
TOWN OF MARSHVILLE

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AGENDA

MARSHVILLE PLANNING BOARD MEETING

May 8, 2023 - 7:00 PM.

1. Call To Order
2. Invocation and Pledge
3. Consent Agenda
 - Approval of April 24, 2023 meeting minutes
4. Presentation: "Redfern Place", proposed residential development
(Jennifer McAdams, American Engineering)
5. Recommendation: Rezoning RZA 23-01 QuikTrip (6600 Block Marshville Blvd.)
6. Other
7. Public Comments
8. Adjourn



Proposed Rezoning Notice

April, 2023

Case number: RZA-23-01

**Property addresses: 6604-6608 Marshville Highway, 110 S. White Street,
0 S. Elm Street (parcels 02311003B, 02311003, 02311002,
02311001, and 02311004)**

The Town of Marshville has received a rezoning application to change the zoning on the properties referenced above and represented on the graphic below. The zoning being proposed for the property is C-74 (US 74 Commercial) – Conditional under the Marshville Development Ordinance. The C-74 zoning under the Ordinance:

“is established to provide opportunities for compatible and sustainable development along the US 74 corridor where future Marshville neighborhoods will interconnect with this Bypass type roadway corridor without negatively dissecting the community. Development standards in the US 74 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US 74 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; ensuring the safety of motorists and pedestrians; and preserving the capacity of the Bypass to accommodate high traffic volumes at higher speeds outside the core area as shown in the adopted Town Plan. Uses in this district include services, employment, residential and industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, Shop-front, Detached House, and Civic Building.”

The request for a Conditional district is to restrict future use of the property to that which is specifically proposed by the petitioner rather than to allow the full spectrum of land uses that would otherwise be allowable under the requested zoning classification.

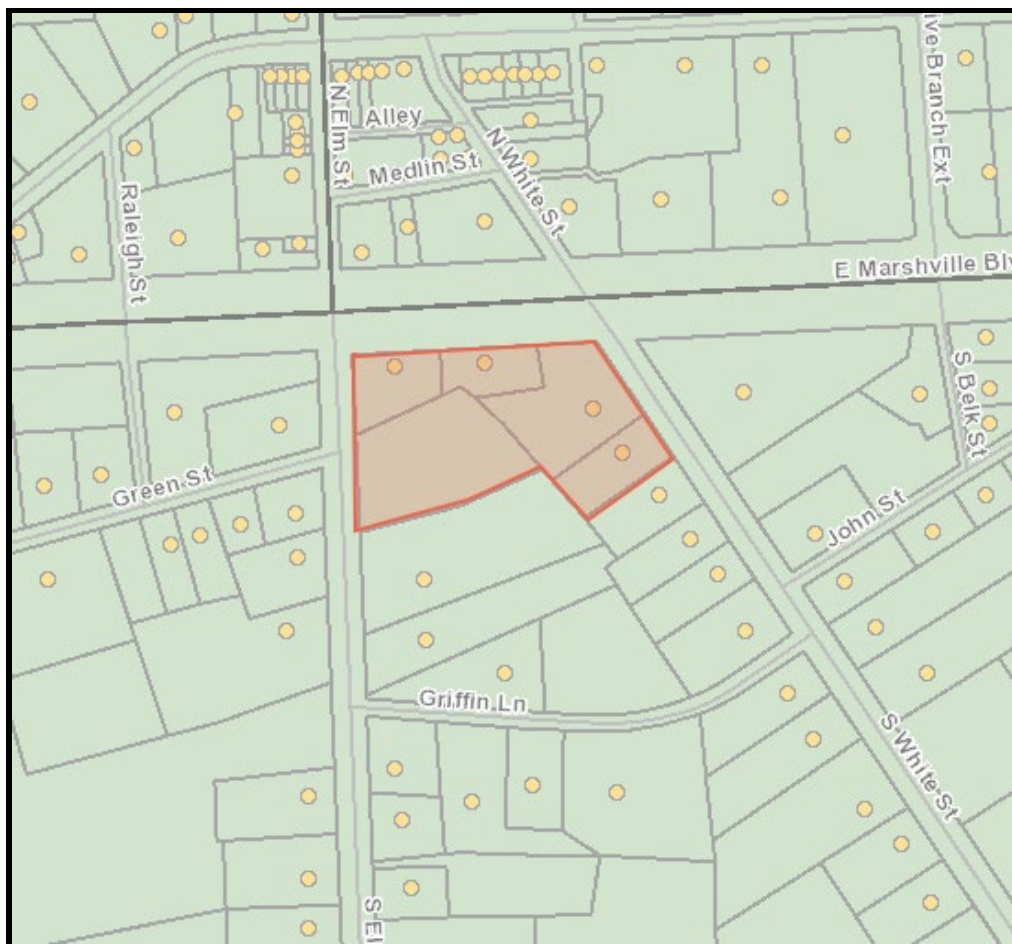
The purpose of the proposed rezoning is to permit the construction of a Quik Trip service station and convenience store.

