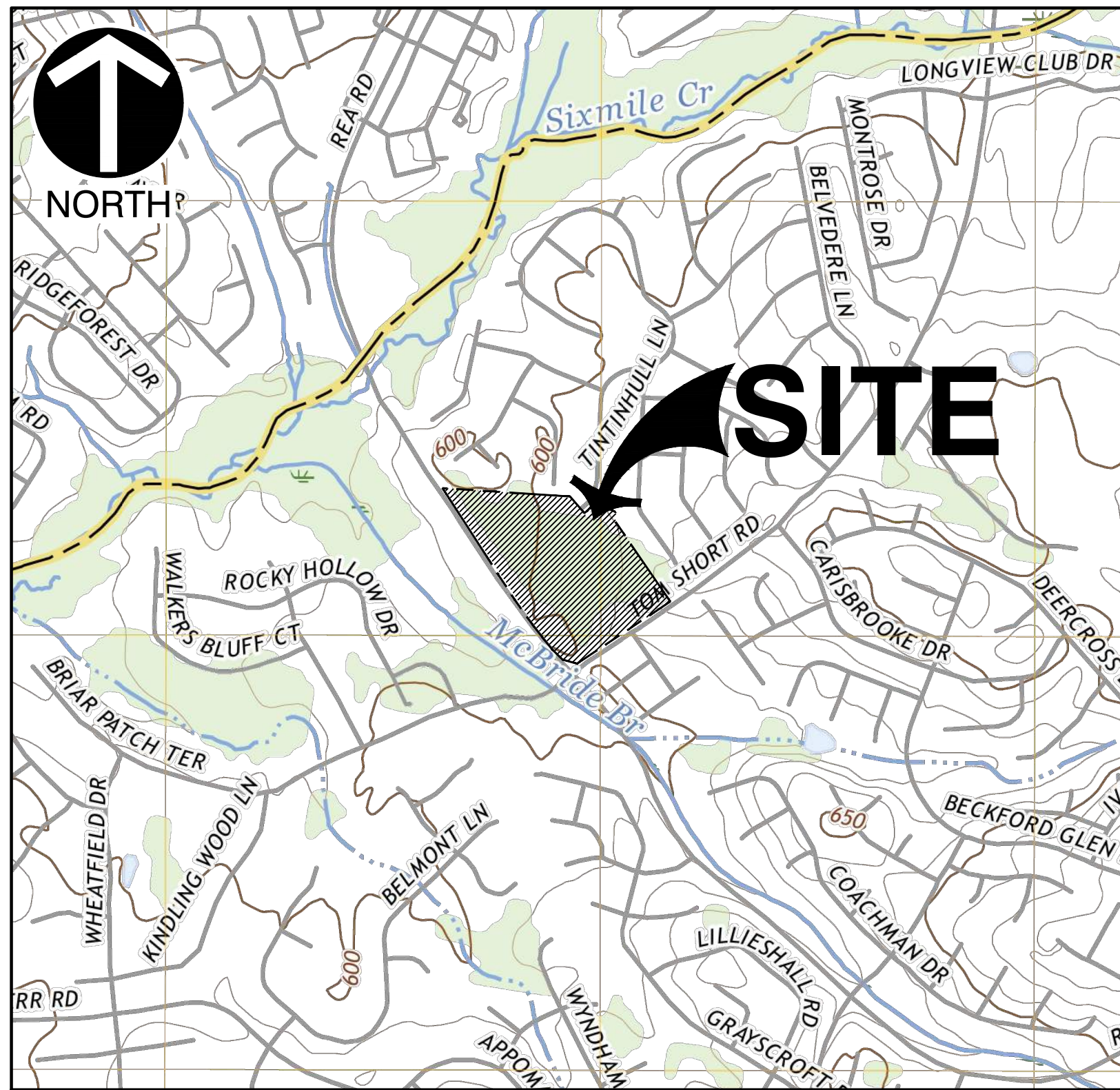


MARVIN COMMONS
CONDITIONAL ZONING SUBMITTAL
VILLAGE OF MARVIN
UNION COUNTY, NORTH CAROLINA
JULY 08, 2025



USGS MAP
U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
MARVIN COMMONS, NC QUADRANGLE, DATED: 2022

OWNER/TEAM INFORMATION

CIVIL ENGINEER

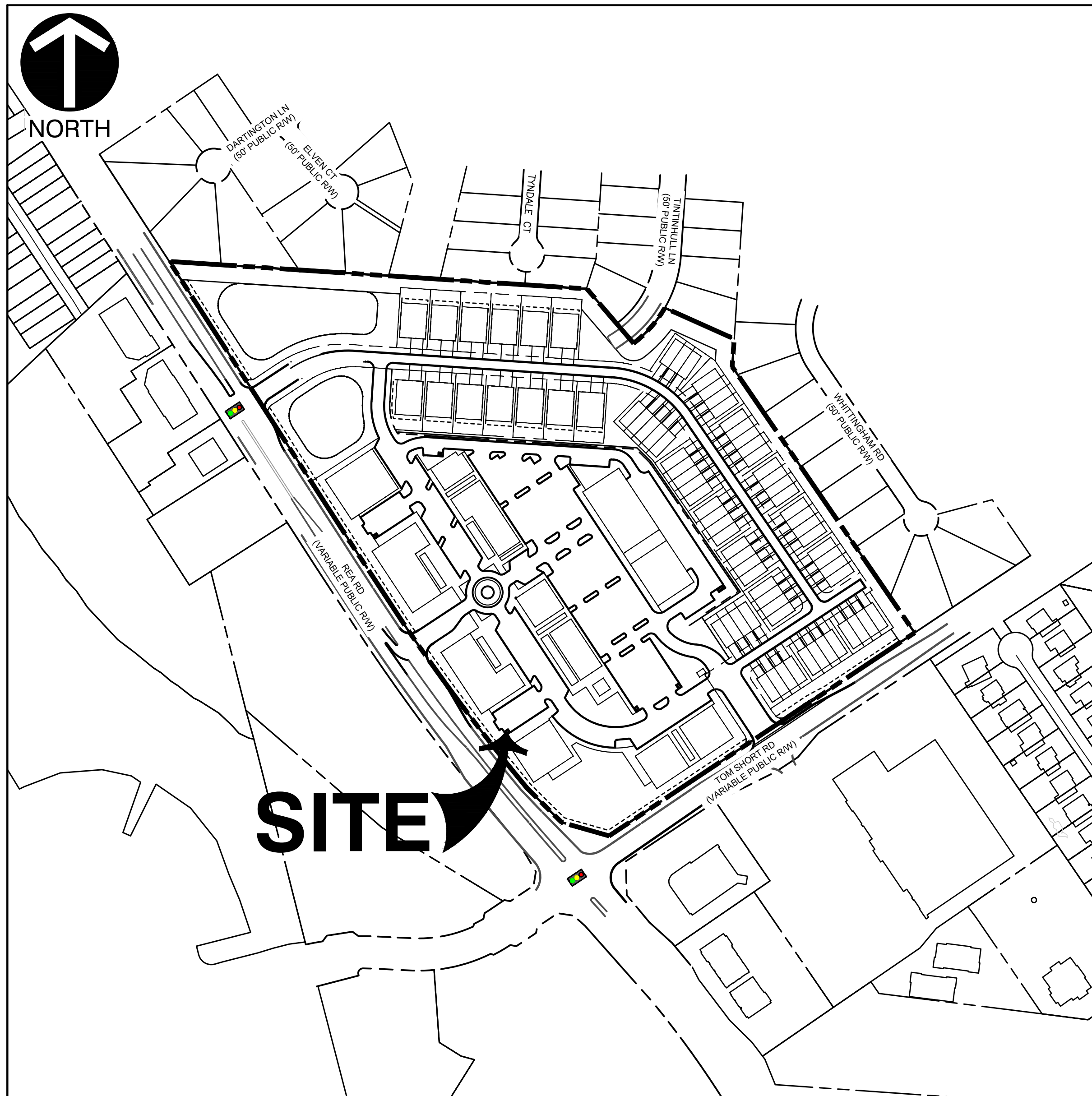
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SITE MAP
SCALE IN FEET 1"=200'
0 200 400

Sheet List Table	
Sheet Number	Sheet Title
RZ-000	COVER SHEET
RZ-001	DEVELOPMENT STANDARDS
RZ-100	EXISTING SITE PLAN
RZ-200	TECHNICAL DATA SHEET
RZ-201	SITE CONCEPT PLAN A
RZ-202	SITE CONCEPT PLAN B
RZ-300	SITE LANDSCAPE PLAN A
RZ-301	SITE LANDSCAPE PLAN B
RZ-400	ELEVATIONS
RZ-401	PRECEDENT IMAGERY
RZ-402	PRECEDENT IMAGERY



REVISION RECORD

NO	DATE	DESCRIPTION
1	04/03/25	1ST CONDITIONAL ZONING SUBMITTAL
2	06/11/25	2ND CONDITIONAL ZONING SUBMITTAL
3	07/08/25	3RD CONDITIONAL ZONING SUBMITTAL

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Civil & Environmental
Consultants, Inc.

MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA

COVER SHEET

DATE:	JULY 08, 2025	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	SRB
PROJECT NO:	346-518	APPROVED BY:	MEK

DRAWING NO:
RZ-000

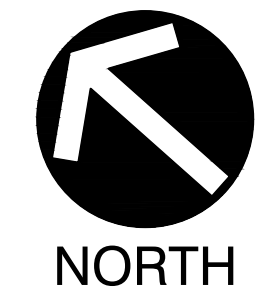
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JONES HOMES / RALEY MILLER DEVELOPMENT STANDARDS FOR MARVIN COMMONS 7/8/25 REZONING PETITION NO. CZ 2025-02										1ST CONDITIONAL ZONING SUBMITTAL 2ND CONDITIONAL ZONING SUBMITTAL 3RD CONDITIONAL ZONING SUBMITTAL																																																																																									
SITE DEVELOPMENT DATA: --TOTAL PROJECT SITE AREA: ± 28.11 ACRES --TAX PARCEL #: 06198002A --EXISTING ZONING: UNION COUNTY PUD# B2 --PROPOSED ZONING: MU-2 CZ WITH SEVEN (7) YEAR VESTED RIGHTS --EXISTING USES: VACANT --PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MU-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 BELOW) --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT (E.G. DEVELOPMENT LEVELS): SET FORTH IN SECTION 2 BELOW --MAXIMUM BUILDING HEIGHT: THE FOLLOWING MAXIMUM BUILDING HEIGHTS SHALL APPLY TO EACH DEVELOPMENT AREA AS FOLLOWS (BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE): DEVELOPMENT AREA A: MAXIMUM TWO STORIES; 35' AS PERMITTED BY SECTION 9.2-3 (1.-2.) OF THE ORDINANCE. DEVELOPMENT AREA B: MAXIMUM THREE STORIES; 45' AS PERMITTED BY SECTION 9.3-3 (1.-2.) OF THE ORDINANCE. DEVELOPMENT AREA C: MAXIMUM TWO STORIES; 50' AS PERMITTED BY SECTION 9.8-3 (1.-4.) OF THE ORDINANCE.										1. GENERAL PROVISIONS: a. SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY JONES HOMES USA (THE "PETITIONER") TO ACCOMMODATE A MIXED-USE DEVELOPMENT ON THE TOTAL PROJECT SITE AREA LOCATED AT 9802 REA ROAD (THE "SITE"). b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE VILLAGE OF MARVIN UNIFIED DEVELOPMENT ORDINANCE IN EXISTENCE AS OF THE FILING OF THE REZONING (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RESPECTIVE ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. c. DEVELOPMENT AREAS: FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH THREE (3) GENERAL DEVELOPMENT AREAS AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS (AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"), THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCORD WITH DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN. d. GRAPHICS AND INFORMATION: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, ACCESS POINTS, DEVELOPMENT AREAS (AS DEFINED ABOVE), OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS ONLY OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS IDENTIFIED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 5.4-3(F) AND ARTICLE 14 OF THE ORDINANCE. THESE INSTANCES INCLUDE CHANGES TO GRAPHICS IF THEY ARE: - EXPRESSLY PERMITTED BY THE REZONING PLAN; OR - DON'T MATERIALLY CHANGE THE OVERALL CHARACTER, DESIGN INTENT, OR INTENSITY OF THE REZONING PLAN, SUCH AS: - PARKING ADJUSTMENTS, CHANGES TO PARKING LAYOUTS, DRIVE AISLES, OR NUMBER OF SPACES IF MINIMUMS ARE STILL MET. - OPEN SPACE RECONFIGURATIONS AND SHIFTS TO THE LOCATION OF AMENITIES, NOT REDUCING THE TOTAL REQUIRED AMOUNT; OR - MODIFICATIONS TO BUILDING LOCATION OR FOOTPRINT GRAPHICALLY DEPICTED ON THE REZONING PLAN SUCH AS BUILDING ORIENTATION OR LOCATION WITHIN THE APPROVED DEVELOPMENT AREAS, WHEN SETBACKS AND BUFFERS ARE STILL MET. IF THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 5.4-3(F) AND/OR ARTICLE 14 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE. e. VESTED RIGHTS: THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. THIS SHALL BE CONSIDERED A MULTI-PHASED DEVELOPMENT CONTAINING 25 ACRES OR MORE REMAINS VESTED FOR A PERIOD OF SEVEN (7) YEARS FROM THE TIME A SITE PLAN APPROVAL IS GRANTED AS AUTHORIZED IN G.S. 160-106(f). NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE VILLAGE BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. A VALID DEVELOPMENT APPROVAL SHALL NOT EXPIRE IF WORK ON THE PROJECT HAS SUBSTANTIALLY COMMENCED WITHIN THE INITIAL VALIDITY PERIOD. NOTHING HEREIN SHALL ABROGATE OR OTHERWISE LIMIT ANY OTHER VESTED RIGHTS RECOGNIZED UNDER NORTH CAROLINA LAW, INCLUDING NORTH CAROLINA COMMON LAW.										2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS: a. PERMITTED USES GENERALLY. THE SITE MAY CONTAIN AND MAY BE DEVELOPED WITH USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MU-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MU-2 ZONING DISTRICT EXCEPT AS EXPRESSLY LIMITED BY THE PROVISIONS OF SECTIONS 2.B.C. AND D. BELOW. b. DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO THIRTEEN (13) SINGLE FAMILY RESIDENTIAL DWELLING UNITS AND ACCESSORY USES PERMITTED IN THE MU-2 ZONING DISTRICT. c. DEVELOPMENT AREA B MAY BE DEVELOPED WITH UP TO SIXTY-TWO (62) TOWNHOME UNITS AND ACCESSORY USES PERMITTED IN THE MU-2 ZONING DISTRICT. d. DEVELOPMENT AREA C MAY BE DEVELOPED WITH UP TO 165,000 SQUARE FEET OF COMMERCIAL USES TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MU-2 ZONING DISTRICT SUBJECT TO THE FOLLOWING: - THE MAXIMUM SIZE OF ANY FREE-STANDING BUILDING SHALL BE 65,000 SQUARE FEET, HOWEVER NO MORE THAN ONE (1) 65,000 SQUARE FOOT BUILDING SHALL BE ALLOWED. - UP TO FOUR ACCESSORY DRIVE THROUGHS MAY BE PROVIDED OF WHICH NO MORE THAN TWO OF THE PERMITTED DRIVE THROUGHS BE ACCESSORY TO A FAST FOOD AND/OR RESTAURANT ESTABLISHMENT. e. CLARIFICATION OF EXISTING MU-2 PERMITTED USES FOR DEVELOPMENT AREA C: THE FOLLOWING PROVIDES CLARIFICATION ON CERTAIN USES IDENTIFIED IN THE ORDINANCE AS PERMITTED ON THE SITE. - RETAIL SHOWROOM OR EXPERIENCE STORES SHALL BE PERMITTED PER THE ORDINANCE AS "RETAIL SALES NOT OTHERWISE LISTED." THESE USES CAN BE DEFINED AS AN ESTABLISHMENT PRIMARILY FOR THE DISPLAY AND SELLING OF A LIMITED TYPE OR LINE OF PRODUCTS THAT REQUEST AN AREA TO SETUP AND EXHIBIT THE PRODUCTS. SUCH PRODUCTS ARE AVAILABLE FOR PURCHASE BUT ARE NOT AVAILABLE FOR IMMEDIATE REMOVAL FROM THE PREMISES AND ARE REQUIRED TO BE ORDERED FOR DELIVERY. - APPAREL SALES AND CLOTHING, SHOE AND ACCESSORY STORE (INCL. TAILORING & ALTERATIONS) ARE BOTH LISTED AS A PERMITTED USE WITHIN THE ORDINANCE. THIS SHALL INCLUDE NEW AND GENTLY USED ITEMS AND NOT BE CONSTRUED WITH A "PAWN SHOP" TYPE USE. - ANTIQUES STORES IS LISTED AS A PERMITTED USE WITHIN THE ORDINANCE. THIS SHALL NOT BE CONSTRUED AS A "PAWN SHOP" TYPE USE. - A HARDWARE STORE WITH OUTDOOR STORAGE IS A PERMITTED USE IN MU-2. THE SCREENING AND BUFFERING STANDARDS OF 10.1-37 (C.1), (B), SHALL APPLY ONLY TO PERIMETER BUFFERS AND NOT INTERNALLY BETWEEN ADJACENT USES.										3. TRANSPORTATION IMPROVEMENTS: a. IMPROVEMENTS GENERALLY: PHASES OF DEVELOPMENT. THE PETITIONER MAY PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH IN ACCORDANCE WITH THE TRANSPORTATION IMPACT ANALYSIS (THE "TIA"). IT IS UNDERSTOOD THE FOLLOWING SECTIONS) AND SPECIFIC IMPROVEMENTS MAY BE AMENDED TO ALIGN WITH THE FINAL APPROVED TRANSPORTATION IMPACT ANALYSIS (THE "TIA") OR AS OTHERWISE APPROVED BY NCDOT OR THE VILLAGE OF MARVIN. IT IS UNDERSTOOD THE PETITIONER IS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AS IDENTIFIED IN THE TIA SUBJECT TO SUBSECTIONS 3.B - F, BELOW. ALL TRANSPORTATION IMPROVEMENTS WILL BE SUBSTANTIALLY COMPLETED AND APPROVED BY MARVIN AND/OR NCDOT, AS APPLICABLE, BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IN CONNECTION WITH THE DEVELOPMENT ASSOCIATED WITH THE APPLICABLE PHASE SET FORTH IN TIA. b. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 3.A, ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE VILLAGE) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN THE VILLAGE MAY INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS. c. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60-DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN MARVIN OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND AT MARKET PRICES. