



**Town of Marshville  
Town Council Special Meeting/Work  
Session**

**Monday, August 17, 2020 7 pm  
Marshville Town Hall, 118 East Union St., Marshville, NC  
28103**

**Public Hearing**

1. Call to Order
2. Open Public Hearing to Receive Public Comments on the Rezoning of:
  - a. R.G. Real Estate (applicant) on #3 Bruce Cuddy Green Street (PID 02316015D). The applicant is requesting rezoning from Single Family Residential 1 (SFR1) to Residential/Main Street Transitional (R/MST).
  - b. Jeff Johnson (applicant) on behalf of NewPath Properties, Inc. on 402 E. Union Street, Marshville, NC 28103 (PID 02306019). The applicant is requesting rezoning from Civic (CIV) to Residential/Main Street Transitional (R/MST).
3. Planning Board Recommendation
4. Staff Discussion and Recommendation
5. Close of Public Hearing
6. Adjournment of Special Meeting

**Work Session**

1. Call to Order/Invocation/Pledge of Allegiance
2. Public Comment Received by Email
3. Adoption of the Agenda
4. Manager's Report
5. Council Members' Comments
6. Mayor Comments
7. Adjournment



*This will be a ZOOM Meeting  
No chat available  
Next Regular Meeting will be Tuesday, September 8, 2020*





**Rezoning Application**

**TOWN OF MARSHVILLE**  
est. 1877

Permit #: RZA 20-02  
Date Received: 5/22/2020  
Staff Initials: S

**Contact Information:**

Property Owner		Applicant
Name:	NewPath Properties, Inc.	Jeff Johnson
Mailing Address:	4655 Matthews Mill Hill Rd, Matthews, NC 28105	same as to the lot
Phone Number:	704-488-8312	
E-mail address:	newpathproperties@gmail.com	

Relationship to Property owner: Owner of company

**Property Information**

Location: <input checked="" type="checkbox"/> Town Limits <input type="checkbox"/> EFD
Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property Address/Location: 402 E Union St, Marshville, NC 28103
Parcel ID Number(s): 02305019
Total Acreage: .15
Deed Book & Page Number: 07676 / 0217
Current Zoning District: CIV
Proposed Zoning District: RMS1

**Zoning Requirements:**

	Current Zoning Requirements	Proposed Zoning Requirements
Front setback:	16 feet	18 feet
Rear setback:	12 feet	8 feet
Left setback:	18 feet	12 feet
Right setback:	12 feet	6 feet
Square Footage: Lot: 40000 (min.) / Structure: NA (max.)		Lot: 5000 (min.) / Structure: NA (max.)

**Owner/Applicant Statement**

I, the owner(s) of the above referenced property, or as the applicant duly authorized by the owner hereby certify that all of the information provided in this application and all attachments are true and accurate to the best of my knowledge, information and belief. I further certify that I am familiar with the requirements of the Town of Marshville Land Use Ordinance concerning the proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Marshville.

Jeffery Johnson, President  
 \_\_\_\_\_  
 Signature of Owner/Applicant  
 5/22/2020  
 Date

**TOWN USE ONLY**

I, as Planning & Zoning Administrator, receive this application to be processed based on the certification of the owner and/or applicant, and with my signature accept the application and any corresponding documentation.

Carina Douvan  
 \_\_\_\_\_  
 Signature of Planning & Zoning Administrator  
 5/21/2020  
 Date

Application Status:	Staff Confidentiality:	
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Received check 7/13/2020	
Planning Board Review:	Planning Board Review Date:	Property Sign Posted Date:
	7/13/2020	
	First Class Mailing Date:	Decision:
		Recommend to approve
Town Council Review & Public Hearing:	Town Council Review Date:	Public Hearing & Assignment Call:
	8/11/2020	7/21, 8/4, 8/11
	First Class Mailing Date:	Decision:
	July 22 <sup>nd</sup> , 2020	
	Property Sign Posted Date:	
	July 21 <sup>st</sup> , 2020	
Date of Map Change:		





**PUBLIC MEETING  
STAFF REPORT  
Marshville Town Board  
August 17, 2020**

OWNER: Jeff Johnson  
APPLICANT: NewPath Properties, Inc  
PROPOSED ZONING ACTION: Rezone from Civic (Civ) to Residential/Main Street Transitional (R/MST)  
LOCATION: 402 E. Union Street  
TRACT SIZE: .2 acres  
PARCEL Number: 02306019

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Background

- On July 13, 2020, the Marshville Planning Board reviewed the case to rezone the subject property to R/MST. The owner and applicant also owns the property next door, 408 E Union Street, and it is zoned R/MST.
- The Planning Board, by a unanimous vote, voted to recommend approval of the proposed rezoning to the Town Council.
- The purpose of the legislative hearing today is to consider the rezoning of the subject property to Residential/Main Street Transitional.

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Site Description and Adjoining Properties

The subject property is vacant and accessed directly from Olive Branch Extension at the E. Union Street intersection. The property is sparsely wooded. The western edge of the property immediately abuts right-of-way for Olive Branch Extension. North of the property is E Union Street. The property to the east is owned by the same property owner as the property in question. The property to the south is the Beaver Lane Fire Department and zoned Civic (Civ).

Land Use Plan

The Marshville 2035 Comprehensive Plan calls for continued residential and civic development in this area. The subject property is in an area with a mix of higher residential away from the town core and some civic spaces closer to the town core. The Civic (Civ) category is intended for large educational, medical, and public uses in a campus-like environment under the current Unified Development Ordinance, adopted in 2016. The Marshville 2035 Comprehensive Plan notes that transitional residential zones continue adjacent to the subject property, with medium density residential called for throughout much of the Marshville area, with smaller pockets of high-density residential development strategically located near activity centers.

Proposed Request Summary

The applicant has requested to rezone the subject property from Civic to Residential/Main Street Transitional. The parcel to the east is zoned Residential/Main Street Transitional and the parcel to

the south is zoned civic. The zoning districts surrounding the parcel are R/MST and Civic. R/MST uses are as follows (Conditional and Special Use marked with letter in parentheses):

- Accessory dwelling unit (S)
- Athletic fields
- Bed and breakfast (S)
- Day care center with occupancy less than 6 people (S)
- Duplex
- Multifamily dwelling (8 units or less) (S)
- Multifamily dwelling (apartments/condominiums)
- Single family home
- Townhome
- Family care facility
- Group care facilities (C)
- Home Occupation (S)
- Junked motor vehicle storage (S)
- Parks and Recreation facilities (S)
- Portable storage pod
- Religious institutions (S)
- Satellite dish as accessory use
- Swim and tennis club (S)
- Temporary construction storage or office (S)
- Temporary real estate office
- Utility substation
- Wireless telecommunication facilities: microcell (S)
- Wireless telecommunication facilities: concealed (S)
- Wireless telecommunication facilities: co-located (S)

Rezoning Conditions:

1. None

### Conclusion

Issues to consider as part of the project review include:

- Thoroughfare conditions on Olive Branch Extension to handle any potential development.
- Any potential water/sewer service to the site will include minor extensions from the existing network. With current negotiations between Union County and the Town of Marshville, this could be a sticking point for any further development on this parcel.
- The Marshville 2035 Comprehensive Plan identifies the subject parcel with the civic land use category.

*Statement of consistency and reasonableness (motion to approve):* The proposed rezoning is consistent with the Marshville 2035 Comprehensive Plan, which anticipates transitional residential growth in this area. In light of new, major transportation corridors and expected growth close to the town core, the Council considers an affirmative vote to be reasonable and in the public interest.

Statement of consistency and reasonableness (motion to deny): The proposed rezoning is inconsistent with the Marshville 2035 Comprehensive Plan, which suggests a non-residential focus for the subject parcel and surrounding western parcels close to the core of town. In light of new, major transportation corridors and expected growth close to the town core, the Council considers an affirmative vote to not be reasonable and not in the public interest.





FILED May 21, 2020  
AT 04:19:00 PM  
BOOK 07676  
START PAGE 0217  
END PAGE 0222  
INSTRUMENT # 17670  
EXCISE TAX \$13.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$13.00

PARCEL IDENTIFIER NO. 02-306-019

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
THIS INSTRUMENT WAS PREPARED BY: HARRY MARSH LAW, PLLC (*Barrister's Title Services*)

RETURN TO: HARRY MARSH LAW, PLLC 16905 NORTHCROSS DRIVE, SUITE 100, HUNTERSVILLE, NC 28078  
BRIEF DESCRIPTION FOR THE INDEX: Metes & Bounds Description, See Exhibit A

THIS DEED made this 24th day of April, 2020, by and between

GRANTOR	GRANTEE
<b>Erika James Peterson and husband, James Peterson and Jack Lee Faulkner and wife, Abigahí Faulkner, Heirs of Janice H. James aka Janice H. Faulkner, DOD 4/25/2018</b>	<b>NewPath Properties, Inc., a North Carolina Corporation</b>
Mailing Address 1020 Hamiltons Crossroads Marshville, NC 28103	Property Address: 402 E Union St. Marshville, NC 28103
	Mailing Address 4655 Matthews Mint Hill Rd. Matthews, NC 28105

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Marshville, Union County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

Property Address: 402 E Union Street, Marshville, NC 28103

All or a portion of the property herein conveyed (\_\_\_\_) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Harry Marsh Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Union County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Erika James Peterson  
Erika James Peterson

STATE OF North Carolina

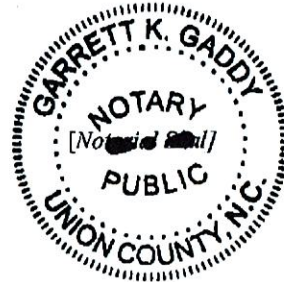
COUNTY OF Union

I certify that Erika James Peterson, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of April, 2020.

Notary Signature: Garrett K Gaddy  
Notary's Printed Name: Garrett K Gaddy

My Commission Expires: \_\_\_\_\_  
**My Commission Expires July 19, 2020**





IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

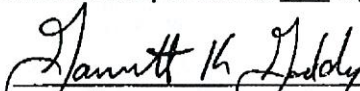
  
James Peterson

STATE OF NC

COUNTY OF Union

I certify that **James Peterson**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of April, 2020.

Notary Signature: 

Notary's Printed Name: Garrett K Gaddy

My Commission Expires: ~~My Commission Expires July 19, 2020~~



IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

*Abigahi Faulkner*  
Abigahi Faulkner

STATE OF NC

COUNTY OF Union

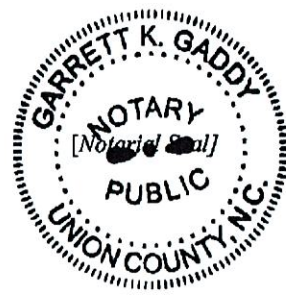
I certify that **Abigahi Faulkner**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of April, 20 20.

Notary Signature: *Garrett K Gaddy*

Notary's Printed Name: Garrett K Gaddy

My Commission Expires: My Commission Expires July 19, 2020



IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

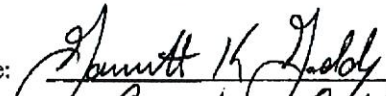
  
Jack Lee Faulkner

STATE OF NC

COUNTY OF Union

I certify that **Jack Lee Faulkner**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of April, 2020.