A neighborhood meeting will be held at 6 PM on **Monday May 8, 2023** at the Marshville Town Hall, 118 E. Union Street, Marshville to provide interested individuals and groups an opportunity to learn more about the proposed zoning and to ask pertinent questions of town staff and of the petitioner. The Town Planning Board will also discuss the matter at their meeting that will be held at 7 PM on **Monday May 8, 2023** at Town Hall immediately following the neighborhood meeting, which is open to the public. Additionally, a legislative hearing for the proposed rezoning will be scheduled at a later date.

The Planning Board meeting will be broadcast via the Zoom link which may be accessed from the Town's Facebook page.

Sincerely,

Jonathan Wells, AICP
Town of Marshville Planning & Zoning Administrator
planning@marshville.org





REZONING STAFF REPORT: RZA-23-01

Properties: 3300 Block (south side) of Marshville Blvd.) and 110 S. White Street (PID's 02311003B, 02311003, 02311002, 02311001, 02311004

Applicant name: John Stegall et.al.

Current zoning: US 74 Commercial (C-74) and Single Family Residential (SFR-3)

Requested zoning: US 74 Commercial (C-74) Conditional

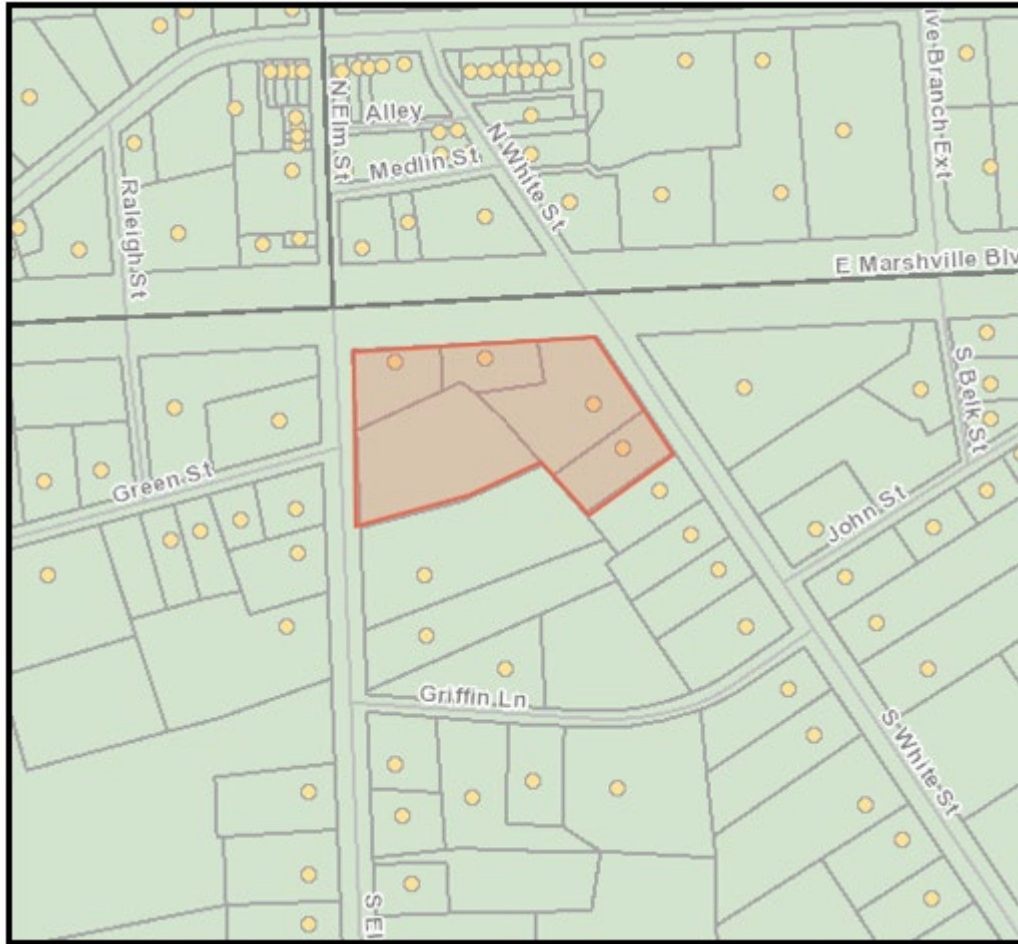
Applicant request: The applicant is seeking a Conditional rezoning to permit the construction of a QuikTrip convenience store and fuel station on the subject property. The property currently contains two (appear to be vacant) residential structures formerly used for commercial purposes, a retail store, a single family residence fronting on White Street, and a vacant lot.

The developer has prepared and submitted a Site Plan upon which to base the Conditional rezoning request.

