



OR-2021-10-02

**AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA**

AN ORDINANCE AMENDING CHAPTER §150.015, REVISION OF THE DEFINITION OF RURAL SUBDIVISION IN THE VILLAGE OF MARVIN, NORTH CAROLINA

**WHEREAS**, a completed Zoning Text Application 21-12592 was received on February 9<sup>th</sup>, 2021 from American Land Holdings, LLC to amend CHAPTER §150.015; and

**WHEREAS**, the Village of Marvin, Village Council this held a Public Hearing for this application for this during a public meeting on March 9<sup>th</sup>, 2021; and

**WHEREAS**, the Village Council voted unanimously to approve Zoning Text Amendment #21-12592 with modifications presented at the meeting; and

**WHEREAS**, per § 151.252(E)(8) ZONING AMENDMENTS; TEXT AMENDMENTS of the Village of Marvin Code of Ordinances, the text amendment shall be effective upon the date of approval; and

**WHEREAS**, the text amendment shall be codified within the Village of Marvin Code of Ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the Village Council of the Village of Marvin, North Carolina that Section 1. Title XV: LAND USAGE, Chapter 150.015 entitled "Definitions", of the Code of Ordinance of the Village of Marvin, North Carolina shall be amended as follows:

**§ 150.015 DEFINITIONS.**

***RURAL SUBDIVISION.***

- (1) A subdivision that meets all of the following requirements:
  - (a) Involving not more than eight lots;
  - (b) With a parent tract of at least 10 acres;
  - (c) Minimum lot sizes are two acres;
  - (d) A minimum of half of the resulting lots are larger than 2.5 acres; and
  - (e) No more than one new road is created.
- (2) A rural subdivision may follow the requirements of § [151.080](#) R Marvin Residential District. Where a requirement of R Marvin Residential conflicts with the Rural Subdivision, the Rural Subdivision requirement shall apply.
- (3) It shall be noted on the final plat that any additional subdivision of parcels identified on the final plat of a rural subdivision shall be undertaken using the major subdivision process outlined in § [151.050](#).

This ordinance shall be effective upon adoption and ordered published as provided by law.

Adopted and effective this day of 12<sup>th</sup> of October 2021.

Attest:

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

Kimberly Vandenberg, Mayor Pro Tempore  
Village of Marvin

