



**VILLAGE OF MARVIN
NORTH CAROLINA**

**Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173**

**Phone: (704) 843-1680
Fax: (704) 843-1660**

Village Council Agenda Report

Meeting Date: Tuesday, August 9, 2022

MarvinNC.gov

Title: Open the Public Hearing for the Discussion and to Consider Adoption of Ordinance
Approving the Heritage at Marvin Subdivision Rezoning Submittal and Development
Agreement

Attachments: Staff Report, Marvin Heritage District
Background Info, and Rezoning Plan
Submission, Draft Development Agreement, PIM Meeting Minutes,
Planning Board Meeting Minutes

Action Requested: Approve

Draft Motion: To approve the proposed ordinance rezoning of Parcels numbers 06-240-005 and 06-225-022
to the Marvin Heritage – Residential Only Conditional Zoning District, along with the
Development Agreement containing numerous terms and conditions related thereto and adopt
the proposed Statement of Consistency.

Budgetary Impact: No Budgetary Action Required

Background:

Jones Homes USA has submitted an application for a zoning map amendment to rezone the 47.115 ACRES (2 Parcels) on New Town Road from R-Marvin Residential to the Marvin Heritage District Conditional Zoning District - Residential Only. The subject properties are further identified by parcel numbers 06240005 and 06225022. The rezoning is for a major subdivision of 68 single-family homes.

Current:

Please see the attached Staff Report and supplemental attachments for information on the proposal. The current draft development agreement mutually agreed upon conditions of the project is being reviewed by Staff and the Village Attorney. These items as well as an updated draft ordinance will be added to the agenda packets prior to the meeting.