



OR-2025-07-03

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

AN ORDINANCE TO REZONE 9802 REA ROAD (PARCEL NUMBER: 06-198002A) FROM UNION COUNTY B-2 (PUD6-B2) TO VILLAGE OF MARVIN MIXED-USE 2 CZ (MU-2 CZ) 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 28.11-acre property located at the 9802 Rea Road (Parcel Number:06-198002A) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2 CZ), with zoning conditions set forth herein.

SECTION 2. That the Development Agreement attached hereto between RTS INVESTORS II and the Village of Marvin governing the use and development of tax parcel 06-198002A 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*