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COSTS OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A, ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN MARVIN OR OTHER APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS, IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS. IN ADDITION TO THE FOREGOING, IN THE EVENT THE RIGHT OF WAY IS NOT AVAILABLE FOR ANY REASON AFTER THE GOOD FAITH EFFORTS OF THE PETITIONER, THE PETITIONER WILL WORK WITH THE VILLAGE OF MARVIN AND/OR NCDOT AS APPLICABLE TO EITHER (i) IDENTIFY ALTERNATIVE IMPROVEMENTS TO IMPLEMENT TRAFFIC MITIGATION IN LIEU OF THE IMPROVEMENTS IMPACTED BY THE LACK OF RIGHT-OF-WAY AS DESCRIBED IN SUBSECTION E, BELOW; OR (ii) CONTRIBUTE TO THE VILLAGE OF MARVIN AND/OR NCDOT AS APPLICABLE, AN AMOUNT EQUAL TO THE ESTIMATED COST OF THE ROAD IMPROVEMENTS NOT COMPLETED DUE TO THE LACK OF AVAILABLE RIGHT OF WAY, SUCH FUNDS TO BE USED TO COMPLETE SUCH ALTERNATIVE ROADWAY IMPROVEMENTS IN THE GENERAL AREA OF THE SITE IN A MANNER REASONABLY AGREEABLE TO THE PETITIONER, THE VILLAGE OF MARVIN AND/OR NCDOT AS APPLICABLE. d. RIGHT-OF-WAY CONVEYANCE. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. e. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, AND THE VILLAGE OF MARVIN PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING. FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE. f. ROADWAY STANDARDS. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE VILLAGE OF MARVIN AND/OR NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY.										4. ACCESS, PEDESTRIAN IMPROVEMENTS AND INTERNAL CIRCULATION: a. ACCESS TO THE SITE WILL BE FROM REA ROAD AND TOM SHORT ROAD GENERALLY AS DEPICTED ON THE REZONING PLAN WITH FINAL CONFIGURATIONS DETERMINED THROUGH THE TIA AND PERMITTING WITH THE NCDOT. b. THE NEW INTERNAL PUBLIC STREETS WILL BE IMPROVED WITH A SEVEN-FOOT (7') PLANTING STRIP AND A FIVE-FOOT (5') SIDEWALK WITHIN A FIFTY-FOOT (50') RIGHT-OF-WAY. c. AN EXTERNAL FIVE-FOOT (5') SIDEWALK SHALL BE PROVIDED ALONG BOTH REA AND TOM SHORT ROADS. IF THE SIDEWALK CANNOT BE PLACED WITHIN NCDOT RIGHT-OF-WAY, IT MAY BE PLACED ON THE SUBJECT PROPERTY AND WITHIN THE SETBACK. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT. d. ALL SIDEWALKS SHALL COMPLY WITH THE DESIGN AND CONSTRUCTION STANDARDS SET FORTH IN THE VILLAGE OF MARVIN TECHNICAL STANDARDS & SPECIFICATIONS MANUAL. e. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE VILLAGE OF MARVIN.										5. ARCHITECTURAL STANDARDS: a. GENERAL PROVISIONS. THE FAÇADES OF THE BUILDING CONSTRUCTED ON THE PROPERTY WILL										b. MATERIALS: THE PRIMARY EXTERIOR WALL MATERIALS ARE FIBER CEMENT (LAP SIDING), BRICK OR CULTURED STONE. c. ROOFING: ARCHITECTURAL SHINGLE WITH METAL CANOPY ACCENTS. d. OTHER: ALL SINGLE-FAMILY RESIDENTIAL UNITS SHALL HAVE A MINIMUM SEPARATION OF 10 FEET (10'). PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN FEET ON ALL BUILDING LEVELS. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.										6. SETBACKS: a. SETBACKS SHALL BE AS FOLLOWS FOR DEVELOPMENT AREA A AND B: - FRONT BUILD TO LINE: A MAXIMUM BUILD TO LINE TWENTY- (20) FEET (2') FROM RW OR AS REQUIRED BY BUFFERING STANDARDS AND/OR BUILDING TYPE, WHICHEVER IS GREATER. - REAR SETBACK: TEN FEET (10') FOR DEVELOPMENT AREA B, TWENTY-FIVE FEET (25') FOR DEVELOPMENT AREA A. - SIDE SETBACK: 0'; HOWEVER, MUST MEET SEPARATION REQUIREMENTS. b. SETBACKS FOR DEVELOPMENT AREA C SHALL FOLLOW THE HIGHWAY LOT TYPE STANDARDS PER ARTICLE 9.8-2. 7. LANDSCAPING AND BUFFERS: a. A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENT FOR REVIEW AND APPROVAL BY THE VILLAGE IN ACCORDANCE WITH ARTICLE 11. b. A MINIMUM 25' TYPE B BUFFER YARD SHALL BE PROVIDED ALONG THE EXISTING RESIDENTIAL SUBDIVISION. EXISTING TREES MAY BE COUNTED TOWARDS THE OVERALL PLANTING REQUIREMENTS. c. STREET TREES SHALL MEET THE REQUIREMENTS OF SECTION 11.6-3 OF THE ORDINANCE. STREET TREES SHALL BE PLACED WITHIN THE RIGHT OF WAY OF NEWLY CONSTRUCTED PUBLIC STREETS INTERNAL TO THE SITE. STREET TREES ALONG REA ROAD AND TOM SHORT ROAD MAY BE OUTSIDE THE RIGHT OF WAY DUE TO EXISTING UTILITIES. d. METER BOXES WILL BE SCREENED IN DEVELOPMENT AREA C. e. AS REQUIRED BY ARTICLE 9 OF THE ORDINANCE, HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM THE ADJOINING PUBLIC STREETS AND ADJACENT PROPERTIES WHEN LOCATED EITHER ON THE ROOFS OF THE PROPOSED BUILDINGS OR WHEN LOCATED ON THE GROUND AT THE BASE OF THE PROPOSED BUILDINGS. HVAC WILL NOT BE IN THE FRONT SETBACK BETWEEN THE BUILDING AND THE PUBLIC RIGHT OF WAY BUT MAY BE LOCATED IN A REQUIRED SIDE YARD WITH SCREENING. f. THE PETITIONER SHALL PROVIDE A DETAILED COMMERCIAL AMENITY AND OPEN SPACE PLAN WITH THE FINAL SITE LAYOUT. g. NO OUTDOOR STORAGE SHALL BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY. ALL DUMPSTERS, RECYCLING BINS, AND SIMILAR FACILITIES SHALL BE FULLY SCREENED WITH MASONRY OR OPAQUE FENCING AND LANDSCAPING. 8. TREE PRESERVATION: a. A TREE REMOVAL AND MITIGATION PLAN ARE REQUIRED PRIOR TO PRELIMINARY SITE AND CIVIL DESIGN PLAN APPROVAL. 9. ENVIRONMENTAL FEATURES: a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AN ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENT/ADJUSTMENTS IN ARE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. 10. LIGHTING & SIGNS: a. AN OUTDOOR LIGHTING PLAN SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENT FOR REVIEW AND APPROVAL BY THE VILLAGE IN ACCORDANCE WITH CHAPTER 152. b. ALL NEW LIGHTING SHALL BE CAPPED, AND DOWNWARDLY DIRECTED EXCLUDING DECORATIVE WALL MOUNTED UNITS OR DECORATIVE PEDESTRIAN LIGHTS LESS THAN 20' IN HEIGHT. c. DETACHED LIGHTING WITHIN THE RESIDENTIAL PORTIONS OF THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT. d. LANDSCAPE LIGHTING AND HOLIDAY LIGHTING SHALL BE EXEMPT FROM LIGHTING REQUIREMENTS. e. A MASTER SIGNAGE PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH ARTICLE 17 OF THE MDO. f. THE PETITIONER AGREES TO GRANT A SIGN EASEMENT TO THE VILLAGE OF MARVIN FOR THE PURPOSE OF CONSTRUCTING A MONUMENT SIGN. THE FINAL LOCATION OF THE EASEMENT/SIGN, AS WELL AS THE MATERIALS AND SIZE OF THE SIGN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY BOTH THE PETITIONER AND THE VILLAGE OF MARVIN. 11. PARKING: a. DEVELOPMENT AREAS A AND B SHALL PROVIDE PARKING SPACES AS REQUIRED BY THE ORDINANCE. DEVELOPMENT AREA C, GIVEN THE VARIOUS USES WITHIN THIS DEVELOPMENT AREA, PARKING SPACES MAY BE SHARED WHICH PROVIDES FOR MORE EFFICIENT USE OF SPACE. THE OVERALL DEVELOPMENT AREA SHALL PROVIDE A MINIMUM OF 1 PARKING SPACES PER 350										b. PARKING MAY BE ALLOWED IN FRONT OF THE BUILDING(S) WITHIN DEVELOPMENT AREA C HOWEVER IN NO CIRCUMSTANCE MAY PARKING BE ALLOWED IN FRONT OF THE STREET-SIDE FRONT FAÇADE OF BUILDINGS PARALLEL TO TOM SHORT ROAD AND REA ROAD. c. GIVEN THE MIXED-USE NATURE OF THE PLAN, INSTEAD OF ONE SPACE PER RESTAURANT, THE PETITIONER WILL PROVIDE AN AREA FOR A MINIMUM OF FIVE (5) PLUG-IN ELECTRIC VEHICLE (PEV) -DESIGNATED PARKING SPACES WHICH MAY BE GROUPED TOGETHER WITHIN THE SITE TO COMPLY WITH THE ORDINANCE. THESE SPACES SHALL COUNT TOWARD SATISFYING THE PEV PARKING REQUIREMENT FOR ANY RESTAURANT USE(S), REGARDLESS OF PARCEL BOUNDARIES. 12. HOURS OF OPERATION, TRUCK DELIVERY AND WASTE COLLECTION HOURS: a. THE DAILY HOURS OF OPERATION FOR ANY COMMERCIAL USE SHALL BEGIN NO EARLIER THAN 5:00 A.M. AND END NO LATER THAN MIDNIGHT. b. TRUCK DELIVERIES SHALL ONLY OCCUR BETWEEN THE HOURS OF 6:00 A.M. AND 10:00 P.M. c. TRASH AND WASTE REMOVAL SERVICES SHALL BE LIMITED TO THE HOURS OF 6:00 A.M. TO 10:00 P.M. THESE RESTRICTIONS SHALL BE REFLECTED IN THE CCRS OR ASSOCIATED LEASE AGREEMENTS.										13. AMENDMENTS TO THE REZONING PLAN: a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF THE ORDINANCE. 14. BINDING EFFECT OF THE REZONING APPLICATION: a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.									
3701 Arco Corporate Drive Suite 400 Charlotte, NC 28273 Ph: 980.237.0373 www.cecinc.com										MARVIN COMMONS MIXED-USE CONDITIONAL ZONING PACKAGE VILLAGE AT MARVIN UNION COUNTY, NORTH CAROLINA Civil & Environmental Consultants, Inc.										DEVELOPMENT STANDARDS JULY 08, 2025 DRAWN BY: IGC AS SHOWN CHECKED BY: SRB 346-518 MEK DATE: DWG SCALE: PROJECT NO: APPROVED BY:										DRAWING NO.: RZ-001																																																																					

