
FOODS INC

Mailing Address

PO BOX 336910
GREELEY
CO, 80633



Account Information

Land Value	\$222,900.00	Description	CUDDY- LIVE OPERATION 02145012 90= 42.832/ 50.990 AC
Building Value	\$0.00	Situs Address	0 HWY 74
Total Value	\$222,900.00	Property Class	RESIDENTIAL
Acreage	42.8320		

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
-----------	-------------	-------------	---------

Location Information

Municipal Administration	Union County	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Marshville	Census Tract Number	208
ETJ	Marshville	FEMA Panel	5485
Fire District	Beaver Lane	FEMA Zone	
Soils	CmB,GsB,BaB,BuB		

Building Information [View Real Property Site](#)

Total Living Area 00
Year Build 0

District Voting Assignments (Jurisdictions)

Polling Place	ALLENS CROSSROADS VFD	School District	1	Congressional District	9
Precinct District	#27	State House	55	Senate District	29

Parcel Number

02176009 90

Owner

WAMPLER
FOODS INC

Mailing Address

PO BOX 336910
GREELEY
CO, 80633



Account Information

Land Value	\$272,000.00	Description	O209 02176009 90 = 67.851/70.918 AC
Building Value	\$0.00	Situs Address	0 HWY 74
Total Value	\$272,000.00	Property Class	RESIDENTIAL
Acreage	67.8510		

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
08/22/2002	\$36,500.00	1895 145	WAMPLER FOODS INC

Location Information

Municipal Administration	Union County	12 Mile Service Area	No
County Zoning Code	CITY	School	<u>School Assignment Information</u>
Zoning Administration	Marshville	Census Tract Number	208
ETJ	Marshville	FEMA Panel	5485
Fire District	Beaver Lane	FEMA Zone	
Soils	MhA,CmB,GsB		

Building Information [View Real Property Site](#)

Total Living Area 00
Year Build 0

District Voting Assignments (Jurisdictions)

Polling Place	ALLENS CROSSROADS VFD	School District	1	Congressional District	9
Precinct District	#27	State House	55	Senate District	29