



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173

Phone: (704) 843-1680
Fax: (704) 843-1660

Village Council Agenda Report

Meeting Date: Thursday, May 29, 2025

MarvinNC.gov

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|--------------------------|--|--------------------------|-------------------------|
| Title: | Consider Call for Public Hearing for Zoning Text Amendment 2025-1 for Amendments to Articles 2, 5, 7, 8 and 9 of the Marvin Development Ordinance | | |
| Attachments: | Draft Zoning Text Amendment | Action Requested: | Set Public Hearing Date |
| Draft Motion: | To Call for Public Hearing on June 10 th , at 6PM at Village Hall to Consider Adoption of Zoning Text Amendment 2025-1 for Amendments to Article, 2, 5, 7, 8 and 9 of the Marvin Development Ordinance. | | |
| Budgetary Impact: | No Budgetary Action Required | | |

Background:

The Marvin Development Ordinance was adopted in May of 2024. Over the last year, staff has identified a few articles that we are recommending some amendments for additional requirements for rezonings and various amendments for clarification of the regulations. This includes changes to Neighborhood Meeting (Article 5) requirements as we discussed during the joint meeting, requiring a TIA to be conducted for rezonings and site plan approval (Article 7), and other various amendments to articles, 2, 8 and 9.

Current:

Included in the packet is a summary of the proposed amendments. This is currently being reviewed by the Village Attorney and Mr. Flowe with N-Focus (MDO Consultant). You can access the full articles with the links below. Also included is research from other languages in other municipalities.

[Link to Article 2](#)

[Link to Article 5](#)

[Link to Article 8](#)

[Link to Article 9](#)

Staff Recommendation

Staff recommends the approval of the proposed zoning text amendment.

Planning Board Recommendation

The Planning Board met during their May 20th, 2025, regularly secluded meeting and unanimously voted to recommend approval of the proposed zoning text amendment.