Expanded Published Notice per N.C.G.S 160D-602(b)

PUBLIC LEGISLATIVE HEARING NOTICE

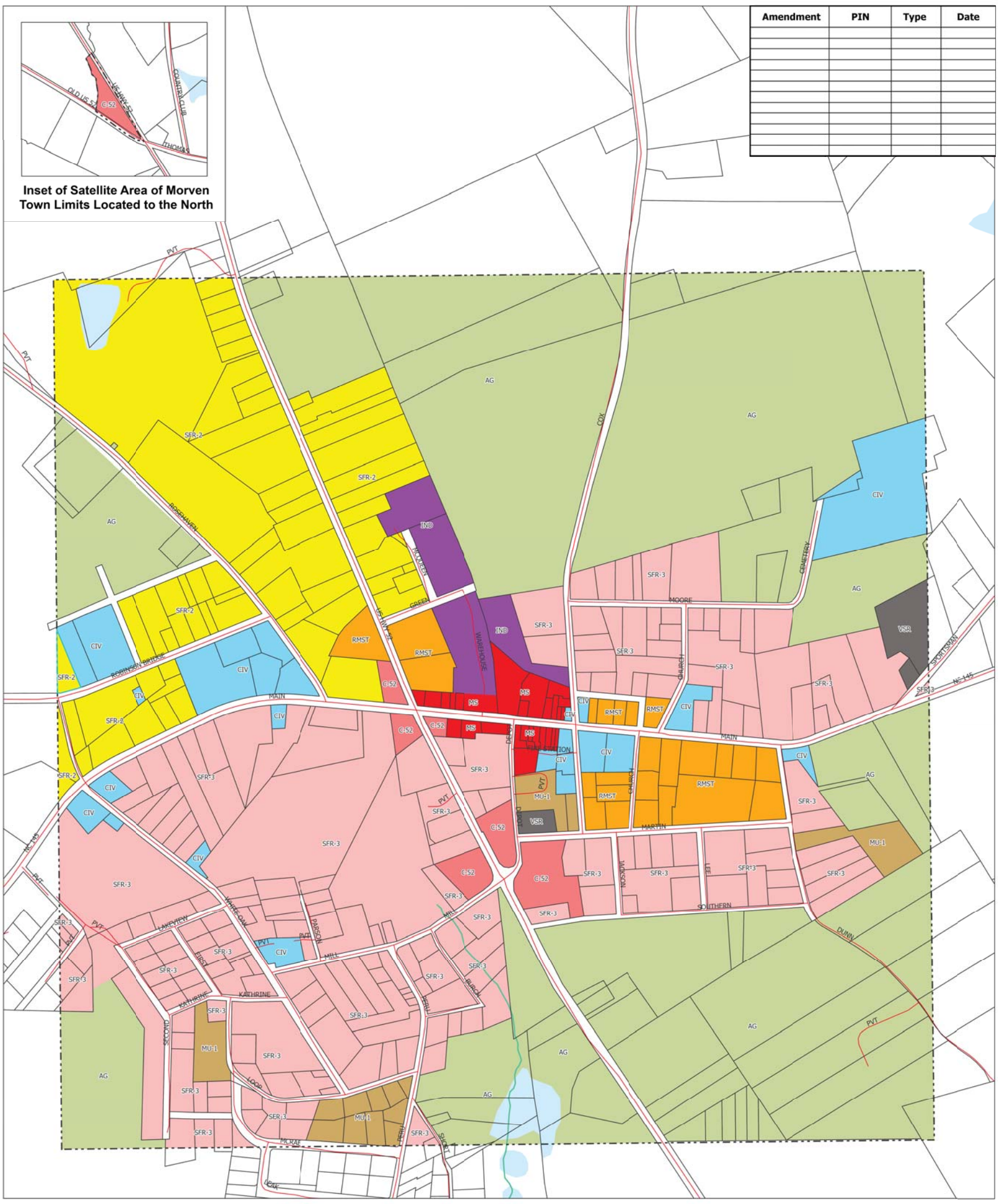
For the new Town of Morven Development Ordinance and Official Zoning Map

Monday, June 20, 2022, 6:00 p.m.

Hearing will be held at the Glennie R. Bennett Center, 207 Main Street, Morven, NC 28119

The Town of Morven is expecting growth as North Carolina continues to exceed the national averages. In preparation for the effects of growth in the Town, the Mayor & Town Council have directed the preparation of a new Morven Development Ordinance (MDO) to replace the existing zoning, subdivision, and flood ordinances with a new format that modernizes standards & specifications for land use, development, and new subdivisions. The MDO has been completed and was recommended by the Planning Board on May 26, 2022, to manage development in an orderly and desirable manner. The MDO will formally establish new standards & specifications for such development. The Mayor & Town Council invite you to attend a public legislative hearing to learn about the new MDO and to share your comments. The new MDO including its draft Official Zoning Map is available for inspection at the Town Hall during normal business hours and may be viewed anytime on the Town's website: https://www.townofmorven.org

Hearing impaired persons requiring assistance should contact the Town Clerk (704) 851-9321 at least 24 hours prior to the hearing to request special accommodations.



Town of Morven Official Zoning Map

APRIL 26, 2022 DRAFT

LEGEND

- Morven Town Limits
- Rivers and Streams
- Roadways
- Parcels
- Lakes and Water Bodies
- Wetlands

Primary Zoning Districts

- Agriculture (AG)
- Single-Family Residential (SFR-1)
- Single-Family Residential (SFR-2)
- Single-Family Residential (SFR-3)
- Residential Main Street Transition (RMST)
- Main Street (MS)
- Civic (CIV)
- Mixed Use (MU-1)
- Mixed Use (MU-2)
- US Hwy 52 Commercial District (C-52)
- Vehicle Service and Repair (VSR)
- Industrial (IND)

Overlay Zoning Districts

- Traditional Neighborhood Development Overlay (TNDO)
- Scenic Corridor Overlay (SCO)
- Heavy Industry Overlay (HIO)
- Mini Farm Overlay (MFO)
- Manufactured Home Overlay (MHO)

N W E S

0 250 500 1,000 1,500 2,000 Feet

Sources: Town Limits & Parcels: Anson County, NC GIS, February, 2022

Wetlands: USFWS, May 1, 2021

Prepared by: N-Focus, Inc.
Package: Morven_MS_20220426, Layout1
PDF: Morven - Official Zoning Map 20220426.pdf

Adopted This The ____ Day of _____, 2022

_____, Mayor

_____, Town Clerk

_____, Planning, Zoning, and Subdivision Administrator

Disclaimer: This map was compiled from existing Anson County property parcel maps as of February 2, 2022 for the sole purpose of presenting information on Zoning District boundaries of the Town of Morven, NC. This map is not to be used for the transfer of property, easements, or conveyances.