



STATEMENT of CONSISTENCY and REASONABLENESS
for the
CONDITIONAL ZONING MAP AMENDMENT APPLICATION CZ-2025-1

WHEREAS, the Marvin Village Council adopted “2020 Land Use Plan” herein after referred to as “the Plan”, adopted in accordance with G.S. 160D-501 on October 11, 2020; and

WHEREAS, the Village Council finds it necessary to maintain consistency with the Plan and establish modern land use and development standards and specifications; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Village Council must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Village Council considers the action taken to be reasonable and in the public interest.

THEREFORE, The Village Council finds that the proposed rezoning of the located at 10018 Marvin School Road, Marvin, NC 28173 (further identified by parcel numbers 06-225012) from Rural-Residential (RR) to Marvin Heritage District Commercial Only (MHD-CO) is consistent with the goals and recommendations of the Village of Marvin 2020 Land Use Plan and the Marvin Heritage District Small Area Plan in that it designates the subject property as the Marvin Heritage District – Commercial Only.

The rezoning is deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Cultivating a sense of community and creating a gathering place within the Heritage District,
2. Maintaining rural character and heritage,
3. Providing development adjacent to existing neighborhoods that is compatible in terms of intensity, scale, and architecture,
4. Providing conservation land or fee-in-lieu for future greenway connections and additional pedestrian-oriented amenities,
5. Creating a walkable, compact core of neighborhood-friendly commercial, retail and public uses and spaces,
6. Proposing and further incorporation of appropriate traffic calming strategies, and
7. Providing shared parking solutions/options and future vehicular connectivity within the district.

Recommended by the Planning Board on the 20th day of May 2025 and hereby adopted by the Village Council *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*