



Village of Marvin

Application Date: _____

Application Number: _____

APPLICATION FOR ZONING MAP AMENDMENT

Address of Subject Property:

9904 New Town Road, Marvin, NC 28173

Applicant(s) Name: Zepa Capital LLC

Phone: 704-998-2306

Address of Applicant: 1501 Westinghouse Blvd

FAX: _____

Charlotte, NC

Zip Code: 28273-6329

Email: stodd@jahlaw.com

Owner(s) Name: 9908 New Town LLC; Historic Marvin Trust

Phone: _____

Address of Owner: 1501 Westinghouse Blvd; 816 Beauhaven Ln

FAX: _____

Charlotte, NC; Waxhaw, NC

Zip Code: 28273; 28173

Email: _____

Zoning Request Information

Current Zoning District MHD-CO; SFR-1

Requested Zoning District MHD-CO

Current Land Use _____

Is it in a Flood Zone? No

Comments Current use consists of existing Marvin Grove development and single vacant commercial building

Does the applicant own one hundred percent (100%) of the area involved in the application (yes or no)?
If no, a consent form must be completed. No

Consent Form Attached

Was this property the subject of any **previous application** (yes or no)? Yes

If yes, list the previous application number(s): CZ 2023-1

Tax Parcel Numbers: 06225009A; 06225009B

Acreage 3.568 Current Zoning Classification: MHD-CO; SFR-1

Land Use Plan recommendation: Village Center - Commercial

Existing Use of the Subject Property: Commercial Mixed-Use; Vacant

Existing Improvements on the Subject Property: Commercial Mixed-Use; Single Vacant Commercial Building

APPLICATION FOR ZONING MAP AMENDMENT – PAGE 2

Provide a detailed description of the proposal. Attached additional pages or documentation if necessary.

Site Plan Amendment requested for existing Marvin Grove commercial mixed-use development to add additional area for 2 additional 10,000sqft buildings, associated parking, and 20,000sqft pond.

Additional buildings are proposed for commercial uses such as retail, restaurant, and/or office.

Specify any specific ordinance(s), standard(s), condition(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

Oath: The above information, to my knowledge and belief, is true and correct.

ZEPSA CAPITAL LLC.

9908 NEW TOWN LLC.

P. Z.
Signature(s) of Petitioner(s)

P. Z.
Signature(s) of Owner(s) (if different than petitioner)

STATE OF North Carolina
COUNTY OF Mecklenburg

STATE OF North Carolina
COUNTY OF Mecklenburg

Subscribed and sworn to before me this
27 day of June, 20 24

Subscribed and sworn to before me this
27 day of June, 20 24

Heather R. Adams
Notary Public

Heather R. Adams
Notary Public

Heather R Adams
Printed Name of Notary Public

Heather R. Adams
Printed Name of Notary Public

My Commission expires: 6/27/27

My Commission expires: 6/27/27



Application Checklist

- **Written legal description of the property.**
- **A boundary survey and vicinity map showing the property's total acreage, its zoning classification, the general location in relation to major streets, railroads and waterways, the date and north arrow.**
- **Written description of project, regulations and conditions. Include uses, lot sizes, setbacks, landscape and buffer standards and materials, etc.**
- **Elevations of all proposed structures with description of exterior materials.**
- **Proposed phasing of project, if any.**
- **Proposed number, location, type and size of all signs**
- **Site plan must include the following:**
 - **Zoning classification of all adjoining properties and all property lines with dimensions.**
 - **All existing easements, reservations and rights of way.**
 - **Existing and proposed structures, number and general location of all structures.**
 - **Proposed uses of all land and structures, including number of residential units and the total square footage of any nonresidential development.**
 - **Scale and physical relationship of buildings relative to abutting properties.**
 - **Lot lines and sizes.**
 - **All proposed setbacks, buffers, screening and landscaping required by the ordinance or proposed by applicant.**
 - **All existing and proposed points of access to public streets. Distances to access points from nearest intersections. Show adjoining streets, with rights of way and pavement widths.**
 - **Traffic, parking, pedestrian and circulation plans showing the proposed locations and arrangement of parking spaces including typical parking spaces, dimensions, locations and sidewalks, trails, greenways or multi-use paths.**
 - **Delineation of marginal lands including streams, wetlands, or other water bodies, steep slopes, regulatory floodplains as shown on the Official Flood Insurance Rate Maps.**
 - **The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development.**
 - **Existing and proposed topography at 5-foot contour intervals.**
- **Tree survey and preservation plan in accordance with the Tree Ordinance. The location of all trees with a caliper 12 inches or greater for canopy trees and 4 inches or greater for understory trees must be shown.**
- **Traffic Impact Analysis. Study area is to be determined by the Village Engineer.**
- **Side by side comparison of proposed project and corresponding zoning district.**
- **A written statement of justification if deviating from Ordinance Standards.**
- **The names and addresses of all adjoining property owners within 1300 feet, as show on the current records of the Union County Tax Assessors Office, typed on address labels (3 sets).**
- **Neighborhood Meeting Notices**




