

# Expanded Published Notice per N.C.G.S 160D-602(b)

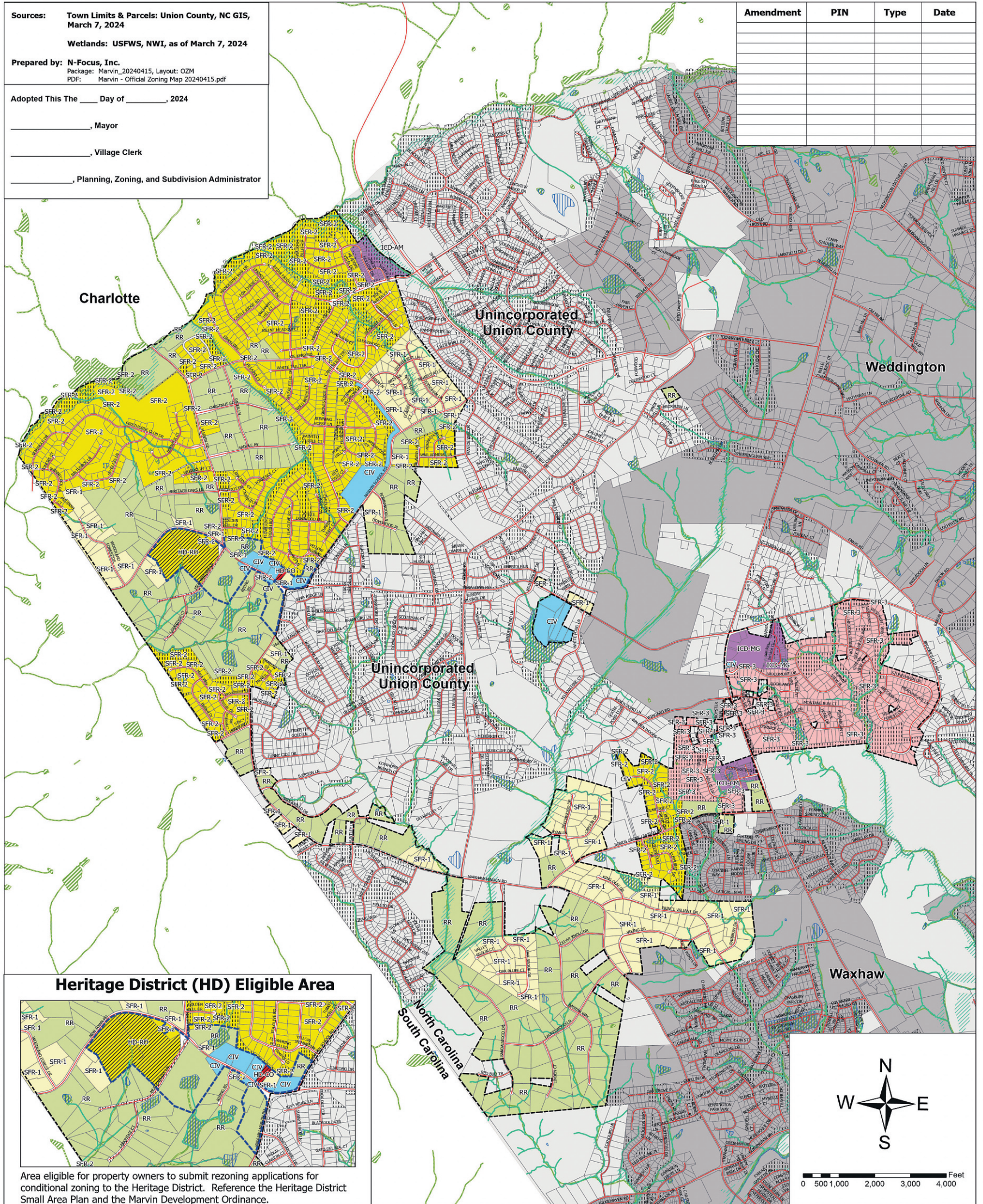
## PUBLIC LEGISLATIVE HEARING NOTICE

### For the new Village of Marvin Development Ordinance and Official Zoning Map

**Tuesday, May 14, 2024, 6:00 p.m.**

**Hearing will be held at Marvin Village Hall, 10006 Marvin School Road, Marvin, NC 28173**

The Village of Marvin is expecting growth as North Carolina continues to exceed the national averages. In preparation for the effects of growth in the Village, the Mayor & Village Council have directed the preparation of a new Marvin Development Ordinance to replace the existing unified development and form-based code ordinances with a new format that modernizes standards and specifications for land use, development, and new subdivisions. The Marvin Development Ordinance was completed and is anticipated to be recommended by the Planning Board on April 16, 2024, to manage development in an orderly and desirable manner. Now it is time to formally establish new standards and specifications for such development through the adoption of the Marvin Development Ordinance. The Mayor and Village Council invite you to attend a public legislative hearing to learn about the new Marvin Development Ordinance and to share your comments. The new Marvin Development Ordinance (MDO) draft is available for inspection at the Village Hall during normal business hours and may be viewed anytime on the Village's website: <https://marvinnc.gov/>. Hearing impaired persons requiring assistance should contact the Village Clerk (704) 843-1680, Ext. 5 at least 24 hours prior to the hearing to request special accommodations.



## Village of Marvin Official Zoning Map

DRAFT April 16, 2024 Adopted \_\_\_\_\_, Effective Date \_\_\_\_\_

### LEGEND

- Marvin Village Limit
- Surrounding Municipal Jurisdictions
- Unincorporated Union County
- 2024 County Tax Parcels
- Common Open Space
- Roads
- Centerlines of Streams / Rivers
- Water Bodies
- Flood Zone
- Wetlands Identified by USFWS

### PRIMARY GENERAL USE DISTRICTS

- Rural Residential (RR)
- Single-Family Residential (SFR-1)
- Single-Family Residential (SFR-2)
- Single-Family Residential (SFR-3)
- Main Street (MS)
- Civic (CIV)
- Mixed Use (MU-1)
- Mixed Use (MU-2)
- NC Highway 16 Commercial District (C-16)
- Vehicle Service and Repair (VSR)
- Industrial (IND)

### HERITAGE DISTRICT OVERLAY

- Heritage District Eligible Boundary (HD)
- Heritage District - Residential Only (HD-RO)
- Heritage District - Commercial Only (HD-CO)
- Heritage District - Civic (HD-Civic)
- Heritage District - Mixed Use (HD-MU)

### OVERLAY DISTRICTS

- Traditional Neighborhood Development Overlay (TNDO)
- Scenic Corridor Overlay (SCO)
- Heavy Industry Overlay (HIO)
- Mini Farm Overlay (MFO)
- Manufactured Home Overlay (MHO)

### INDIVIDUAL CONDITIONAL DISTRICTS

- Courtyards at Marvin (ICD-CM)
- Amber Meadow (ICD-AM)
- Marvin Gardens (ICD-MG)



Disclaimer: This map was compiled from existing Union County property parcel maps as of March 7, 2024 for the sole purpose of presenting information on Zoning District boundaries of the Village of Marvin, NC. This map is not to be used for the transfer of property, easements, or conveyances.