Notary Signature: 

Notary's Printed Name: Garrett K Gaddy

My Commission Expires: My Commission Expires July 19, 2020

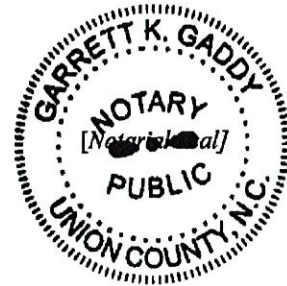


Exhibit "A"

BEGINNING AT an iron stake in the margin of Olive Branch extension where margin intersects with Union Street; runs thence with said margin of Union Street North 72-11 East 91.09 feet to an old iron, a corner of Bill Arehart property; thence with Arehart, South 17-25 East 197.60 feet to an old iron at the corner of fence; thence a line with Beaver Lane Fire and Rescue property South 73-52 West 100 feet to an old iron in the margin of Olive Branch extension; thence with margin of said road, North 14-48 West 194.94 feet to an iron stake, the point and place of BEGINNING and containing .43 of an acre, more or less, as shown on plat by Robert Knight, RLS, dated August, 1978. Survey is combination of three tracts shown on prior deed.

Less and Except: That 0.28 acres taken by the Department of Transportation described in the Consent Judgment recorded at Book 957, Page 401 in the Union County Registry.



# PHYSICAL SURVEY

PARCEL NUMBERS: 02306018 & 02306019  
 TOWN OF MARSHVILLE, UNION COUNTY, NORTH CAROLINA  
 DEED BOOK 7489 PAGE 84 & DEED BOOK 484 PAGE 382

## PREPARED FOR

NEW PATH PROPERTIES INC.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE F.E.M.A. AND FEDERAL INSURANCE ADMINISTRATION. F.E.M.A. PANEL#: 3710549500J F.E.M.A. PANEL DATE: 10/16/2008

THIS SURVEY PERFORMED WITHOUT BENEFIT OF FULL AND COMPLETE TITLE SEARCH

SUBJECT PROPERTIES ZONED: R/MST & CIV(MARSHVILLE) PER UNION COUNTY GIS.

SETBACKS:  
 (R/MST)-PID#: 02306018 (CIV)PID#: 02306019  
 FRONT = 18' SIDE = 6' REAR = 6'  
 FRONT = 18' SIDE = 12' REAR = 12'

## NOTATION LEGEND

EIR EXISTING IRON ROD  
 EIP EXISTING IRON PIPE  
 CL CENTERLINE  
 CP CALCULATED POINT  
 CV COVERED PORCH  
 DB DEED BOOK  
 MB MAP BOOK  
 NTS NOT TO SCALE  
 OHE OVERHEAD ELECTRIC  
 PG PAGE  
 PP POWER POLE  
 R/W RIGHT-OF-WAY  
 S.F. SQUARE FEET  
 WM WATER METER

PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EITHER RECORDED OR UNRECORDED

THIS SURVEY NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000

NOTE: NCOOT UNABLE TO PROVIDE RIGHT-OF-WAY MAP FOR OLIVE BRANCH EXTENSION. RIGHT-OF-WAY BASED ON CENTERLINE OF ROAD AND FOUND MONUMENTATION.

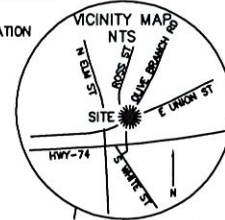
DATE OF FIELD SURVEY: 4-25-2020.

OWNER AT TIME OF SURVEY: 02306018: NEW PATH PROPERTIES INC. (DB: 7489 PG: 84); 02306019: JANICE H. FAULKNER HEIRS. (DB: 484 PG: 382)

THIS PLAT IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION

AREA DETERMINED BY COORDINATE COMPUTATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.43	N23°24'54"E
L2	11.75	N23°24'54"E



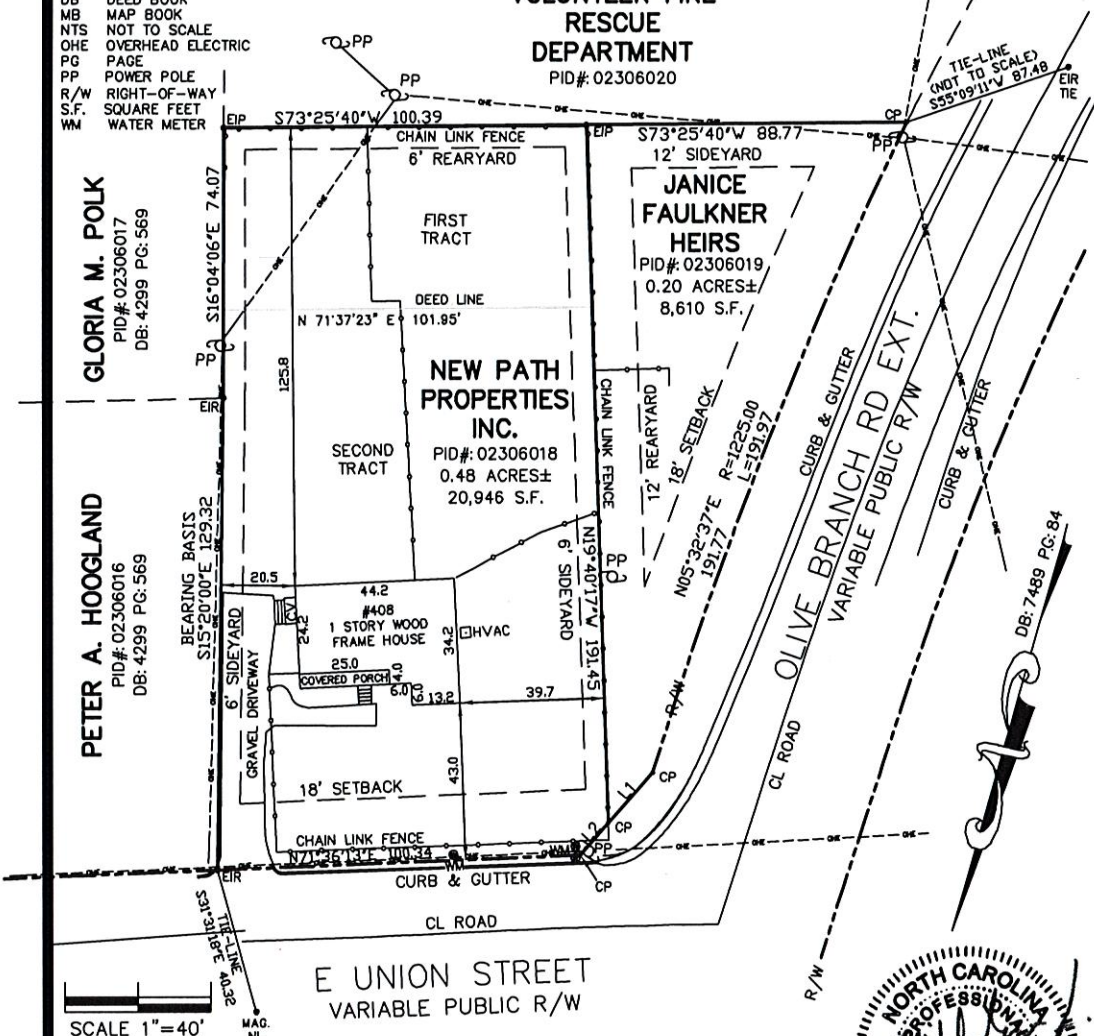
**BEAVER LANE  
 VOLUNTEER FIRE  
 RESCUE  
 DEPARTMENT**  
 PID#: 02306020

**GLORIA M. POLK**  
 PID#: 02306017  
 DB: 4299 PG: 569

**PETER A. HOOGLAND**  
 PID#: 02306016  
 DB: 4299 PG: 569

**NEW PATH PROPERTIES INC.**  
 PID#: 02306018  
 0.48 ACRES±  
 20,946 S.F.

**JANICE FAULKNER HEIRS**  
 PID#: 02306019  
 0.20 ACRES±  
 8,610 S.F.



SCALE 1" = 40'

PREPARED BY:  
**DELTA LAND SERVICES, INC.**  
 Firm License # C-735  
 608-G Matthews Mint Hill Road  
 Matthews, North Carolina 28105  
 (704) 847-4700

LINETYPE LEGEND  
 ——— PROPERTY LINE  
 - - - RIGHT OF WAY  
 - - - SETBACKS  
 - - - ADJOINERS  
 - - - TIE LINE



REVISED:

DWN: CCM CKD:

DATE: 4 / 27 / 20



**PUBLIC MEETING  
STAFF REPORT  
Marshville Town Board  
August 17, 2020**

OWNER: Gilbert Rivera  
APPLICANT: R.G. Real Estate  
PROPOSED ZONING ACTION: Rezone from Single Family Residential 1 (SFR 1) to Residential/Main Street Transitional (R/MST)  
LOCATION: Lot 3 Bruce Cuddy Greene Street  
TRACT SIZE: 6.79 acres  
PARCEL Number: 02316015D

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Background

- On July 13, 2020, the Marshville Planning Board reviewed a case to rezone the subject property to R/MST. By 6-0-1, the Board voted to recommend the proposed rezoning not be approved by a unanimous vote.
  - The purpose of the legislative hearing today is to consider the rezoning of land to Residential/Main Street Transitional.
- 

Site Description and Adjoining Properties

The property is vacant and accessed directly from Greene Street. The property is heavily wooded. The parcel to the east is mostly field with moderate woods on the southwestern property line. The three parcels to the south of the subject property all have residences on them but are wooded along the property lines. The parcel to the west of the property also contains a residence and is wooded along the property line. There are two parcels to the north of the property; one containing the Mill Tree Street apartment, with a lightly tree lined property line where it touches the subject property. The other parcel is mostly heavily wooded, and vacant, owned by Gaye Chevrolet, Inc.

Land Use Plan

The Marshville 2035 Comprehensive plan calls for medium density residential development in this area. The subject property is not within the town core in the Marshville 2035 Comprehensive plan. The Marshville 2035 Comprehensive plan notes that new residential development is in keeping with the traditional neighborhood development in Marshville. In addition, new residential areas under the Marshville 2035 Comprehensive plan are primarily single-family in character but are on larger lots than in the traditional neighborhood areas. Most new single-family residential development is likely to occur in these planning areas. While

the Marshville 2035 Comprehensive plan was adopted relatively recently, current changes in transportation, economic activity and population stagnation may alter policy direction.

