

May 2024

Proposed Rezoning Notice-Case Number: RZA-24-04

Properties: Parcels 02314014.90, 02314014.80 (proposed “Redfern Place” development)

Dear Community Member:

The Town of Marshville has received a rezoning request to change the zoning classification of two parcels as indicated above. Portions of the property are located within the town limits while the remainder is located in the Marshville extraterritorial jurisdiction. The purpose of the proposed change to the town zoning map would be to enable development of the proposed “Redfern Place” development, which consists of 346 residential units containing a variety of densities and housing types, community amenities, and a limited amount of retail space across the 52-acre site.

Specifically, parcel 02314014.90 and a portion of parcel 02314014.80 (located on the south side of West Phifer Street/Austin Grove Church Road near Van Eudy Road) (see map below) are being requested to be rezoned from the current SFR-1 and SFR-3 (Single Family Residential) zoning to TMU (Transitional Mixed Use) with TNDO (Traditional Mixed Use Overlay) zoning in order to allow the proposed development.

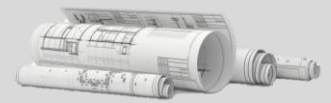
According to the Marshville Development Ordinance, the Transitional Mixed Use district “provide(s) opportunities for compatible and sustainable development where US Hwy. 74 has impacted older residential areas and where the dominant mode of transportation is the automobile. The auto-oriented street, 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 businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, and Attached House. Dominant uses in this district are residential, retail and office. The Transitional Mixed Use District is expected to serve Marshville residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the Marshville Development Ordinance - Article 8 – Page 4 automobile, with parking and access provided to ensure safety for the motoring public. Development standards in the Transitional Mixed Use District ensure the creation of a pleasant auto-oriented environment while enabling a compatible transition to uses in adjacent districts.”

Sincerely,

Jonathan Wells, AICP

Town of Marshville Planning & Zoning Administrator

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Rezoning petition RZA 24-04

The Traditional Neighborhood Development Overlay district “provides 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 Developments (TND’s) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town, and has an overall residential density of up to 16 dwelling units per acre. TND districts should have a significant portion of land dedicated to open spaces.”

A Community Meeting will be held to learn more about this proposed zoning change, on Thursday May 30 at 5:30 P.M. at the Marshville Elementary School gymnasium, 515 N. Elm St., Marshville.

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 of the month.

