



VILLAGE OF MARVIN

10006 Marvin School Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.gov

DATE: August 3, 2022

TO: Village Council

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Public Hearing to Extend the Corporate Limits of the Village of Marvin, North Carolina Annex Petitions of Two Weddington Chase Parcels

Actions Requested by Village Council

Staff request the Village Council Open Public Hearing on August 9th at 6PM at Village Hall for Consideration of the Annexation Petitions and to Designate the Annexed Parcels to Village of Marvin RUC Zoning District

Background

The Village has received two annexation petitions from properties located in the Weddington Chase Subdivision.

LOCATIONS:

7317 STONEHAVEN DR (Parcel Number: 06156229)

7111 STONEHAVEN DR (Parcel Number: 06156341)

Per North Carolina General Statute the Village must rezone the properties to one of our Zoning Designations.

Overview

PROPERTY OWNERS:

7317 STONEHAVEN DR - JOSHUA R and CHRISTINE P ZAUKAS

7111 STONEHAVEN DR - PAUL DAVIS and EDITH P BROWN

LAND USE AND ZONING:

Both properties are currently in unincorporated Union County, and both are zoned Union County R-40. The R-40, district is primarily intended to accommodate low- to moderate-density single-family residential development.

All the surrounding properties in Weddington Chase are in the Village of Marvin Municipal Limits and are zoned RUC-Marvin Residential Union County. The RUC District is established to allow for the single-family residential development within existing subdivisions developed under R-40 Union County zoning regulations that have been annexed into the village. Both subject properties are located within the Weddington Chase Subdivision.



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Surrounding Zoning:

North: RUC-Marvin Residential Union County
South: RUC-Marvin Residential Union County
East: RUC-Marvin Residential Union County
West: RUC-Marvin Residential Union County

Surrounding Land Use:

North: Residential
South: Residential
East: Residential
West: Residential

Review/Discussion

This property is surrounded by properties in Weddington Chase are in the Village of Marvin Municipal Limits and are zoned RUC-Marvin Residential Union County. Both properties are a little over .5 acres. The setbacks for the approved subdivision are 30' for the Front, 40' on the Rear and 5' on the side (Shown on recorded Final Plat).

Staff is recommending, designating this property to RUC-Marvin Residential Union County District will create no non-conformities with our ordinances and is the zoning district for all of the Weddington Chase Subdivision already annexed into the Village. The RUC District is established to allow for the single-family residential development within existing subdivisions developed under R-40 Union County zoning regulations that have been annexed into the village. The RUC District allows for the minimum lot dimensions and setbacks of the current subdivision to continue. The setbacks on the recorded Final Plat are what will be used moving forward.

Once the properties have been annexed into the Village after adopting an Ordinance then the Council can adopt the Rezoning Ordinance for these parcels.

Recommendations

Planner's Recommendation: Staff finds the proposed zoning designations for the newly annexed properties is consistent with the recommendations of the Comprehensive Land Use Plan. The current surrounding uses and zoning are consistent with the proposed zoning map amendments and Staff recommends designating all the properties RUC-Marvin Residential Union County District.

Planning Board Recommendation: The Planning Board reviewed and discussed a Zoning Designation for the two properties in Weddington Chase during their regular scheduled Planning Board meeting on July 19th, 2022. The Planning Board unanimously voted to recommend designating the annexed parcels as RUC-Marvin Residential Union County District.