### Proposed Request Summary

The applicant proposed to rezone the property from Single Family Residential 1 to Residential/Main Street Transitional. The surrounding properties to the south, east, and west are all zoned SFR-1 but the two properties to the north are zoned R/MST. R/MST uses are as follows (Conditional and Special Use marked with letter in parentheses):

- Accessory dwelling unit (S)
- Athletic fields
- Bed and breakfast (S)
- Day care center with occupancy less than 6 people (S)
- Duplex
- Multifamily dwelling (8 units or less) (S)
- Multifamily dwelling (apartments/condominiums)
- Single family home
- Townhome
- Family care facility
- Group care facilities (C)
- Junked motor vehicle storage(S)
- Parks and Recreation facilities (S)
- Portable storage pod
- Religious institutions (S)
- Satellite dish as accessory use
- Swim and tennis club (S)
- Temporary construction storage or office (S)
- Temporary real estate office
- Utility substation
- Wireless telecommunication facilities: microcell (S)
- Wireless telecommunication facilities: concealed (S)
- Wireless telecommunication facilities: co-located (S)

Rezoning Conditions:

1. None

### Conclusion

Issues to consider as part of the project review include:

- Poor condition of Greene Street for potential future development.



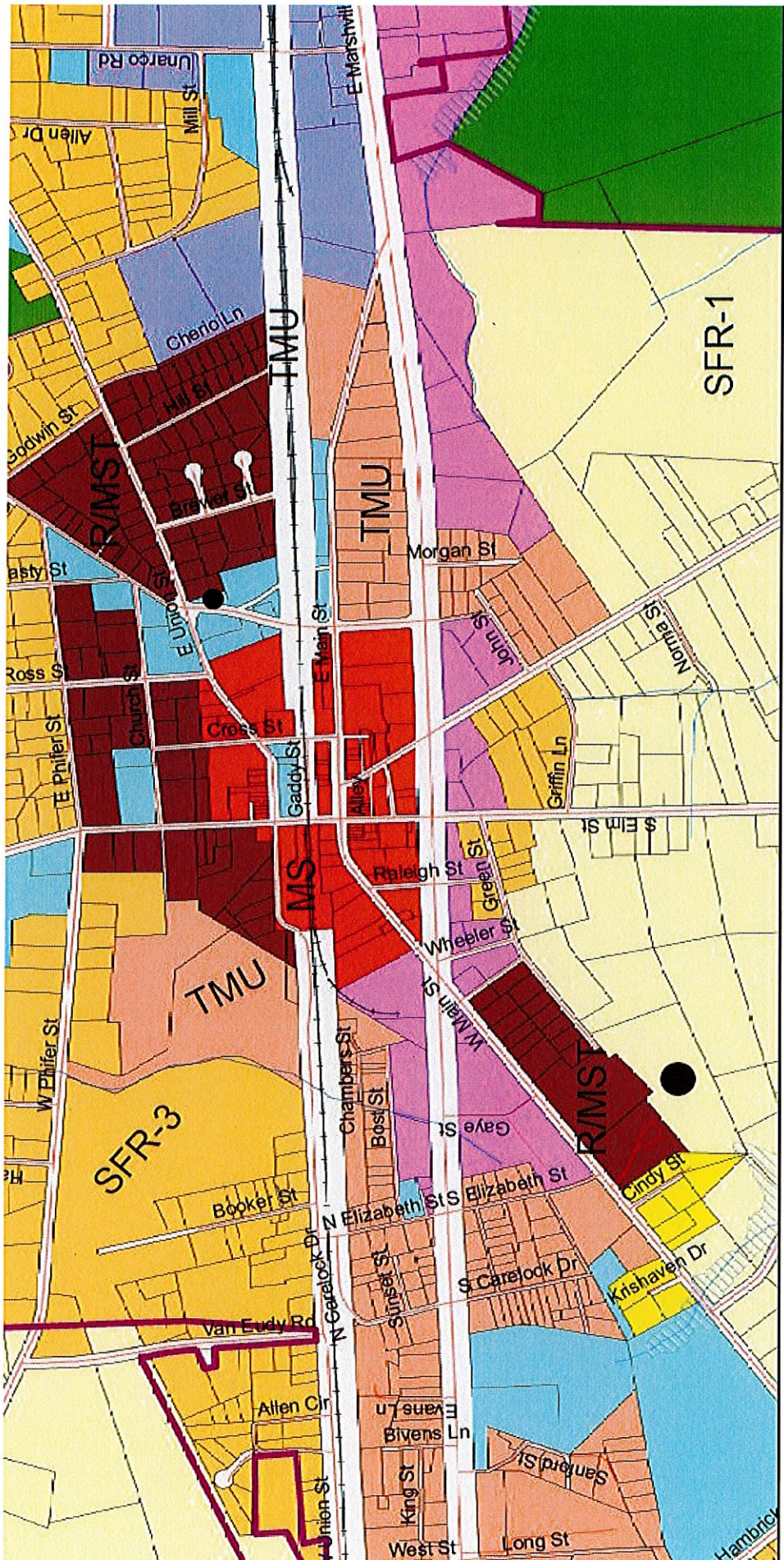
- Water/sewer service to the site will include extensions from the existing network. With current negotiations between Union County and the Town of Marshville, this could be a sticking point for development on this parcel.
- The Marshville 2035 Comprehensive Plan indicated the subject parcel falling within the medium density residential land use category.

Statement of consistency and reasonableness (motion to approve): The proposed rezoning is consistent with the Marshville 2035 Comprehensive Plan, which anticipates medium residential growth in this area. In light of new, major transportation corridors and expected growth, the Council considers an affirmative vote to be reasonable and in the public interest.

Statement of consistency and reasonableness (motion to deny): The proposed rezoning is inconsistent with the Marshville 2035 Comprehensive Plan, which calls for traditional neighborhood development in Marshville. Many of the suggested uses for the proposed rezoning suggest a higher density residential land use category than anticipated for the area. In light of new, major transportation corridors and expected growth close to the town core, the Council considers an affirmative vote to not be reasonable and not in the public interest.











# Rezoning Application

# TOWN OF MARSHVILLE

1877

Permit #: BZA20-01  
 Date Received: 5/13/2020  
 Staff Initials: CS

### Contact Information:

Property Owner		Applicant
Name:	R.G. Real Estate	R.G. Real Estate
Mailing Address:	2530 W Roosevelt Blvd, Monroe NC 28110	2530 W Roosevelt Blvd, Monroe NC 28110
Phone Number:	(831) 833-4247	(831) 833-4247
E-mail address:	riveragilbert20@yahoo.com	riveragilbert20@yahoo.com
Relationship to Property owner:	Self	

### Property Information


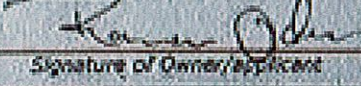
Location: <input checked="" type="checkbox"/> Town Limits <input type="checkbox"/> ETJ
Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property Address/Location: #3 Bruce Cuddy Green Street Marshville
Parcel ID Number(s): 023160150
Total Acreage: 6.78
Deed Book & Page Number: 653 / 778 & 780
Current Zoning District: SFR-1
Proposed Zoning District: R/MST

### Zoning Requirements:

	Current Zoning Requirements	Proposed Zoning Requirements
Front setback:	42'	18'
Rear setback:	20'	8'
Left setback:	20'	6'
Right setback:	20'	6'
Square Footage:	Lot: 34,900 SF (min.) / Structure: (max.)	Lot: 5,000 SF (min.) / Structure: (max.)

### Owner/Applicant Statement

I/We the owner(s) of the above referenced property, or as the applicant duly authorized by the owner hereby certify that all of the information provided in this application and all attachments are true and accurate to the best of my knowledge, information and belief. I further certify that I am familiar with the requirements of the Town of Marshville Land Use Ordinance concerning the proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Marshville.

Gilbert Rivera Print Name	 Signature of Owner/applicant	5/13/20 Date
Roxen Odessa Print Name	 Signature of Owner/applicant	5/11/20 Date

### Office Use Only

I, as Planning & Zoning Administrator, believe this application to be complete based on the certification of the owner and/or applicant, and with my signature, accept the application and any corresponding documentation.

  
Signature of Planning & Zoning Administrator

5/18/2020  
Date

Application Status: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Staff Comments: Permitted check 6/9/2020
Planning Board Review	Planning Board Review Date: 7/13/2020 First Class Mailing Date: Decision: Recommend to deny
Town Council Review & Public Hearing	Town Council Review Date: 8/17/2020 First Class Mailing Date: July 22nd, 2020 Public Hearing Advertisement Dates: 7/21, 8/4, 8/11 Decision: Property Sign Posted Date: 7/26/2020
Date of Map Change	





EATING - DRINKING

	Address	Phone #	Distance	Description
Dollar General	505 Jones St	(704) 624-4134	0.17	Grocery Stores And Markets
Dunkin' Donuts	308 W Marshville Blvd	(704) 624-5616	0.24	Doughnuts
Pappy's	204 W Main St	(704) 624-2057	0.27	Restaurants
Olde Tyme Marketplace	121 N White St	(704) 942-6258	0.42	Food Markets
Shawnigans Sports Bar & Grill	118 N White St	(704) 624-6275	0.44	Bars
El Vallarta	109 E Union St	(704) 624-3248	0.48	Restaurants - Mexican
Dave's Pizza & Subs	6330 W Marshville Blvd # B	(704) 624-2622	0.74	Pizza
Bojangles' Famous Chicken	6503 W Marshville Blvd	(704) 624-0433	0.83	Restaurants - Chicken
Shooters Retail	6601 E Marshville Blvd	(704) 624-6933	0.9	Restaurants
Smoked Turkey Inc	6608 E Marshville Blvd	(704) 624-2510	0.9	Restaurants - Barbecue

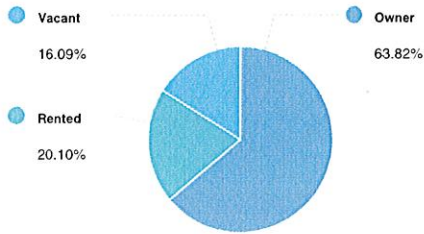
SHOPPING

	Address	Phone #	Distance	Description
Dollar General	505 Jones St	(704) 624-4134	0.17	Variety Stores
Main Street Florists	216 W Main St	(704) 624-7673	0.27	Florists - Retail
Olde Tyme Marketplace	121 N White St	(704) 942-6258	0.42	Antiques - Dealers
Good Steward Ministries	110 E Main St	(704) 219-1481	0.42	Thrift Shops
Roberts' Relics & Rarities	106 S White St	(704) 624-0161	0.43	Antiques - Dealers
Marshville Florist & Gifts	202 E Main St	(704) 624-2220	0.47	Florists - Retail
Janet's Florist & Gifts	113 E Union St	(704) 624-2850	0.48	Florists - Retail
Dream Catchers Consignment	113 E Union St	(704) 294-3099	0.49	Consignment Shops
Byrum Heating & A/C Inc	6028 Marshville Blvd	(704) 624-2351	0.53	Home And Garden
Marshville Pharmacy & Surgical	6330 W Marshville Blvd # A	(704) 624-2131	0.74	Pharmacies