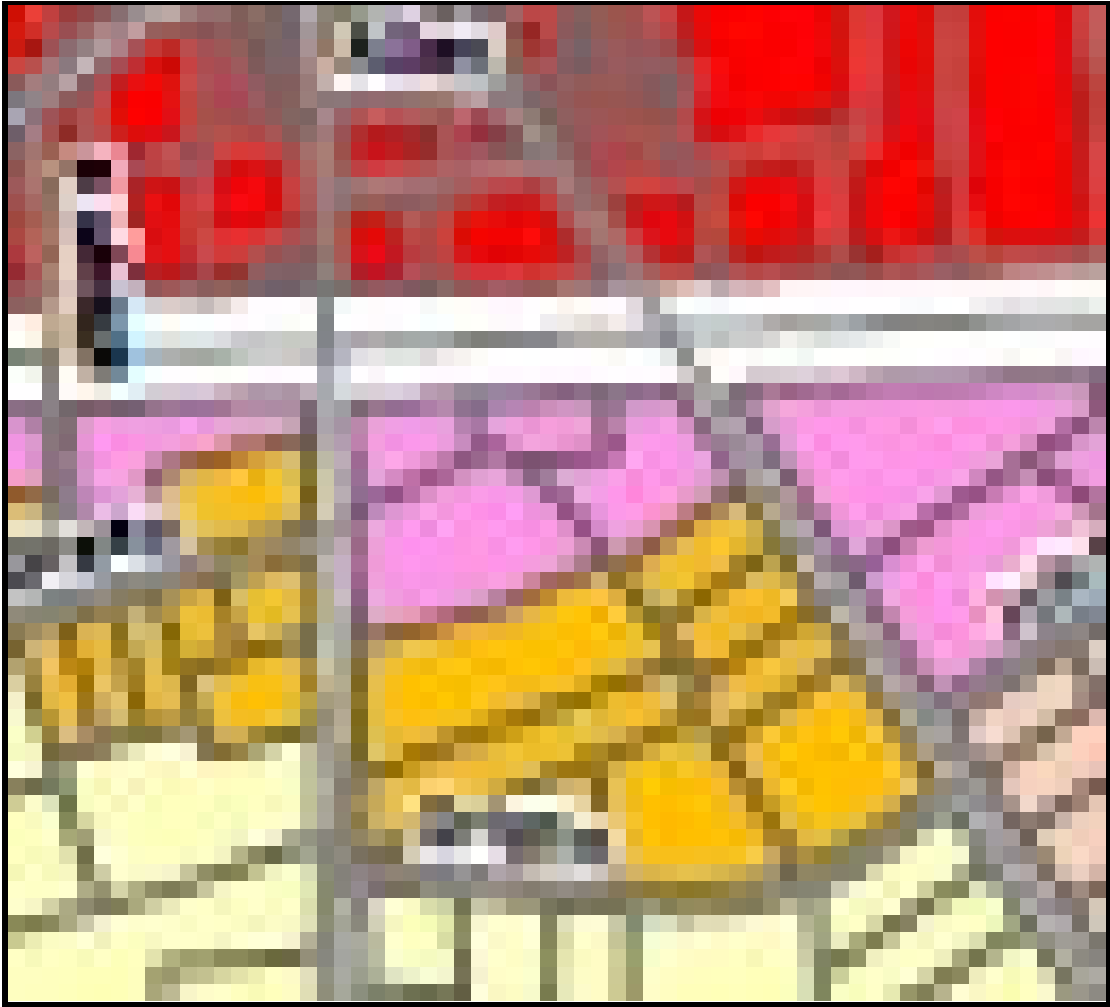
Consistency with adopted plans and policies: The requested rezoning is somewhat consistent with the land use recommendations contained within the *Marshville Town Plan 2035* (adopted in 2016), as the Marshville Blvd. fronting parcels are designated in the future land use map as "Commercial". However, the portions of the subject site with S. Elm Street and S. White Street frontages contain a "Medium Density residential" future land use classification.

Status of Neighborhood Meeting: Meeting has been held on Monday May 8, 2023.

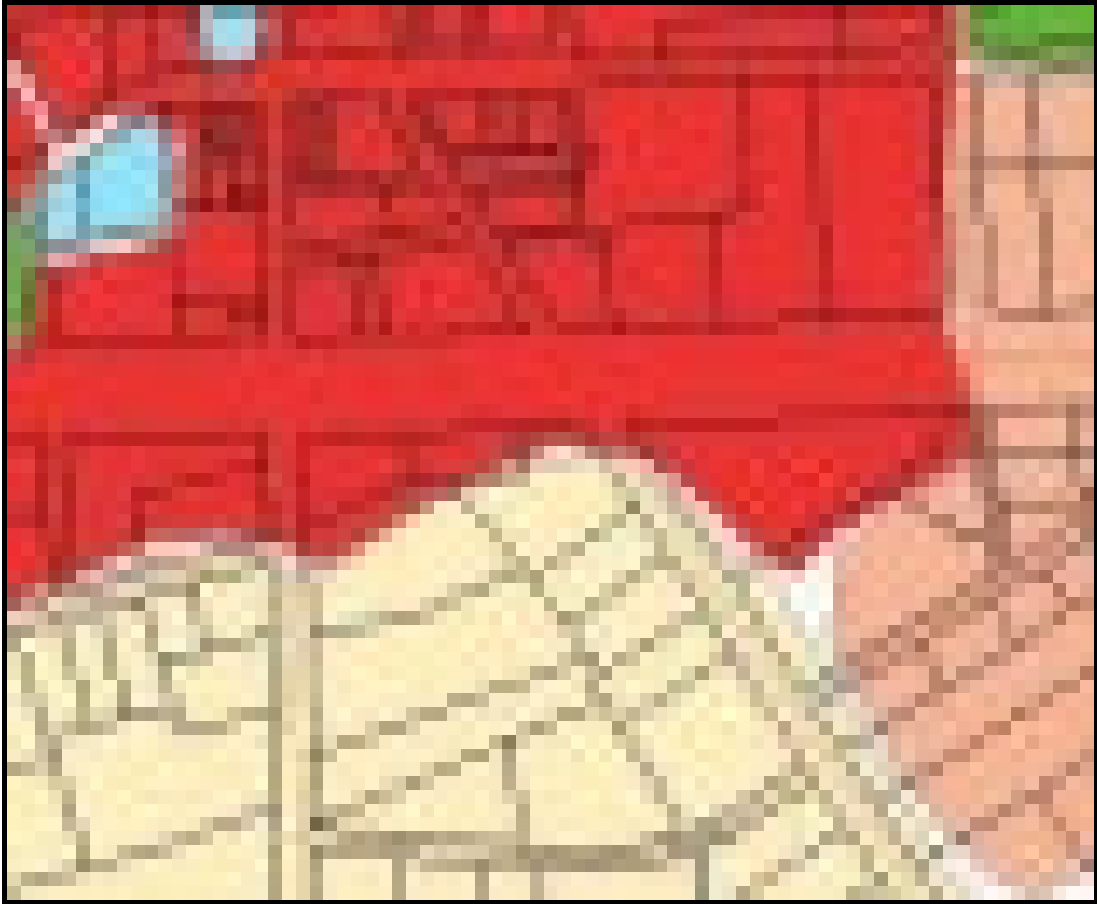
Consistency statement: See attached.



