



OR-2025-07-01

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

**AN ORDINANCE TO REZONE 10018 MARVIN SCHOOL ROAD, MARVIN, NC 28173
(PARCEL NUMBER 06-225012) AS MARVIN HERITAGE DISTRICT – COMMERCIAL ONLY
AND APPROVING THE DEVELOPMENT AGREEMENT WITH ZONING CONDITIONS**

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MARVIN:

SECTION 1. That the Official Zoning Map referenced in Article I of the Marvin Development Ordinance is hereby amended to rezone the 3.022 acres property located at 10018 Marvin School Road, Marvin, NC 28173 (Parcel Number 06-225012) from Rural-Residential (RR) to Marvin Heritage District Commercial Only (HD-CO) with zoning conditions set forth herein.

SECTION 2. That the Development Agreement attached hereto between ROMS INVESTMENTS LLC and the Village of Marvin governing the use and development of tax parcel 06-225012 as approved and the Mayor is authorized to execute the Development Agreement.

SECTION 3. The development and use of the property hereby rezoned shall be governed by the Development Agreement including the terms and conditions set forth therein, the predetermined ordinance requirements applicable to such district category, the approved site plan, exhibits and attached documents presented and approved for the district at the time of adoption of this Ordinance, and any additional approved rules, regulations and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SECTION 4. That this ordinance shall become effective upon its adoption.

This ordinance shall be effective July 8th, 2025 and ordered published as provided by law.

Adopted this 8th day of July 2025.

Attest:

*Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin*

*Joseph E. Pollino Jr., Mayor
Village of Marvin*