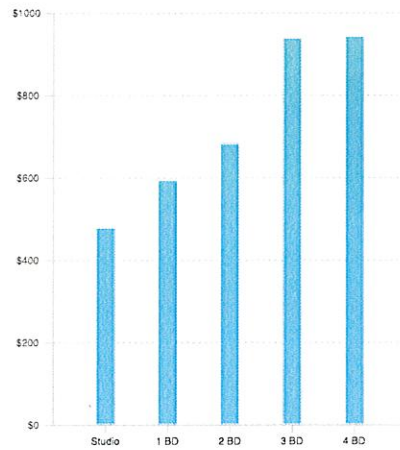




**OCCUPANCY**



**FAIR MARKET RENTS (COUNTY)**

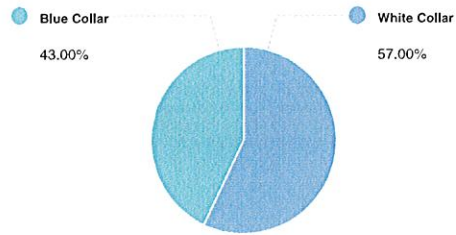


**QUALITY OF LIFE**

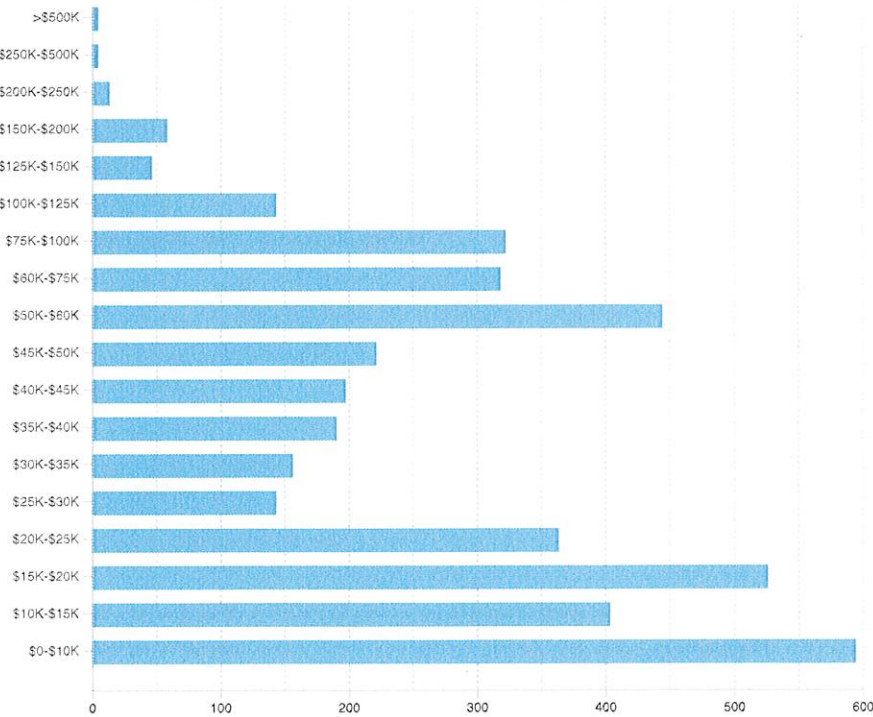
**WORKERS BY INDUSTRY**

Agricultural, Forestry, Fishing	158
Construction	140
Manufacturing	295
Transportation and Communications	60
Wholesale Trade	44
Retail Trade	407
Finance, Insurance and Real Estate	77
Services	309
Public Administration	226
Unclassified	5

**WORKFORCE**



**HOUSEHOLD INCOME**



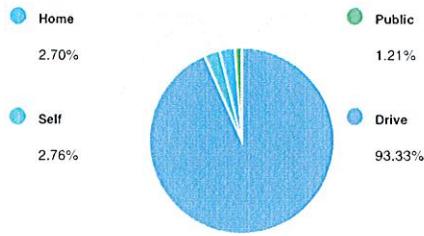
Average Household Income

\$42,440

Average Per Capita Income

\$16,004

**COMMUTE METHOD**

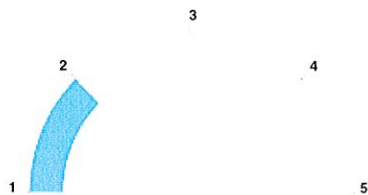


**WEATHER**

January High Temp (avg °F)	52.6
January Low Temp (avg °F)	30.9
July High Temp (avg °F)	91.9
July Low Temp (avg °F)	69.9
Annual Precipitation (inches)	54.34

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	894
Some High School	1,587
High School Graduate	2,236
Some College	1,235
Associate Degree	445
Bachelor's Degree	533
Graduate Degree	326

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

**SCHOOLS**

RADIUS: 3 MILE(S)

**PUBLIC - ELEMENTARY**

School Name	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Union County Public Schools Marshville Elementary School	0.74	Pre-K-5th	470	12	2
Union County Public Schools Marshville Elementary School					Community Rating (2)



**PUBLIC - MIDDLE/HIGH**

School Name	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Union County Public Schools East Union Middle School	0.61	6th-8th	900	15	1
Union County Public Schools Forest Hills High School	2.27	9th-12th	986	14	1
Union County Public Schools East Union Middle School Forest Hills High School					Community Rating (2) 3

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
 (3) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

**LOCAL BUSINESSES**

RADIUS: 3 MILE(S)

	Subject Property	Neighbor 10
		
Address	326 Green St	322 Green St
Township	MARSHVILLE	MARSHVILLE
Zip	28103	28103
Owner	WRIGHT JESSE C	HORNE RANDALL R (TE)
Co-Owner	Wright Renee M	Horne Iris B (Te)
Recording Date		08/29/2012
Sale Date	09/10/1993	08/29/2012
Sale Price	\$30,000	\$59,000
Price Per Sq Ft		\$41.43
MLS Sale Date		08/29/2012
MLS Sale Price		\$59,000
Building Sq Ft		1,424
Total Assessment		\$86,200
Property Tax Amount	\$598	\$1,170
Bedrooms		Tax: 2 MLS: 3
Bathrooms (Total)		1
Total Rooms		6
Fireplaces		1
Land Use - Universal	Residential (NEC)	SFR
Lot Acres	6.79	0.293
Lot Sq Ft	295,772	12,763
Stories		1
Style		Ranch
Year Built		1963
Effective Year Built		1963
Subdivision	FM MORGAN GREEN STREET ESTATE PRO	MORGAN ESTATES
School District		3704620
Zoning	AZ5	AZ6
Distance (miles)		0.11

# 326 Green St, Marshville, NC 28103-1320, Union County

## POPULATION

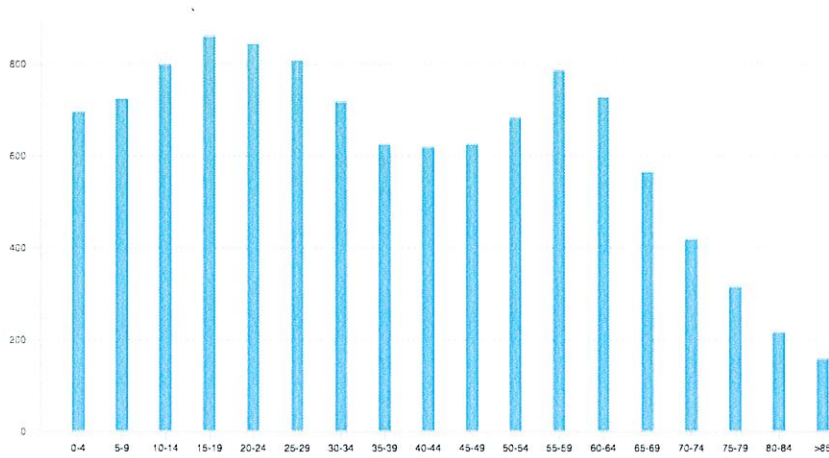
### SUMMARY

Estimated Population	11,173
Population Growth (since 2010)	-3.2%
Population Density (ppl / mile)	16
Median Age	36.16

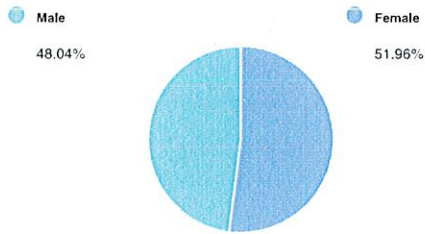
### HOUSEHOLD

Number of Households	4,163
Household Size (ppl)	3
Households w/ Children	1,134

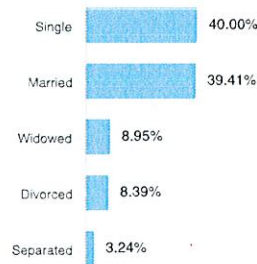
### AGE



### GENDER



### MARITAL STATUS







## HOUSING

### SUMMARY

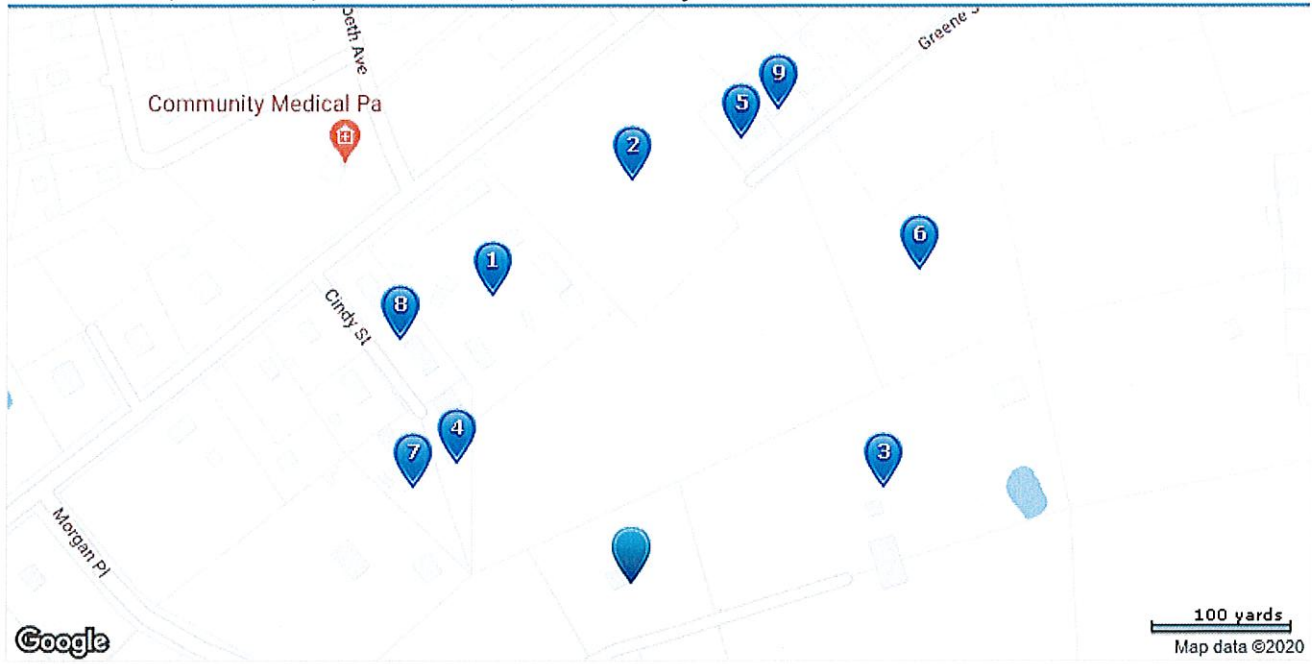
Median Year Built	1975
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	Subject Property 	Neighbor 4 	Neighbor 5 	Neighbor 6 
Address	326 Green St	Green St	513 Cindy St	326 Green St
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	28103
Owner	WRIGHT JESSE C	HORNE J ROBERT JR (TE)	ACOSTA JOSE RUBEN ERI KA	PERRY HENRY BRYAN
Co-Owner	Wright Renee M	Horne Frances S (Te)		Perry Margaret Louise
Recording Date				
Sale Date	09/10/1993	05/16/1997	MLS: 12/13/2013	
Sale Price	\$30,000	\$28,000		
Price Per Sq Ft				
MLS Sale Date			12/13/2013	
MLS Sale Price			\$34,000	
Building Sq Ft			Tax: 1,333 MLS: 1,376	1,460
Total Assessment		\$52,000	\$51,900	\$39,800
Property Tax Amount	\$598	\$655	\$744	\$594
Bedrooms			MLS: 4	3
Bathrooms (Total)			2	1
Total Rooms				5
Fireplaces				1
Land Use - Universal	Residential (NEC)	Residential (NEC)	SFR	SFR
Lot Acres	6.79	5.62	0.496	0.35
Lot Sq Ft	295,772	244,807	21,606	15,246
Stories			1	1
Style				Ranch
Year Built			1940	1956
Effective Year Built			1940	1956
Subdivision	FM MORGAN GREEN STRE ET ESTATE PRO	D BRUCE CUDDY PROP	MORGAN ESTATES SEC 1 OR 4	
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	BA2	AZ6
Distance (miles)		0.09	0.09	0.10

