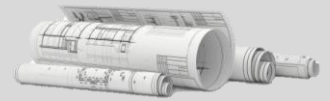




**Town of Marshville**  
**MARSHVILLE PLANNING BOARD**  
**February 12, 2024 at 7:00 PM**  
**Marshville Town Hall**  
**118 East Union Street - Marshville, NC 28103**



**PLANNING AND ZONING**

**April 2024**

**Proposed Rezoning Notice-Case Number: RZA-24-03**

Dear Community Member:

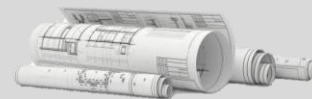
The Town of Marshville Parks & Recreation Director and Planning & Zoning Administrator have initiated a rezoning process intended to change the zoning classification of a town-owned and operated park in the Marshville extraterritorial jurisdiction. The purpose of the proposed change to the town zoning map would be to bring the entire park into a single zoning district (the park currently is zoned three different classifications).

Specifically, parcels 02086005A, 02086005D, and 02086005E (located on the south side of East Marshville Blvd in the eastern portion of town) are zoned AG (Agricultural), IND (Industrial) and CIV (Civic). The proposed zoning classification is CIV (Civic) which best aligns with the purpose and land use of the park. The site and the existing zoning are portrayed on the accompanying map.

According to the Marshville Development Ordinance, “the Civic District (CIV) provides a location for large educational, medical, and public uses in a campus like environment. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses.”

The Town Planning Board will be asked to review this request at a future meeting (date to be determined) and make a recommendation to the Town Board, who will hold a legislative hearing and has the authority to make a final decision. The Town Board meeting and hearing date have not yet been determined. Meetings are customarily held at 7:00 in the evening in the Marshville Town Hall, 118 E. Union Street, Marshville, NC. Town Board meetings are held on the first Mondays and Planning Board meetings are held on the second Mondays.

Sincerely,  
Jonathan Wells, AICP  
Town of Marshville Planning & Zoning Administrator  
[planning@marshville.org](mailto:planning@marshville.org)



Rezoning petition RZA 24-03

