



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
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Marvin, NC 28173

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Village Council Agenda Report

Meeting Date: Tuesday, July 8, 2025

MarvinNC.gov

Title: Public Hearing for CZ-2025-2 (Marvin Commons) to Consider Adoption of an Ordinance to Rezone the 28.11-Acre Property Located at 9802 Rea Road (Parcel: 06-198002A) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2-CZ), Submitted by Staff Memo and Rezoning Submittal

Attachments: Materials

Action Requested: Set Public Hearing Date

Draft Motion: To Adopt an Ordinance Approving a Development Agreement and Conditional Zoning Map Amendment (CZ-2025-2) to Rezone the 28.11-acres located at 9802 Rea Road (Parcel 06-198002A) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2-CZ); AND adopt the following Land Use Consistency and Reasonableness Statement; AND authorize the Mayor to execute the development agreement.

Budgetary Impact: No Budgetary Action Required

Background:

The owner (RTS Investor II, LLC) and applicant (Jones Homes USA) has petitioned to annex and to rezone the 28.11-acre property located at 9802 Rea Road (corner of Tom Short Road and Rea Road) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2 CZ). The subject property is further identified by parcel number 06-198002A. The rezoning request is to develop the site as a mixed-use development to include 13 detached single-family homes, 62 attached single family homes (townhomes), and 165,000 SQFT of commercial retail.

Current:

See Staff Report.