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	326 Green St	Green St	510 Cindy St	Cindy St
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	28103
Owner	WRIGHT JESSE C	DRAKE SUSAN	GARCIA NANCY Y A	HARGETT GERALD K
Co-Owner	Wright Renee M		Mendez Daniel C	Hargett Diane R
Recording Date			11/19/2019	11/28/2000
Sale Date	09/10/1993	Tax: 09/10/1993 MLS: 11/18/2005	Tax: 11/11/2019 MLS: 11/19/2019	11/28/2000
Sale Price	\$30,000	\$9,000	\$145,000	\$280,000
Price Per Sq Ft			\$121.24	\$58.92
MLS Sale Date		11/18/2005	11/19/2019	
MLS Sale Price		\$30,900	\$145,000	
Building Sq Ft			Tax: 1,196 MLS: 1,209	4,752
Total Assessment		\$30,500	\$116,500	\$320,000
Property Tax Amount	\$598	\$388	\$1,546	\$4,171
Bedrooms			3	
Bathrooms (Total)			2	8
Total Rooms			5	
Fireplaces				
Land Use - Universal	Residential (NEC)	Residential Acreage	SFR	SFR
Lot Acres	6.79	3.09	0.672	0.859
Lot Sq Ft	295,772	134,600	29,272	37,418
Stories			1	1
Style			Old	
Year Built			2000	1998
Effective Year Built			2000	
Subdivision	FM MORGAN GREEN STRE ET ESTATE PRO	D BRUCE CUDDY PROP	MORGAN ESTATES	MORGAN ESTATES
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	BA2	BA2
Distance (miles)		0.10	0.10	0.11

326 Green St, Marshville, NC 28103-1320, Union County



NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	326 Green St	Green St	508 Milltree St	Hwy 74
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	
Owner	WRIGHT JESSE C	HORNE ROBERT HORNE JR (TE)	NEW MILL TREE APARTMENTS LLC	GAYE CHEVEROLET INC
Co-Owner	Wright Renee M	Horne Frances S (Te)		
Recording Date		05/04/2004	03/22/2018	01/28/2011
Sale Date	09/10/1993	05/03/2004	03/22/2018	01/24/2011
Sale Price	\$30,000	\$145,000	\$789,000	\$45,000
Price Per Sq Ft		\$87.30	\$40.80	
MLS Sale Date				
MLS Sale Price				
Building Sq Ft		1,661	19,336	
Total Assessment		\$151,300	\$560,900	\$35,600
Property Tax Amount	\$598	\$1,977	\$7,870	\$452
Bedrooms		3		
Bathrooms (Total)		2		
Total Rooms		3		
Fireplaces		1		
Land Use - Universal	Residential (NEC)	SFR	Apartment	Residential Acreage
Lot Acres	6.79	2	3	4.11
Lot Sq Ft	295,772	87,120	130,680	179,032
Stories		1	2	
Style		Ranch		
Year Built		1996	1986	
Effective Year Built		1996		
Subdivision	FM MORGAN GREEN STREET ESTATE PRO	BEACON HILLS SEC 03		
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	AZ6	AZ6

Distance (miles)

0.07

0.08

0.08





SEARCH CRITERIA			
Sort Method	Distance From Subject (Closest)	Site Influence	No Preference
Pool	Without Pool	Date Type	Recording Date
Distance from Subject	5 miles	Search Period	08/11/2019 - 05/11/2020
Distressed Sales	Include All Tax Sales	Lot Area	251,406 - 340,138 Sq Ft
Geographic Boundary	No Preference	Land Use	Same As Subject

SUMMARY STATISTICS	
Sale Price	\$30,000
Lot Sq Ft	295,772
Total Assessment	\$47,400
RealAVM™(1)	\$129,600

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

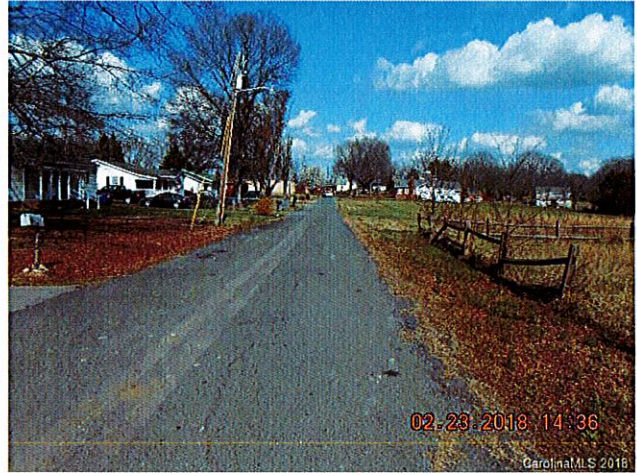


Parcel ID	02-316-015-D
Township	Marshville
Owner	Wright Jesse C
Co-Owner	Wright Renee M
Sale Date	09/10/1993
Sale Price	\$30,000
Sewer	Public Service
Water	Public
Lot Acres	6.79
Lot Sq Ft	295,772
Land Use - County	Residential Acreage
Land Use - Universal	Residential (NEC)
School District	Union County PS
Subdivision	Fm Morgan Green Street Estate Pro
Zoning	AZ5
Annual Tax	\$598
MLS Listing #	3362689











**326 Green St, Marshville, NC 28103-1320, Union County**



Beds <b>N/A</b>	Bldg Sq Ft <b>N/A</b>	Lot Sq Ft <b>295,772</b>	Sale Price <b>\$30,000</b>
Baths <b>N/A</b>	Yr Built <b>N/A</b>	Type <b>RES-NEC</b>	Sale Date <b>09/10/1993</b>

**OWNER INFORMATION**

Owner	<b>Wright Jesse C</b>	Tax Billing Zip	<b>28103</b>
Co-Owner	<b>Wright Renee M</b>	Tax Billing Zip+4	<b>9084</b>
Tax Billing Address	<b>6011 Old Goldmine Rd</b>	Owner Occupied	<b>No</b>
Tax Billing City & State	<b>Marshville, NC</b>		

**LOCATION INFORMATION**

School District	<b>Union County PS</b>	Zoning	<b>AZ5</b>
Subdivision	<b>Fm Morgan Green Street Estate Pr o</b>	Zoning Description	<b>Sfr-1 Marshville-Az5</b>
Township	<b>Marshville</b>	Neighborhood Code	<b>2209930-2209930</b>
Census Tract	<b>208.00</b>	Topography	<b>Flat/Level</b>
Carrier Route	<b>C001</b>		

**TAX INFORMATION**

Parcel ID	<b>02-316-015-D</b>	Tax Area	<b>11</b>
Lot #	<b>5</b>	Tax Appraisal Area	<b>408</b>
Legal Description	<b>#3 D BRUCE CUDDY GREEN ST</b>		

**ASSESSMENT & TAX**

Assessment Year	2019	2018	2017
Assessed Value - Total	\$47,400	\$47,400	\$47,400
Assessed Value - Land	\$47,400	\$47,400	\$47,400
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$47,400	\$47,400	\$47,400
Market Value - Land	\$47,400	\$47,400	\$47,400
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$622		
2018	\$598	-\$24	-3.82%
2019	\$598	\$0	0%

**CHARACTERISTICS**

Land Use - Universal	<b>Residential (NEC)</b>	Basement Type	<b>MLS: Crawl Space, Slab</b>
Land Use - County	<b>Residential Acreage</b>	Water	<b>Public</b>
Lot Acres	<b>6.79</b>	Sewer	<b>Public Service</b>
Lot Sq Ft	<b>295,772</b>		

**SELL SCORE**

Rating	<b>Moderate</b>	Value As Of	<b>2020-04-13 23:33:16</b>
Sell Score	<b>600</b>		

**ESTIMATED VALUE**

RealAVM™	<b>\$129,600</b>	Confidence Score	<b>61</b>
RealAVM™ Range	<b>\$117,936 - \$141,264</b>	Forecast Standard Deviation	<b>9</b>
Value As Of	<b>04/29/2020</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	3362689	MLS Current List Price	\$100,000
MLS Status	Expired	MLS Orig. List Price	\$100,000
MLS Status Change Date	08/21/2018	Listing Agent Name	27081-Michelle Orr
MLS Listing Date	02/21/2018	Listing Broker Name	CENTURY 21 PROVIDENCE

MLS Listing #	521547
MLS Status	Expired
MLS Listing Date	05/16/2005
MLS Listing Price	\$101,850
MLS Orig Listing Price	\$101,850
MLS Expiration Date	11/10/2005

LAST MARKET SALE & SALES HISTORY			
Sale Date	09/10/1993	Co-Owner	Wright Renee M
Sale Price	\$30,000	Deed/Page	653-779
Owner	Wright Jesse C	Deed Type	Deed (Reg)

Sale Date	09/10/1993
Sale Price	\$30,000
Buyer Name	Wright Jesse C & Wright Renee M
Deed/Page	653-779
Document Type	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	08/01/2001
Mortgage Amount	\$55,000
Mortgage Lender	Branch Bk&Tr Co/Nc
Mortgage Type	Refi



