



OR-2022-08-02

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

AN ORDINANCE TO REZONE THE HERITAGE AT MARVIN SUBDIVISION, PARCELS 06-240005 AND 06-225022 AS MARVIN HERITAGE DISTRICT – RESIDENTIAL ONLY AND APPROVING THE DEVELOPMENT AGREEMENT

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MARVIN:

SECTION 1. That the Official Zoning Maps referenced in Section 151.030 of the Code of Ordinances are hereby amended by changing the zoning of the property described on the attached map from R (Marvin Residential) to MHD-RO (Marvin Heritage District – Residential Only).

SECTION 2. That the Development Agreement attached hereto between JCN NC, LLC and the Village of Marvin governing the use and development of tax parcels 06-240005 and 06-225022 is 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 August 9th, 2022 and ordered published as provided by law.

Adopted this 9th day of August 2022.

Attest:

Austin W. Yow
Clerk & Assistant to the Manager
Village of Marvin

Joseph E. Pollino Jr., Mayor
Village of Marvin