Location Map

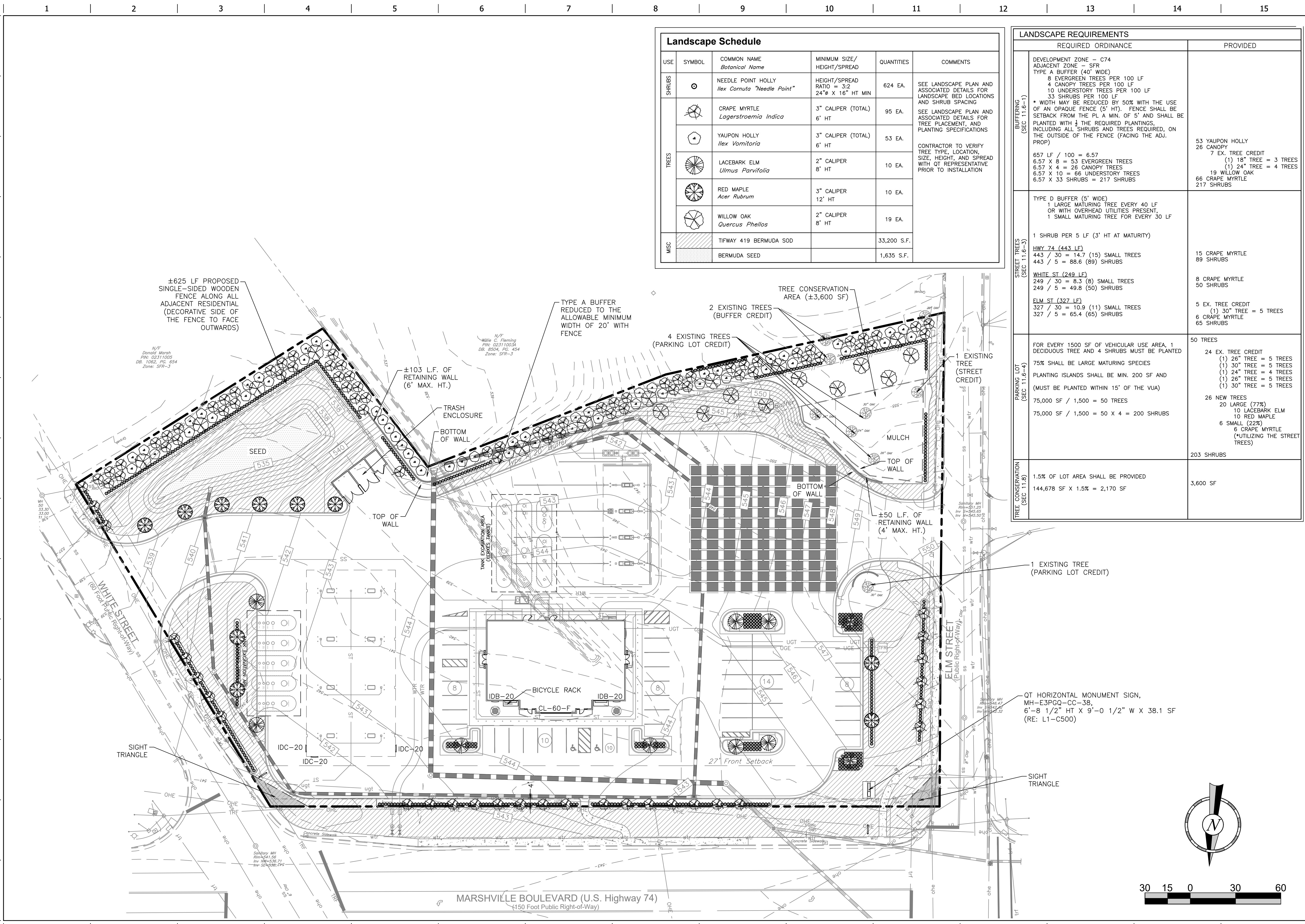


Zoning Map



2035 Plan Future Land Use Map

FILE LOCATION: \\s:\Drawings\Projects\QuikTrip\1069 (Marshville, NC)\81-1069 Civil.dwg TAB NAME: Landscape USER: jw/lyl SAVED: 3/13/2023 2:21 PM PLOTTED: 4/5/2023 3:36 PM