A:\300-2001\346-518\1-000\Draw\Entitlements\346518-001-Existing Site Plan.dwg(16-001) LS(6/7/2025 - 10:01) - 10:01 PM 7/9/2025 3:50 PM



- | | |
|--|--|
| 1 PERKINS BROWN & PERKINS
CONSTRUCTORS
PIN: 08198384
ADDRESS: 9107 DARTINGTON LN
DB: 6290 DP: 457
ZONING: PUD-R
LAND USE: RESIDENTIAL | 15 PARK HENRY T & JUI HEE
PIN: 08198460
ADDRESS: 8920 WHITTINGHAM DR
DB: 3671 DP: 604
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 2 HA CHANG & HA HONG
PIN: 08198385
ADDRESS: 9107 DARTINGTON LN
DB: 3830 DP: 154
ZONING: PUD-R
LAND USE: RESIDENTIAL | 16 JAMES NATHANIEL CLARK & JAMES KASSIDY PETERSON
PIN: 08198461
ADDRESS: 8920 WHITTINGHAM DR
DB: 3671 DP: 604
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 3 FONG SZE SHEN & CHEUNG WEE FONG
PIN: 08198389
ADDRESS: 204 ELVEN CT
DB: 6039 DP: 102
ZONING: PUD-R
LAND USE: RESIDENTIAL | 17 MSM PROPERTIES LLC
PIN: 08198462
ADDRESS: 8924 WHITTINGHAM DR
DB: 3671 DP: 604
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 4 CHILIAN JESSICA & CHILIAN RICHARD TILLEY
PIN: 08198390
ADDRESS: 204 ELVEN CT
DB: 7445 DP: 0753 ZONING: PUD-R
LAND USE: RESIDENTIAL | 18 SHAW AMBA
PIN: 08198463
ADDRESS: 8928 WHITTINGHAM DR
DB: 3671 DP: 604
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 5 SOMERSET HOMEOWNERS ASSOCIATION OF UNION INC
PIN: 08198312
ADDRESS: 1284 CT
DB: 4038 DP: 035
ZONING: PUD-R
LAND USE: RESIDENTIAL | 19 KOHL'S DEPARTMENT STORES INC
PIN: 08198386
ADDRESS: LOT 1 REA ROAD
DB: 5443 DP: 132
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 6 YALOW SHIRLEY & FEMMA TRUSTEE
PIN: 08198308
ADDRESS: 227 TYNHALL CT
DB: 8000 DP: 0745
ZONING: PUD-R
LAND USE: RESIDENTIAL | 20 FRASER CARVIN EDWARDS TRUSTEE
PIN: 082010080
ADDRESS: 10012 WOODS WAY
DB: 5443 DP: 132
ZONING: PUD-R
LAND USE: COMMERCIAL |
| 7 JAMES SONIA & JAMES SYLVIA
PIN: 08198391
ADDRESS: 227 TYNHALL CT
DB: 8000 DP: 0745
ZONING: PUD-R
LAND USE: RESIDENTIAL | 21 MFC REAL LLC
PIN: 082010079
ADDRESS: 8791 REA RD
DB: 6819 DP: 023
ZONING: PUD-R
LAND USE: COMMERCIAL |
| 8 KELLEY FORREST COOPER & KELLEY CATHERINE PRICE
PIN: 08198181
ADDRESS: 8024 TYNHALL LN
DB: 7430 DP: 0411
ZONING: PUD-R
LAND USE: RESIDENTIAL | 22 BCC REAL ESTATE LLC
PIN: 082010078
ADDRESS: 8917 REA RD
DB: 5508 DP: 854
ZONING: PUD-R
LAND USE: COMMERCIAL |
| 9 2019-1 H BORROWER LP
PIN: 08198182
ADDRESS: 8023 TYNHALL LN
DB: 7389 DP: 0183
ZONING: PUD-R
LAND USE: RESIDENTIAL | 23 LIQUID MANAGEMENT LLC
PIN: 082010077
ADDRESS: 8923 REA RD
DB: 7724 DP: 0283
ZONING: PUD-R
LAND USE: COMMERCIAL |
| 10 TIZNER ADRIAN & TIZNER DANIA
PIN: 08198455
ADDRESS: 8912 WHITTINGHAM DR
DB: 7198 DP: 171
ZONING: PUD-R
LAND USE: RESIDENTIAL | 24 SHIM JAE OH
PIN: 082010076
ADDRESS: 8923 REA RD
DB: 7445 DP: 0807
ZONING: PUD-R
LAND USE: COMMERCIAL |
| 11 RUBOTTOM KELLY D & RUBOTTOM JENNIFER P
PIN: 08198456
ADDRESS: 8912 WHITTINGHAM DR
DB: 7308 DP: 793
ZONING: PUD-R
LAND USE: RESIDENTIAL | 25 BARR PROPERTIES MASTER LLC
PIN: 082010075
ADDRESS: 8923 REA RD
DB: 7445 DP: 0808
ZONING: B-2 C2
LAND USE: COMMERCIAL |
| 12 RILEY JAMES & WOOD JANE
PIN: 08198457
ADDRESS: 8914 WHITTINGHAM DR
DB: 8043 DP: 0874
ZONING: PUD-R
LAND USE: RESIDENTIAL | 26 LANCO REAL ESTATE LLC
PIN: 082010074
ADDRESS: 8923 REA RD
DB: 7516 DP: 0588
ZONING: B-2 C2
LAND USE: COMMERCIAL |
| 13 SANSETTY MAY & SANSETTY USMA
PIN: 08198458
ADDRESS: 8916 WHITTINGHAM DR
DB: 3271 DP: 109
ZONING: PUD-R
LAND USE: RESIDENTIAL | 27 XIAO QI HUANG ET AL
PIN: 08198579
ADDRESS: 112 HEATHBROOK LN
DB: 7389 DP: 0183
ZONING: PUD-R
LAND USE: RESIDENTIAL |
| 14 PETINATI MELISSA & PETINATI SHAWN
PIN: 08198459
ADDRESS: 8918 WHITTINGHAM DR
DB: 7216 DP: 475
ZONING: PUD-R
LAND USE: RESIDENTIAL | |