\*Lot Dimensions are Estimated

**EATING - DRINKING**

	Address	Phone #	Distance	Description
Dollar General	505 Jones St	(704) 624-4134	0.17	Grocery Stores And Markets
Dunkin' Donuts	308 W Marshville Blvd	(704) 624-5616	0.24	Doughnuts
Pappy's	204 W Main St	(704) 624-2057	0.27	Restaurants
Olde Tyme Marketplace	121 N White St	(704) 942-6258	0.42	Food Markets
Shawnigans Sports Bar & Grill	118 N White St	(704) 624-6275	0.44	Bars
El Vallarta	109 E Union St	(704) 624-3248	0.48	Restaurants - Mexican
Dave's Pizza & Subs	6330 W Marshville Blvd # B	(704) 624-2622	0.74	Pizza
Bojangles' Famous Chicken	6503 W Marshville Blvd	(704) 624-0433	0.83	Restaurants - Chicken
Shooters Retail	6601 E Marshville Blvd	(704) 624-6933	0.9	Restaurants
Smoked Turkey Inc	6608 E Marshville Blvd	(704) 624-2510	0.9	Restaurants - Barbecue

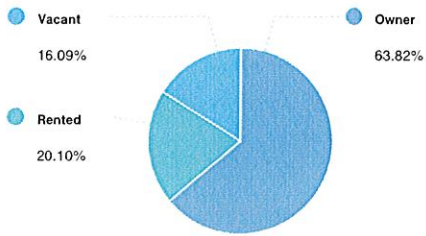
**SHOPPING**

	Address	Phone #	Distance	Description
Dollar General	505 Jones St	(704) 624-4134	0.17	Variety Stores
Main Street Florists	216 W Main St	(704) 624-7673	0.27	Florists - Retail
Olde Tyme Marketplace	121 N White St	(704) 942-6258	0.42	Antiques - Dealers
Good Steward Ministries	110 E Main St	(704) 219-1481	0.42	Thrift Shops
Roberts' Relics & Rarities	106 S White St	(704) 624-0161	0.43	Antiques - Dealers
Marshville Florist & Gifts	202 E Main St	(704) 624-2220	0.47	Florists - Retail
Janet's Florist & Gifts	113 E Union St	(704) 624-2850	0.48	Florists - Retail
Dream Catchers Consignment	113 E Union St	(704) 294-3099	0.49	Consignment Shops
Byrum Heating & A/C Inc	6028 Marshville Blvd	(704) 624-2351	0.53	Home And Garden
Marshville Pharmacy & Surgical	6330 W Marshville Blvd # A	(704) 624-2131	0.74	Pharmacies

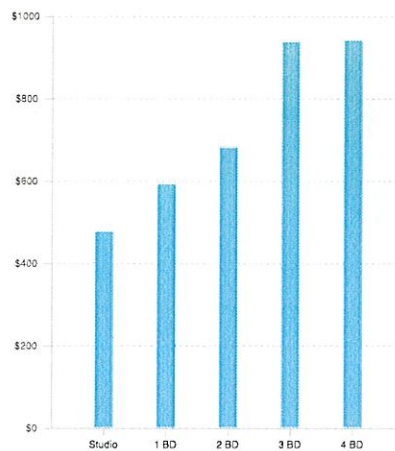




**OCCUPANCY**



**FAIR MARKET RENTS (COUNTY)**

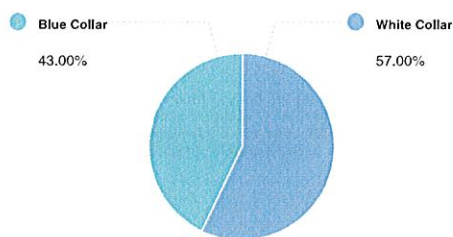


**QUALITY OF LIFE**

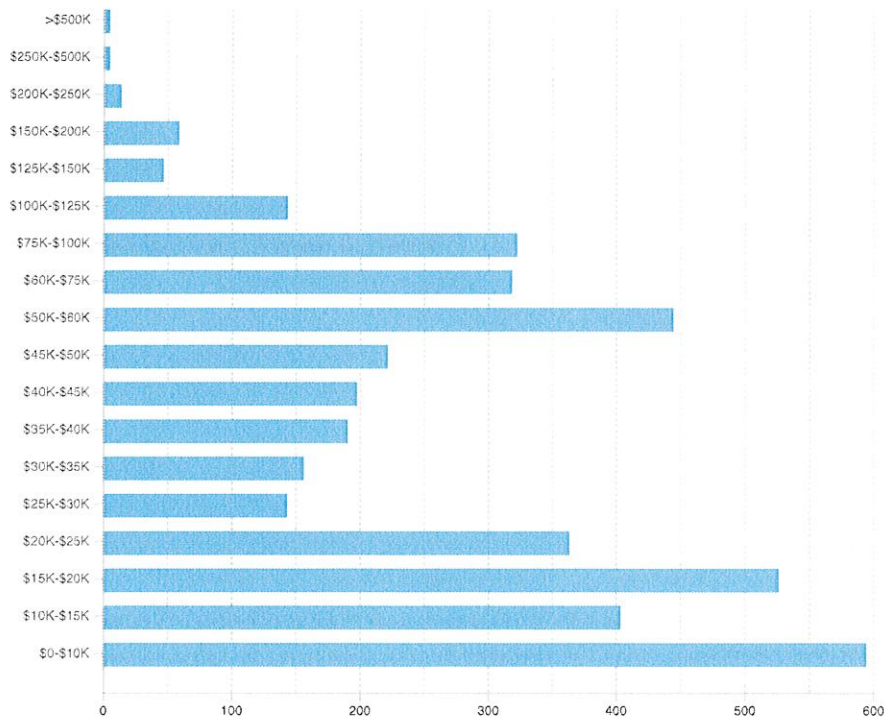
**WORKERS BY INDUSTRY**

Agricultural, Forestry, Fishing	158
Construction	140
Manufacturing	295
Transportation and Communications	60
Wholesale Trade	44
Retail Trade	407
Finance, Insurance and Real Estate	77
Services	309
Public Administration	226
Unclassified	5

**WORKFORCE**



**HOUSEHOLD INCOME**



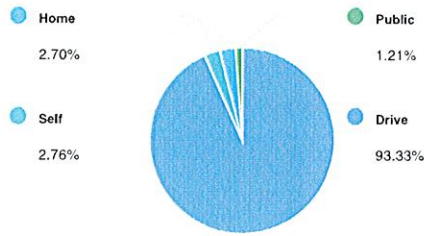
Average Household Income

**\$42,440**

Average Per Capita Income

**\$16,004**

**COMMUTE METHOD**

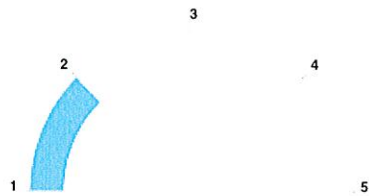


**WEATHER**

January High Temp (avg °F)	52.6
January Low Temp (avg °F)	30.9
July High Temp (avg °F)	91.9
July Low Temp (avg °F)	69.9
Annual Precipitation (inches)	54.34

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	894
Some High School	1,587
High School Graduate	2,236
Some College	1,235
Associate Degree	445
Bachelor's Degree	533
Graduate Degree	326

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school. (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

**SCHOOLS**

**RADIUS: 3 MILE(S)**

**PUBLIC - ELEMENTARY**

Union County Public Schools	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Marshville Elementary School	0.74	Pre-K-5th	470	12	2

Union County Public Schools  
Marshville Elementary School  
Community Rating (2)

**PUBLIC - MIDDLE/HIGH**



Union County Public Schools	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
East Union Middle School	0.61	6th-8th	900	15	1
Forest Hills High School	2.27	9th-12th	986	14	1

Union County Public Schools  
East Union Middle School  
Forest Hills High School  
3  
Community Rating (2)

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)  
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
(3) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

**LOCAL BUSINESSES**

**RADIUS: 3 MILE(S)**

	Subject Property	Neighbor 10
		
Address	326 Green St	322 Green St
Township	MARSHVILLE	MARSHVILLE
Zip	28103	28103
Owner	WRIGHT JESSE C	HORNE RANDALL R (TE)
Co-Owner	Wright Renee M	Horne Iris B (Te)
Recording Date		08/29/2012
Sale Date	09/10/1993	08/29/2012
Sale Price	\$30,000	\$59,000
Price Per Sq Ft		\$41.43
MLS Sale Date		08/29/2012
MLS Sale Price		\$59,000
Building Sq Ft		1,424
Total Assessment		\$86,200
Property Tax Amount	\$598	\$1,170
Bedrooms		Tax: 2 MLS: 3
Bathrooms (Total)		1
Total Rooms		6
Fireplaces		1
Land Use - Universal	Residential (NEC)	SFR
Lot Acres	6.79	0.293
Lot Sq Ft	295,772	12,763
Stories		1
Style		Ranch
Year Built		1963
Effective Year Built		1963
Subdivision	FM MORGAN GREEN STREET ESTATE PRO	MORGAN ESTATES
School District		3704620
Zoning	AZ5	AZ6
Distance (miles)		0.11

# 326 Green St, Marshville, NC 28103-1320, Union County

## POPULATION

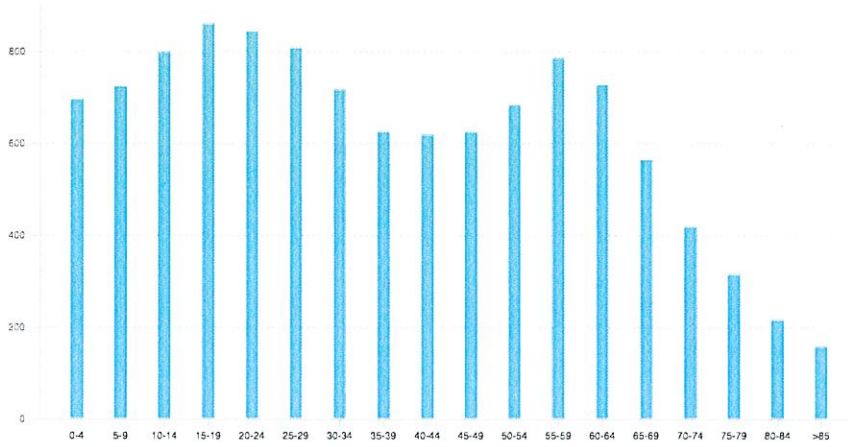
### SUMMARY

Estimated Population	11,173
Population Growth (since 2010)	-3.2%
Population Density (ppl / mile)	16
Median Age	36.16