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 18" HT MIN	624 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	95 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊕	YAUJON HOLLY <i>Ilex Vomitoria</i>	3" CALIPER (TOTAL) 6' HT	53 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
TREES	⊗	LACEBARK ELM <i>Ulmus Parvifolia</i>	2" CALIPER 8' HT	10 EA.	
	⊗	RED MAPLE <i>Acer Rubrum</i>	3" CALIPER 12' HT	10 EA.	
	⊗	WILLOW OAK <i>Quercus Phellos</i>	2" CALIPER 8' HT	19 EA.	
MISC	▨	TIFWAY 419 BERMUDA SOD		33,200 S.F.	
	▨	BERMUDA SEED		1,635 S.F.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
DEVELOPMENT ZONE - C74 ADJACENT ZONE - SFR TYPE A BUFFER (40' WIDE) 8 EVERGREEN TREES PER 100 LF 4 CANOPY TREES PER 100 LF 10 UNDERSTORY TREES PER 100 LF 33 SHRUBS PER 100 LF * WIDTH MAY BE REDUCED BY 50% WITH THE USE OF AN OPAQUE FENCE (5' HT). FENCE SHALL BE SETBACK FROM THE PL A MIN. OF 5' AND SHALL BE PLANTED WITH 1/2 THE REQUIRED PLANTINGS, INCLUDING ALL SHRUBS AND TREES REQUIRED, ON THE OUTSIDE OF THE FENCE (FACING THE ADJ. PROP)	53 YAUJON HOLLY 26 CANOPY 7 EX. TREE CREDIT (1) 18" TREE = 3 TREES (1) 24" TREE = 4 TREES 19 WILLOW OAK 66 CRAPE MYRTLE 217 SHRUBS
TYPE D BUFFER (5' WIDE) 1 LARGE MATURING TREE EVERY 40 LF OR WITH OVERHEAD UTILITIES PRESENT, 1 SMALL MATURING TREE FOR EVERY 30 LF	15 CRAPE MYRTLE 89 SHRUBS
1 SHRUB PER 5 LF (3' HT AT MATURITY) HWY 74 (443 LF) 443 / 30 = 14.7 (15) SMALL TREES 443 / 5 = 88.6 (89) SHRUBS WHITE ST (249 LF) 249 / 30 = 8.3 (8) SMALL TREES 249 / 5 = 49.8 (50) SHRUBS ELM ST (327 LF) 327 / 30 = 10.9 (11) SMALL TREES 327 / 5 = 65.4 (65) SHRUBS	8 CRAPE MYRTLE 50 SHRUBS 5 EX. TREE CREDIT (1) 30" TREE = 5 TREES 6 CRAPE MYRTLE 65 SHRUBS
FOR EVERY 1500 SF OF VEHICULAR USE AREA, 1 DECIDUOUS TREE AND 4 SHRUBS MUST BE PLANTED 75% SHALL BE LARGE MATURING SPECIES PLANTING ISLANDS SHALL BE MIN. 200 SF AND (MUST BE PLANTED WITHIN 15' OF THE VUA) 75,000 SF / 1,500 = 50 TREES 75,000 SF / 1,500 = 50 X 4 = 200 SHRUBS	50 TREES 24 EX. TREE CREDIT (1) 26" TREE = 5 TREES (1) 30" TREE = 5 TREES (1) 24" TREE = 4 TREES (1) 26" TREE = 5 TREES (1) 30" TREE = 5 TREES 26 NEW TREES 20 LARGE (77%) 10 LACEBARK ELM 10 RED MAPLE 6 SMALL (22%) 6 CRAPE MYRTLE (*UTILIZING THE STREET TREES)
1.5% OF LOT AREA SHALL BE PROVIDED 144,678 SF X 1.5% = 2,170 SF	203 SHRUBS 3,600 SF