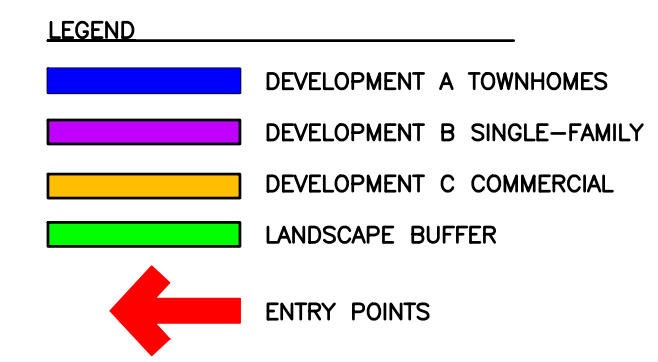
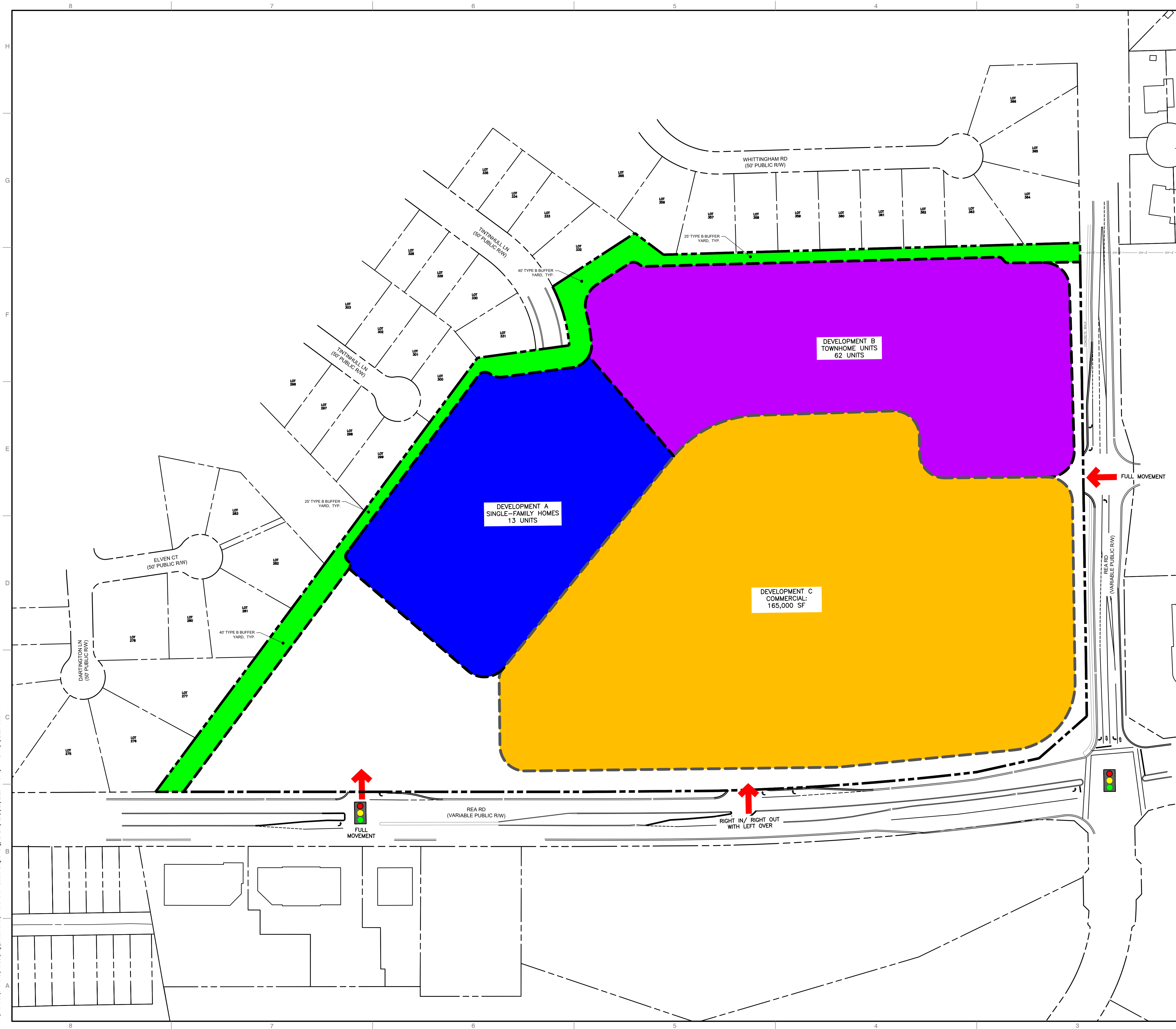
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REVISION RECORD	
NO	DATE
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2	08/11/25
3	07/09/25