Site Plan Amendment Property Owner/Joinder Agreement

The undersigned, as the owner of property designated as Union County Tax Parcel No. 06225009B, hereby agree to the Site Plan Amendment subject to the application filed with the Village of Marvin Planning & Zoning Department and associated documents containing conditions and/or site plans (if applicable) for the parcel(s) of land or portions thereof, as designated above, in Union County, North Carolina. The undersigned additionally agrees to subsequent minor modifications to the Application for Site Plan Amendment and associated documents containing conditions and/or site plans necessary for approval of the same by the Village of Marvin.

Oath: The above information, and the information contained in the Application for Site Plan Amendment by Zepa Capital LLC, to my knowledge and belief, is true and correct.

Tax Parcel ID(s) or portions thereof: Union County Parcel No. 06225009B

Owner's Name (individual or company): Historic Marvin Trust

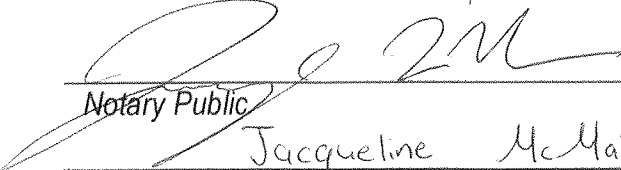
Owner's Signature (or representative if applicable): 