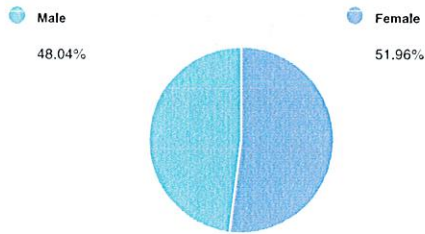
### HOUSEHOLD

Number of Households	4,163
Household Size (ppl)	3
Households w/ Children	1,134

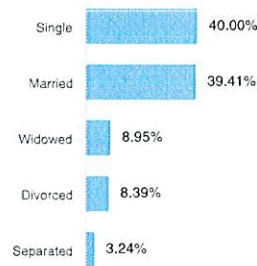
### AGE



### GENDER



### MARITAL STATUS











## HOUSING

### SUMMARY

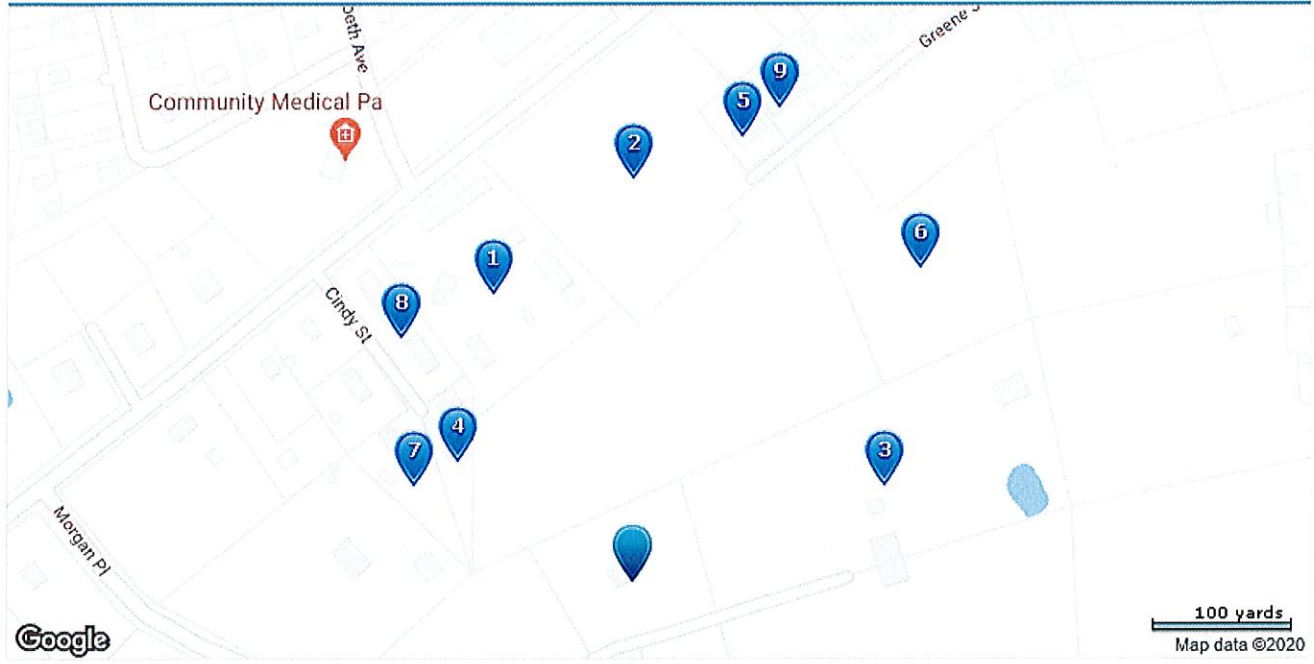
Median Year Built	1975
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	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	326 Green St	Green St	513 Cindy St	326 Green St
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	28103
Owner	WRIGHT JESSE C	HORNE J ROBERT JR (TE)	ACOSTA JOSE RUBEN ERI KA	PERRY HENRY BRYAN
Co-Owner	Wright Renee M	Horne Frances S (Te)		Perry Margaret Louise
Recording Date				
Sale Date	09/10/1993	05/16/1997	MLS: 12/13/2013	
Sale Price	\$30,000	\$28,000		
Price Per Sq Ft				
MLS Sale Date			12/13/2013	
MLS Sale Price			\$34,000	
Building Sq Ft			Tax: 1,333 MLS: 1,376	1,460
Total Assessment		\$52,000	\$51,900	\$39,800
Property Tax Amount	\$598	\$655	\$744	\$594
Bedrooms			MLS: 4	3
Bathrooms (Total)			2	1
Total Rooms				5
Fireplaces				1
Land Use - Universal	Residential (NEC)	Residential (NEC)	SFR	SFR
Lot Acres	6.79	5.62	0.496	0.35
Lot Sq Ft	295,772	244,807	21,606	15,246
Stories			1	1
Style				Ranch
Year Built			1940	1956
Effective Year Built			1940	1956
Subdivision	FM MORGAN GREEN STRE ET ESTATE PRO	D BRUCE CUDDY PROP	MORGAN ESTATES SEC 1 OR 4	
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	BA2	AZ6
Distance (miles)		0.09	0.09	0.10

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	326 Green St	Green St	510 Cindy St	Cindy St
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	28103
Owner	WRIGHT JESSE C	DRAKE SUSAN	GARCIA NANCY Y A	HARGETT GERALD K
Co-Owner	Wright Renee M		Mendez Daniel C	Hargett Diane R
Recording Date			11/19/2019	11/28/2000
Sale Date	09/10/1993	Tax: 09/10/1993 MLS: 11/18/2005	Tax: 11/11/2019 MLS: 11/19/2019	11/28/2000
Sale Price	\$30,000	\$9,000	\$145,000	\$280,000
Price Per Sq Ft			\$121.24	\$58.92
MLS Sale Date		11/18/2005	11/19/2019	
MLS Sale Price		\$30,900	\$145,000	
Building Sq Ft			Tax: 1,196 MLS: 1,209	4,752
Total Assessment		\$30,500	\$116,500	\$320,000
Property Tax Amount	\$598	\$388	\$1,546	\$4,171
Bedrooms			3	
Bathrooms (Total)			2	8
Total Rooms			5	
Fireplaces				
Land Use - Universal	Residential (NEC)	Residential Acreage	SFR	SFR
Lot Acres	6.79	3.09	0.672	0.859
Lot Sq Ft	295,772	134,600	29,272	37,418
Stories			1	1
Style			Old	
Year Built			2000	1998
Effective Year Built			2000	
Subdivision	FM MORGAN GREEN STREET ESTATE PRO	D BRUCE CUDDY PROP	MORGAN ESTATES	MORGAN ESTATES
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	BA2	BA2
Distance (miles)		0.10	0.10	0.11

### 326 Green St, Marshville, NC 28103-1320, Union County



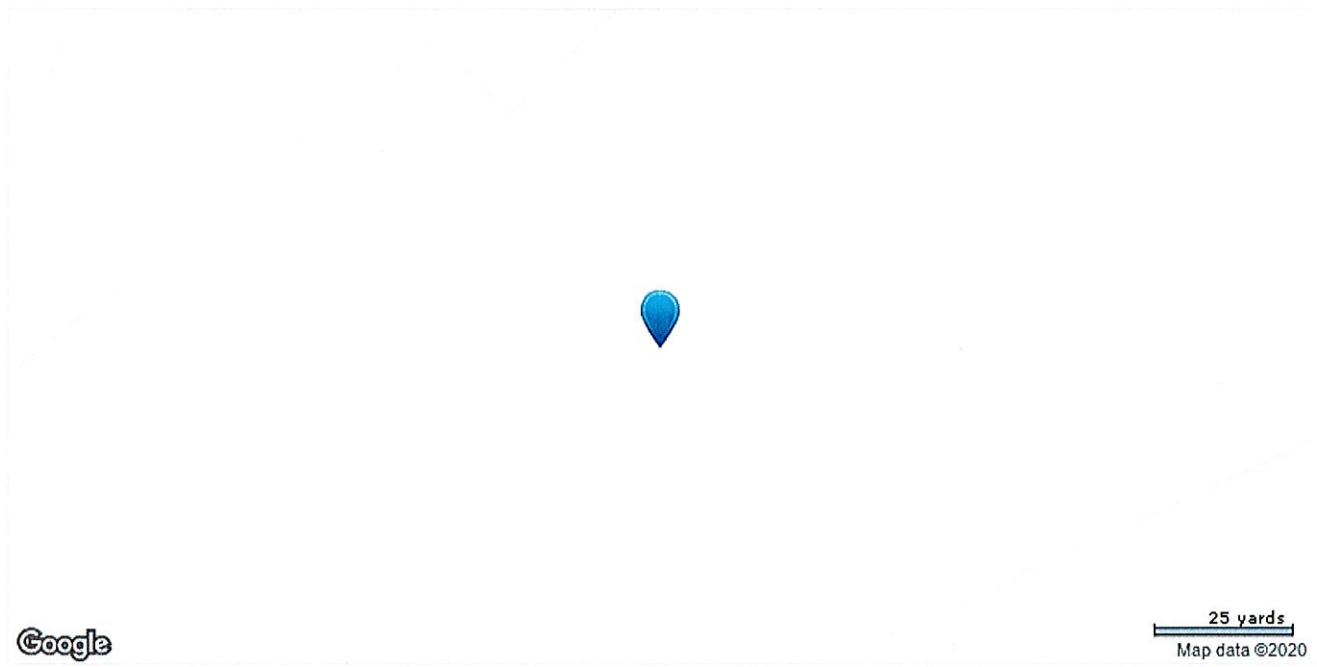
NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	326 Green St	Green St	508 Milltree St	Hwy 74
Township	MARSHVILLE	MARSHVILLE	MARSHVILLE	MARSHVILLE
Zip	28103	28103	28103	
Owner	WRIGHT JESSE C	HORNE ROBERT HORNE JR (TE)	NEW MILL TREE APARTME NTS LLC	GAYE CHEVEROLET INC
Co-Owner	Wright Renee M	Horne Frances S (Te)		
Recording Date		05/04/2004	03/22/2018	01/28/2011
Sale Date	09/10/1993	05/03/2004	03/22/2018	01/24/2011
Sale Price	\$30,000	\$145,000	\$789,000	\$45,000
Price Per Sq Ft		\$87.30	\$40.80	
MLS Sale Date				
MLS Sale Price				
Building Sq Ft		1,661	19,336	
Total Assessment		\$151,300	\$560,900	\$35,600
Property Tax Amount	\$598	\$1,977	\$7,870	\$452
Bedrooms		3		
Bathrooms (Total)		2		
Total Rooms		3		
Fireplaces		1		
Land Use - Universal	Residential (NEC)	SFR	Apartment	Residential Acreage
Lot Acres	6.79	2	3	4.11
Lot Sq Ft	295,772	87,120	130,680	179,032
Stories		1	2	
Style		Ranch		
Year Built		1996	1986	
Effective Year Built		1996		
Subdivision	FM MORGAN GREEN STRE ET ESTATE PRO	BEACON HILLS SEC 03		
School District		3704620	3704620	3704620
Zoning	AZ5	AZ5	AZ6	AZ6







Parcel ID	02-316-015-D
Township	Marshville
Owner	Wright Jesse C
Co-Owner	Wright Renee M
Sale Date	09/10/1993
Sale Price	\$30,000
Sewer	Public Service
Water	Public
Lot Acres	6.79
Lot Sq Ft	295,772
Land Use - County	Residential Acreage
Land Use - Universal	Residential (NEC)
School District	Union County PS
Subdivision	Fm Morgan Green Street Estate Pro
Zoning	AZ5
Annual Tax	\$598
MLS Listing #	3362689