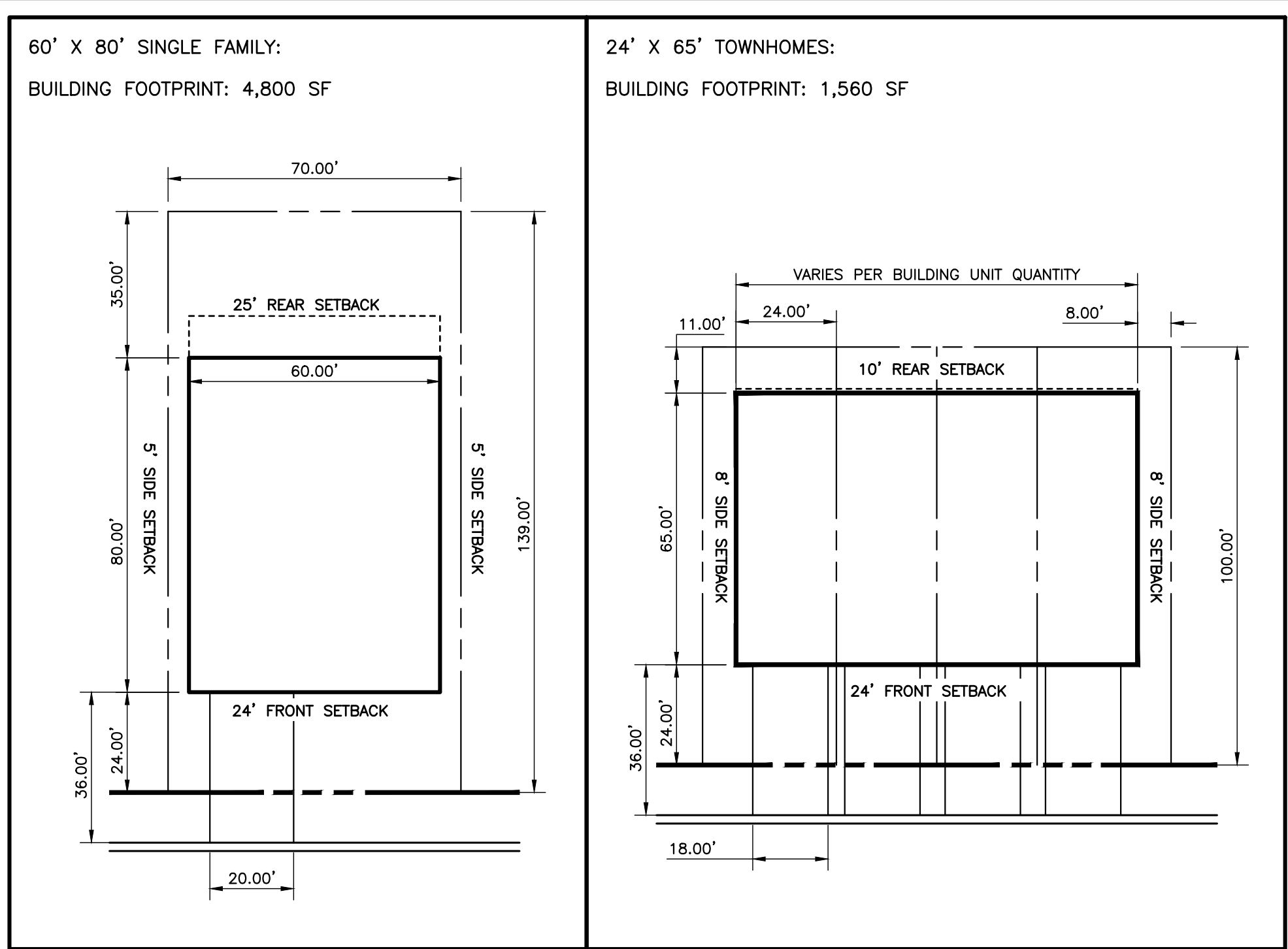
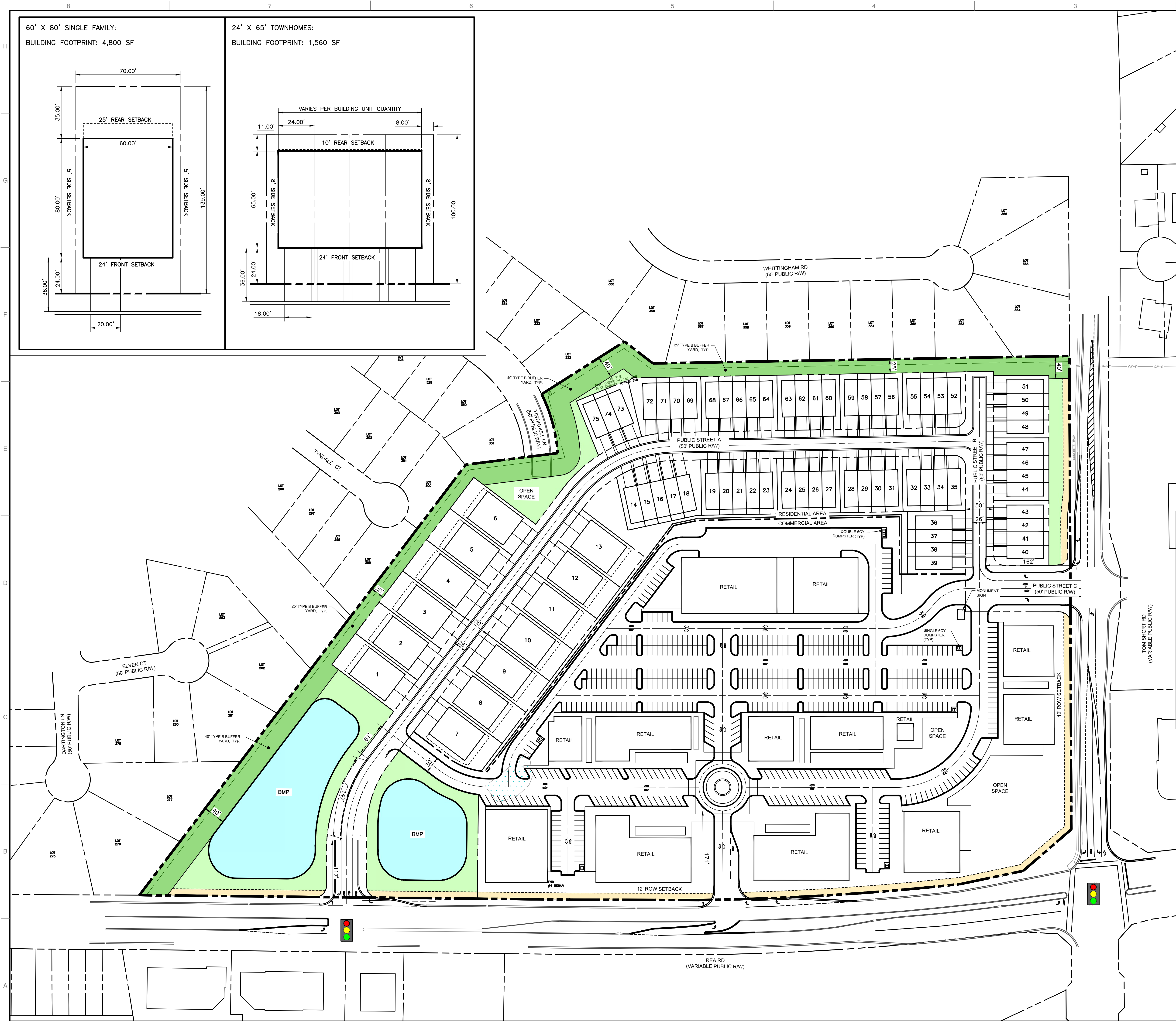
EXISTING CONDITIONS SITE PLAN	
DATE:	JULY 06, 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	346-518
APPROVED BY:	MEK

MARVIN COMMONS MIXED-USE CONDITIONAL ZONING PACKAGE VILLAGE AT MARVIN UNION COUNTY, NORTH CAROLINA	
3701 Arco Corporate Drive Suite 400 Charlotte, NC 28273 Ph: 980.237.0373 www.cecinc.com	