Owner's Name Printed (or representative if applicable): Terri Patton, Trustee

Date: 7/8/24

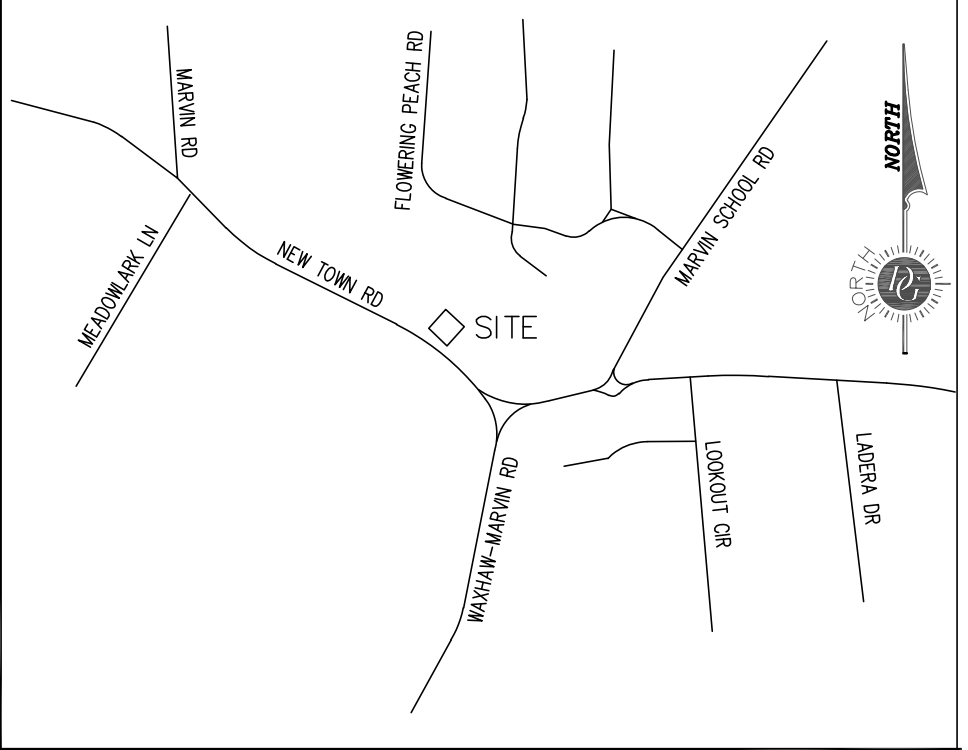
STATE OF SC
COUNTY OF York

Subscribed and sworn to before me this
8th day of July, 20 24


Notary Public

Jacqueline McMahon
Printed Name of Notary Public

My Commission expires: 10/10/32



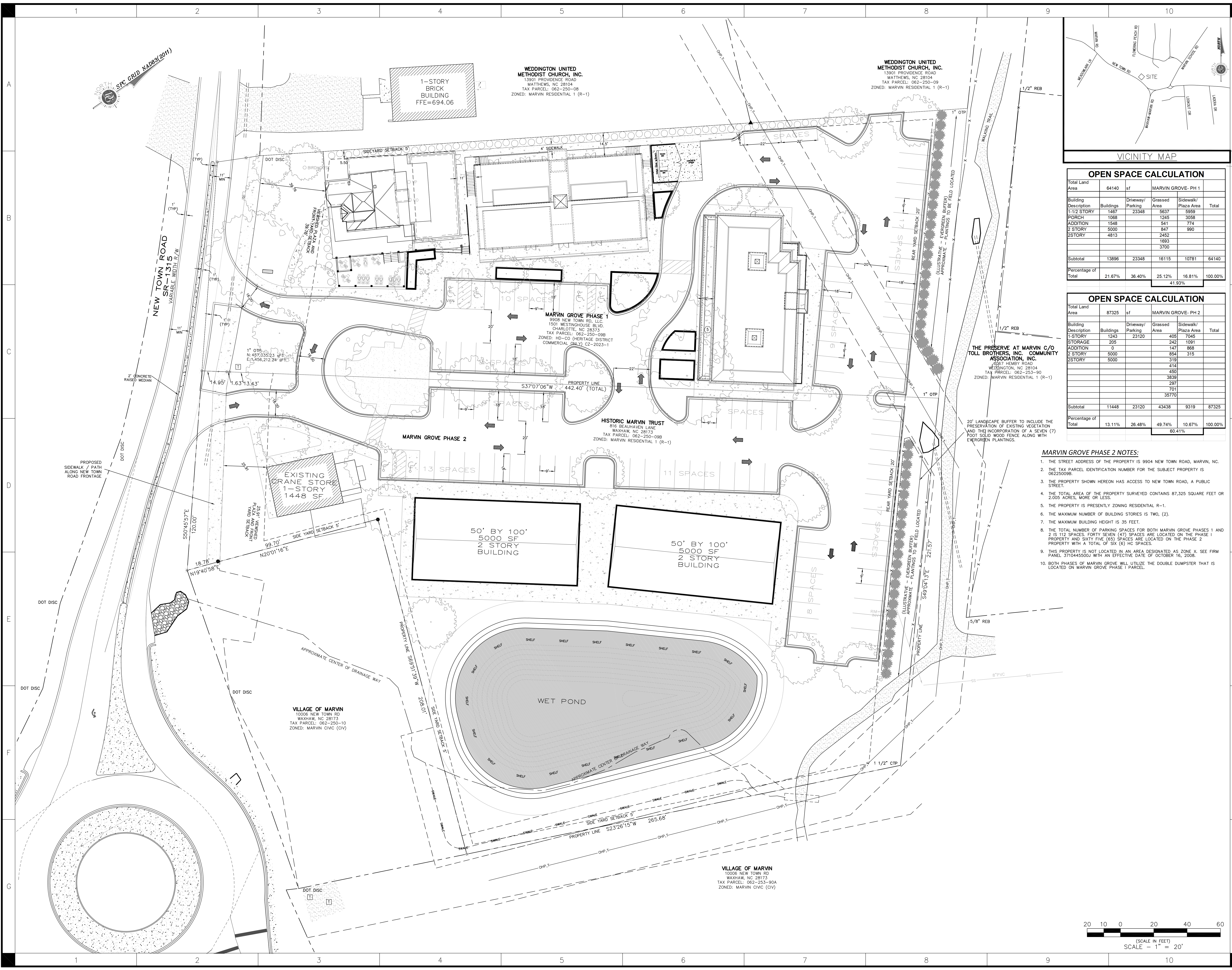
OPEN SPACE CALCULATION

Total Land Area	64140 sf	MARVIN GROVE - PH 1			
Building Description	Buildings	Driveway/ Parking Area	Grassed Area	Sidewalk/ Plaza Area	Total
1-1/2 STORY	1467	23348	5637	9559	
PORCH	1068		1245	3058	
ADDITION	1548		541	774	
2 STORY	5000		847	990	
2 STORY	4813		2452	1693	
				3700	
Subtotal	13896	23348	16115	10781	64140
Percentage of Total	21.67%	36.40%	25.12%	16.81%	100.00%
				41.93%	

OPEN SPACE CALCULATION

Total Land Area	87325 sf	MARVIN GROVE - PH 2			
Building Description	Buildings	Driveway/ Parking Area	Grassed Area	Sidewalk/ Plaza Area	Total
1-1/2 STORY	1243	23120	405	7045	
STORAGE	205		242	1091	
ADDITION	0		147	868	
2 STORY	5000		854	315	
2 STORY	5000		319	450	
				414	
				450	
				3838	
				297	
				701	
				35770	
Subtotal	11448	23120	4348	9319	87325
Percentage of Total	13.11%	26.48%	49.74%	10.67%	100.00%
				60.41%	

- MARVIN GROVE PHASE 2 NOTES:**
- THE STREET ADDRESS OF THE PROPERTY IS 9904 NEW TOWN RD., MARVIN, NC.
