



Proposed Rezoning Notice

May 12, 2023

Case number: RZA-23-02

Properties: Forest Drive lots (parcels 02114090, 02114091, 02114066, 02114067, 02114068, and 02114069)

Dear Community Member:

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 SFR-2 (Single Family Residential) under the Marshville Development Ordinance. The SFR zoning under the Ordinance:

“provide(s) for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House and Civic Building. Listed uses are restricted to Single-Family homes and their accessory uses, a limited number of related uses that serve the residential neighborhoods, and civic uses. Neighborhoods in these districts are the dominant land use in Marshville and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts ensure that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Marshville prior to the effective date of these regulations.”

The properties are currently zoned AG (Agricultural). The purpose of the proposed rezoning is to permit the construction of six single family homes, one on each of the six lots being proposed for rezoning.

A neighborhood meeting will be held at 6 PM on **Monday May 22, 2023** at the Marshville Community Center, 129 W. Main 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 June 12, 2023** at Town Hall, which is open to the public. Additionally, a legislative hearing for the proposed rezoning will be scheduled in front of the Marshville Town Council 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
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