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.	
www.cecinc.com	

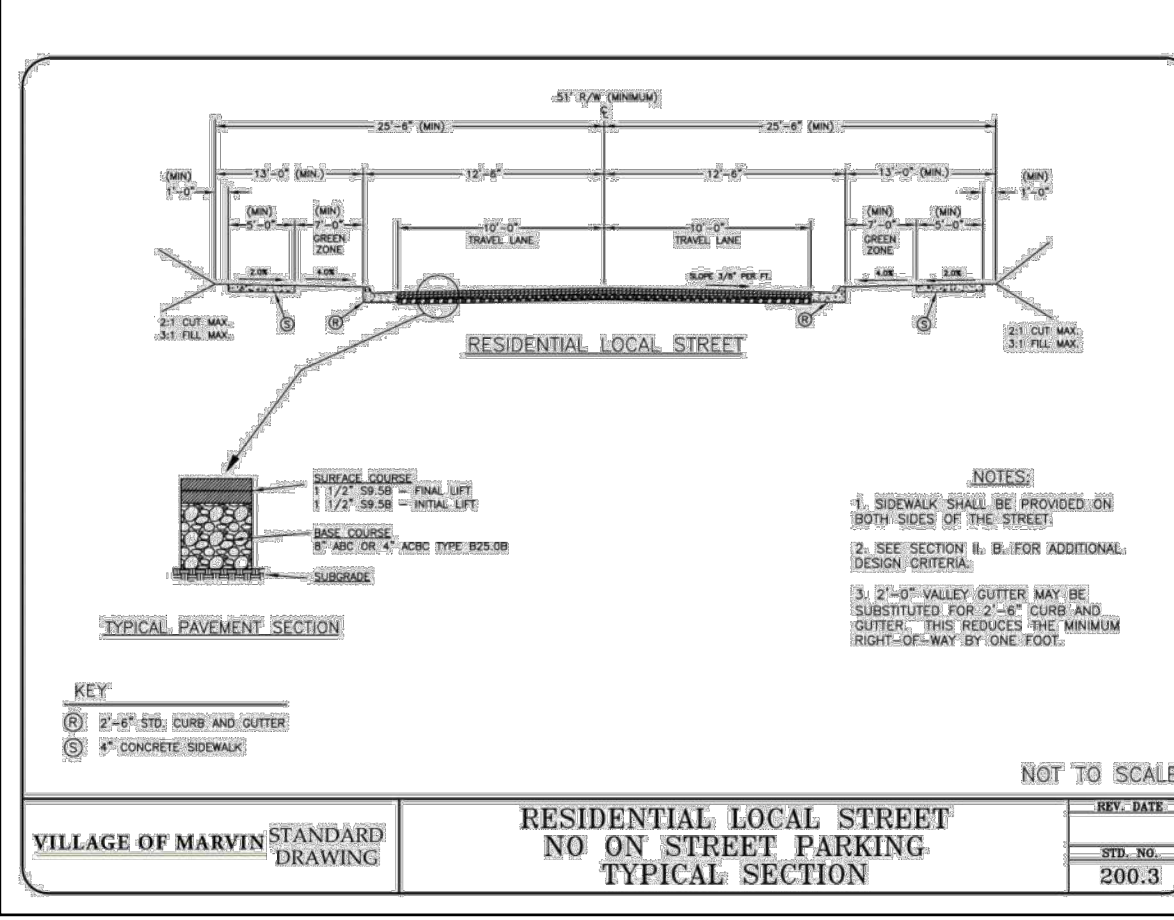
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SITE DEVELOPMENT SUMMARY:	
PARCEL:	PIN: 06198002A
EXISTING ZONING:	MU-2 CZ
PROPOSED ZONING:	PUD6-B2
PROPOSED USE:	MIXED-USE
SINGLE-FAMILY SETBACKS:	
MINIMUM FRONT:	24 FEET
MINIMUM SIDE:	5 FEET
MINIMUM REAR:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
TOWNHOMES SETBACKS:	
MINIMUM FRONT:	24 FEET
MINIMUM SIDE:	8 FEET
MINIMUM REAR:	10 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET
SINGLE-FAMILY:	
TOWNHOMES:	13
TOTAL UNITS:	62
PROVIDED DENSITY:	2.67 DUA
PARKING:	
SINGLE FAMILY:	2 PER UNIT 13 DWELLINGS= 26 PARKING SPACES
REQUIRED:	13 DRIVEWAY PARKING SPACE
PROVIDED:	13 GARAGE PARKING SPACE
TOWNHOMES:	
REQUIRED:	1.5 PER UNIT 62 DWELLINGS= 93 PARKING SPACES
PROVIDED:	124 DRIVEWAY PARKING SPACE
COMMERCIAL DEVELOPMENT:	
COMMERCIAL BUILDINGS:	165,000 SF
PARKING REQUIRED:	1 SPACE PER 350 SQFT= 472 PARKING SPACES
PROPOSED COMMERCIAL CENTER WILL COMPLY WITH REQUIRED PARKING RATIO.	
BUFFER CALCULATIONS:	
MINIMUM WIDTH:	25 FEET
MAXIMUM WIDTH:	40 FEET
BUFFER LENGTH:	2,226 LINEAR FEET
MINIMUM BUFFER AREA:	66,780 SF OR 1.54 AC
BUFFER AREA PROVIDED:	70,184 SF OR 1.61 AC
AVERAGE BUFFER WIDTH:	31.52 FEET
OPEN SPACE:	
REQUIRED:	2.11 AC (7.5%) OF TOTAL SITE AREA
PROVIDED:	±1.61 ACRES
—BUFFER	±1.22 ACRES
—INTERIOR OPEN SPACE	±2.83 ACRES (10.07%) OF TOTAL SITE AREA

- STORMWATER CONTROL MEASURE
- CLASS B BUFFER YARD
- 12' RIGHT OF WAY SETBACK
- INTERIOR OPEN SPACE



REVISION RECORD

NO	DATE	DESCRIPTION
1	04/03/25	1ST CONDITIONAL ZONING SUBMITTAL
2	06/11/25	2ND CONDITIONAL ZONING SUBMITTAL
3	07/08/25	3RD CONDITIONAL ZONING SUBMITTAL