 - THE TAX PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 06225009B.
 - THE PROPERTY SHOWN HEREON HAS ACCESS TO NEW TOWN ROAD, A PUBLIC STREET.
 - THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 87,325 SQUARE FEET OR 2.005 ACRES, MORE OR LESS.
 - THE PROPERTY IS PRESENTLY ZONING RESIDENTIAL R-1.
 - THE MAXIMUM NUMBER OF BUILDING STORIES IS TWO, (2).
 - THE MAXIMUM BUILDING HEIGHT IS 35 FEET.
 - THE TOTAL NUMBER OF PARKING SPACES FOR BOTH MARVIN GROVE PHASES 1 AND 2 IS 112 SPACES. FORTY SEVEN (47) SPACES ARE LOCATED ON THE PHASE 1 PROPERTY AND SIXTY FIVE (65) SPACES ARE LOCATED ON THE PHASE 2 PROPERTY WITH A TOTAL OF ONE HUNDRED TWELVE (112) SPACES.
 - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS ZONE X. SEE FIRM PANEL 3710445500J WITH AN EFFECTIVE DATE OF OCTOBER 16, 2008.
 - BOTH PHASES OF MARVIN GROVE WILL UTILIZE THE DOUBLE DUMPSTER THAT IS LOCATED ON MARVIN GROVE PHASE 1 PARCEL.

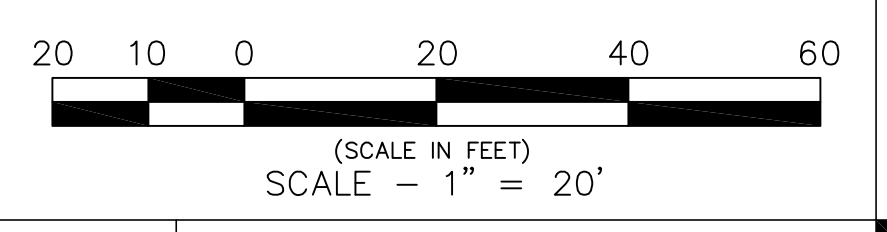


AMMENDED SITE AND LANDSCAPE PLAN (MARVIN GROVE PH 2)
 9908 NEW TOWN ROAD, LLC
 9904 NEW TOWN ROAD
 VILLAGE OF MARVIN, NC 28173
 NORTH CAROLINA
 UNION COUNTY

SHEET STATUS

REV	DATE	COMMENT	BY
06/29/2024		ISSUED FOR REVIEW	TCW

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO: 231001
SHEET NO: RZ-2.0





9908 New Town Rd.
Extended Parcel
Marvin, NC



9908 New Town Rd.
Extended Parcel
Marvin, NC