PROJECT NO.: #####

FREELEND and KALFFMAN, INC.
 Engineers & Landscape Architects
 209 West Street, Suite 200
 Greensboro, NC 27409
 Phone: 866-235-5497

QuikTrip No. 1069
 HIGHWAY 74
 MARSHVILLE, NC

QT

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PROTOTYPE: P-112 (11/01/22)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 4

CONSISTENCY STATEMENTS FOR RZA-23-01 Map Amendment

If the proposed change is to be approved AND it is considered to be consistent with the 2035 Plan:

- A. “The proposed Map Amendment 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.’. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*.”

If the proposed change is to be approved BUT is considered to NOT be consistent with the 2035 Plan:

- B. “The proposed Map Amendment is considered inconsistent with the *Marshville Town Plan 2035* in that the proposed amendment is not supportive of one or more of the Objectives and Goals contained within the Plan and/or the proposed Map Amendment is considered to be inconsistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*. However, the proposed change is still considered to be reasonable and in the public interest.”

If the proposed change is NOT to be approved BECAUSE it is considered to NOT be consistent with the 2035 Plan:

- C. “The proposed Map Amendment is considered inconsistent with the *Marshville Town Plan 2035* in that the proposed amendment is not supportive of the Objectives and Goals contained within the Plan and/or the proposed Map Amendment is considered to be inconsistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*. Furthermore, the proposed change is not considered to be reasonable and in the public interest.”

If the proposed change is NOT to be approved EVEN THOUGH it is considered to be consistent with the 2035 Plan:

- D. “Even though the proposed Map Amendment is considered to be consistent with the *Marshville Town Plan 2035* by continuing to meet the Objectives and adopted Goals of Sec. 6 of the Plan, and/or the proposed Map Amendment is considered to be consistent with the Future Land Use Map contained in the *Marshville Town Plan 2035*, the proposed amendment is not approved in that it is not considered to be reasonable and in the public interest.”

Other:

- E. Other.