

March 2024

Proposed Rezoning Notice

- Case Number: RZA-24-01
- Properties: Parcels 02176009-90 and 02145012-90 (Taylor Ridge)

Dear Community Member:

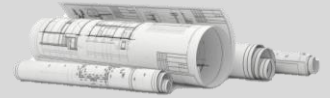
The Town of Marshville has received a rezoning application to change the zoning on the properties referenced above and represented on the graphic below. The zoning being proposed for the property is Transitional Mixed Use (TMU) with a Traditional Neighborhood Development Overlay (TNDO). The properties are currently zoned Agricultural (AG) under the Marshville Development Ordinance. The purpose of the proposed rezoning is to permit the construction of a 728-unit mixed-density residential community and some limited commercial development on the site.

The TMU zoning under the Ordinance:

“is established to provide 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 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.”

The TNDO zoning under the Ordinance:

“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.”



If the requested rezoning is granted the proposed development would be subject to both the TMU and TNDU requirements in the Ordinance.

A community meeting will be held on Thursday March 7, 2024 in the Camilia Room at 126 E. Main Street, Marshville. Additionally, the Town Planning Board will discuss the matter at their meeting that will be held at 7 PM on Monday March 11, 2024 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.