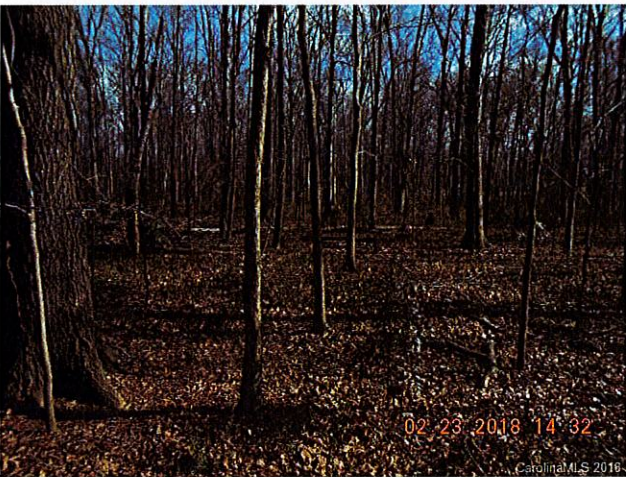
Google

25 yards  
Map data ©2020

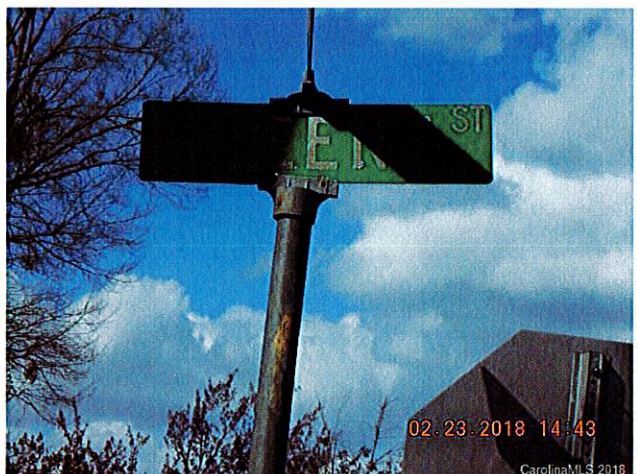
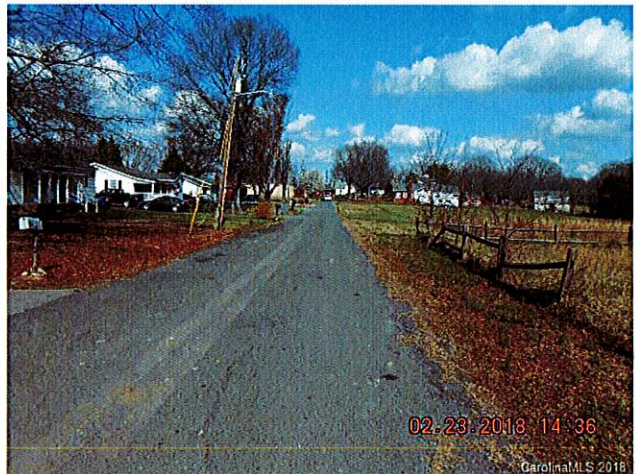
SEARCH CRITERIA			
Sort Method	Distance From Subject (Closest)	Site Influence	No Preference
Pool	Without Pool	Date Type	Recording Date
Distance from Subject	5 miles	Search Period	08/11/2019 - 05/11/2020
Distressed Sales	Include All Tax Sales	Lot Area	251,406 - 340,138 Sq Ft
Geographic Boundary	No Preference	Land Use	Same As Subject
SUMMARY STATISTICS			
Sale Price		\$30,000	
Lot Sq Ft		295,772	
Total Assessment		\$47,400	
RealAVM™(1)		\$129,600	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.











### 326 Green St, Marshville, NC 28103-1320, Union County



Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 295,772	Sale Price \$30,000
Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date 09/10/1993

#### OWNER INFORMATION

Owner	Wright Jesse C	Tax Billing Zip	28103
Co-Owner	Wright Renee M	Tax Billing Zip+4	9084
Tax Billing Address	6011 Old Goldmine Rd	Owner Occupied	No
Tax Billing City & State	Marshville, NC		

#### LOCATION INFORMATION

School District	Union County PS	Zoning	AZ5
Subdivision	Fm Morgan Green Street Estate Pr o	Zoning Description	Sfr-1 Marshville-Az5
Township	Marshville	Neighborhood Code	2209930-2209930
Census Tract	208.00	Topography	Flat/Level
Carrier Route	C001		

#### TAX INFORMATION

Parcel ID	02-316-015-D	Tax Area	11
Lot #	5	Tax Appraisal Area	408
Legal Description	#3 D BRUCE CUDDY GREEN ST		

#### ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$47,400	\$47,400	\$47,400
Assessed Value - Land	\$47,400	\$47,400	\$47,400
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$47,400	\$47,400	\$47,400
Market Value - Land	\$47,400	\$47,400	\$47,400
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$622		
2018	\$598	-\$24	-3.82%
2019	\$598	\$0	0%

#### CHARACTERISTICS

Land Use - Universal	Residential (NEC)	Basement Type	MLS: Crawl Space, Slab
Land Use - County	Residential Acreage	Water	Public
Lot Acres	6.79	Sewer	Public Service
Lot Sq Ft	295,772		

#### SELL SCORE

Rating	Moderate	Value As Of	2020-04-13 23:33:16
Sell Score	600		

#### ESTIMATED VALUE

RealAVM™	\$129,600	Confidence Score	61
RealAVM™ Range	\$117,936 - \$141,264	Forecast Standard Deviation	9
Value As Of	04/29/2020		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	3362689	MLS Current List Price	\$100,000
MLS Status	Expired	MLS Orig. List Price	\$100,000
MLS Status Change Date	08/21/2018	Listing Agent Name	27081-Michelle Orr
MLS Listing Date	02/21/2018	Listing Broker Name	CENTURY 21 PROVIDENCE
MLS Listing #	521547		
MLS Status	Expired		
MLS Listing Date	05/16/2005		
MLS Listing Price	\$101,850		
MLS Orig Listing Price	\$101,850		
MLS Expiration Date	11/10/2005		

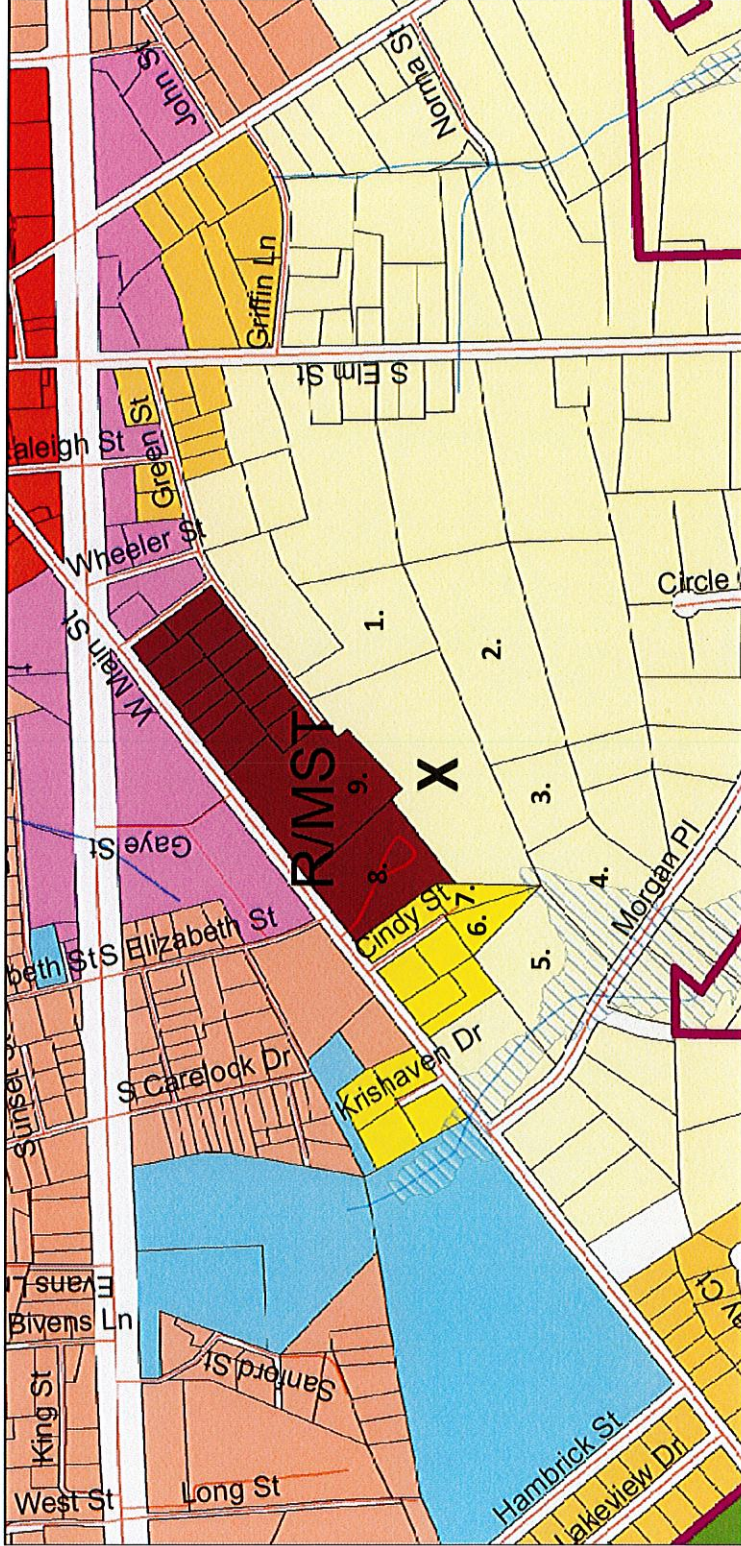
LAST MARKET SALE & SALES HISTORY			
Sale Date	09/10/1993	Co-Owner	Wright Renee M
Sale Price	\$30,000	Deed/Page	653-779
Owner	Wright Jesse C	Deed Type	Deed (Reg)
Sale Date	09/10/1993		
Sale Price	\$30,000		
Buyer Name	Wright Jesse C & Wright Renee M		
Deed/Page	653-779		
Document Type	Deed (Reg)		

MORTGAGE HISTORY	
Mortgage Date	08/01/2001
Mortgage Amount	\$55,000
Mortgage Lender	Branch Bk&Tr Co/Nc
Mortgage Type	Refi



\*Lot Dimensions are Estimated





Property Under Consideration marked with 'X' - Lot 3 Greene Street-02316015D. Correct property owners listed below correspond to the marked map above.

1. 02316015E-Susan Drake
2. 02316015F-Frances S Horne Trustee
3. 02316015C-Frances S Horne Trustee
4. 02316015B-Robert Jr. Horne Trustee
5. 02316021A-Dawn Cattier
6. 02316017-Daniel Caballero Mendez
7. 02316017B-Erika Acosta
8. 02316016-New Mill Tree Apartments LLC

9. 02316014-Gaye Chevrolet Inc.