SITE CONCEPT PLAN A

DATE: JULY 06, 2025

DRAWN BY: IGC

DWG SCALE: AS SHOWN

PROJECT NO: 346-518

APPROVED BY: MEK

ICG

SRB

346-518

MEK

MARVIN COMMONS MIXED-USE

CONDITIONAL ZONING PACKAGE

VILLAGE AT MARVIN

UNION COUNTY, NORTH CAROLINA

3701 Arco Corporate Drive

Suite 400

Charlotte, NC 28273

Ph: 980.237.0373

www.cecinc.com

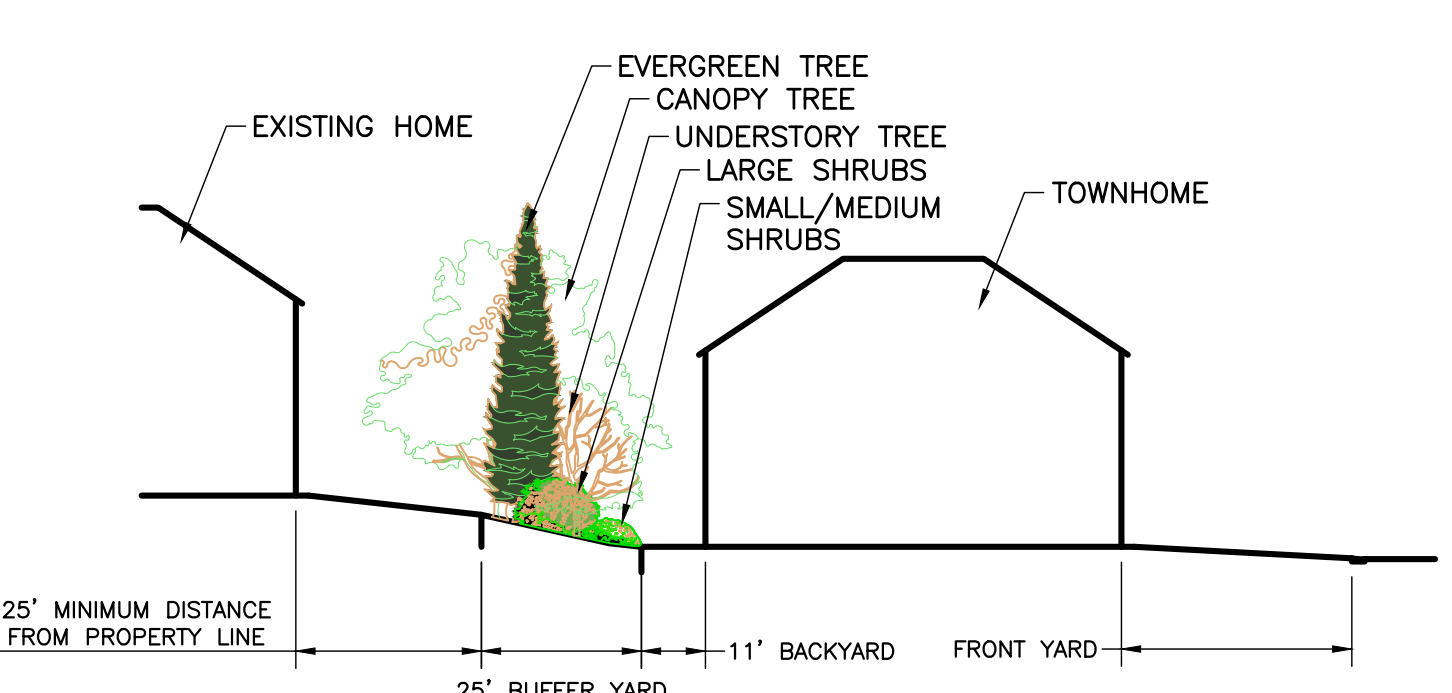
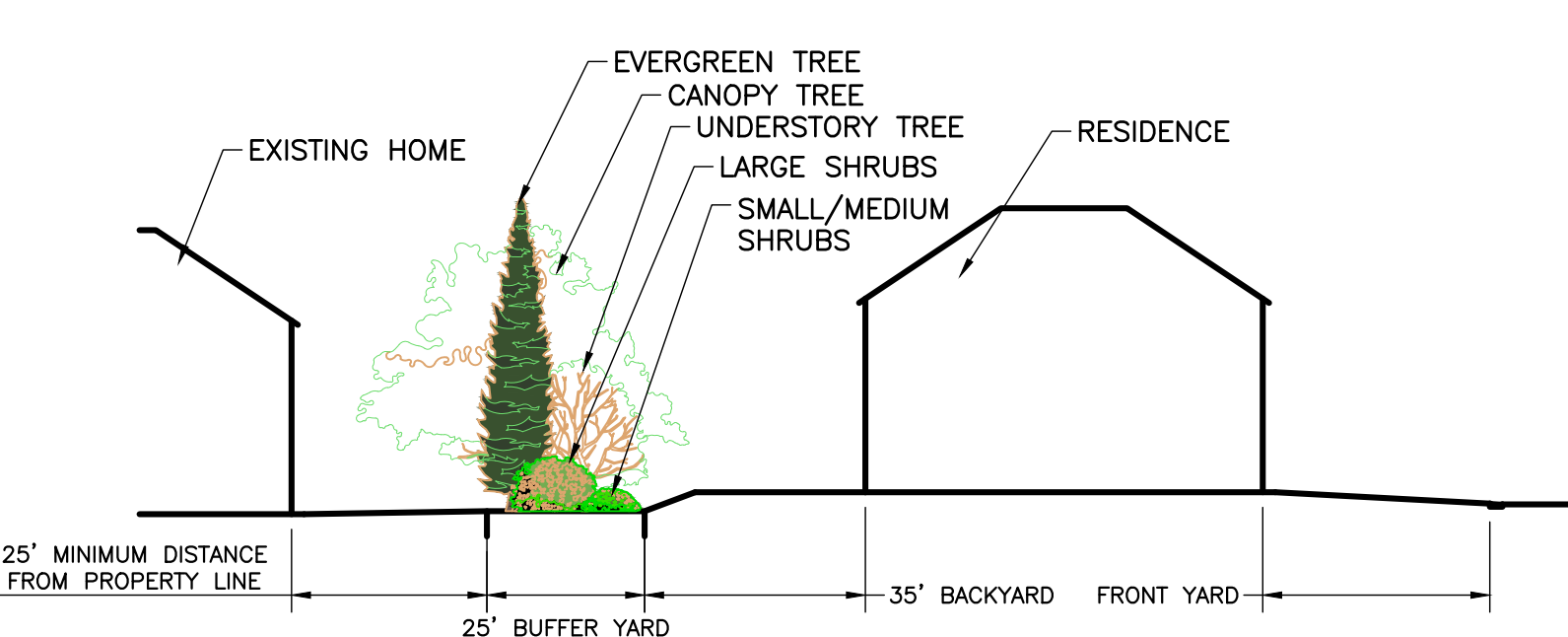
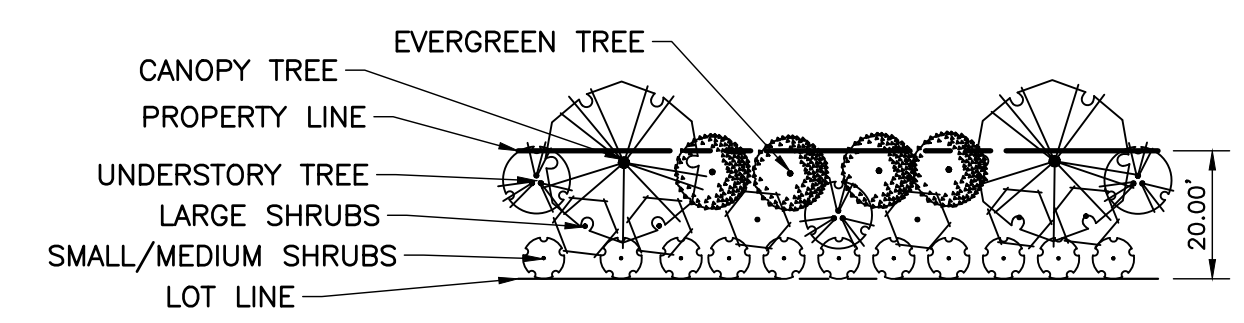
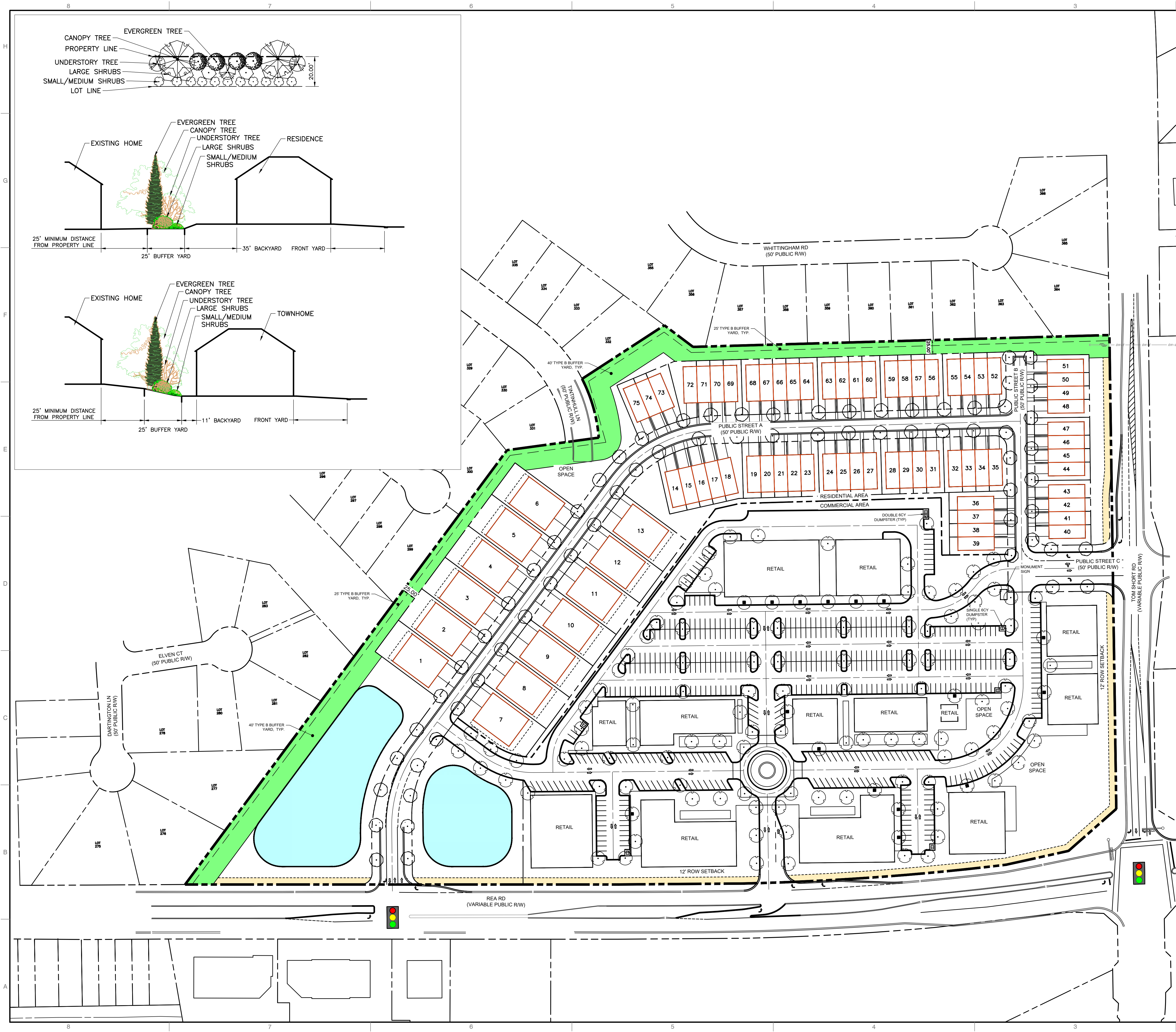
Civil & Environmental Consultants, Inc.

SCALE IN FEET 1"=80'

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NORTH

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LANDSCAPE CALCULATIONS SUMMARY:

STREET TREES:

REQUIRED: ONE LARGE MATURING TREE IS REQUIRED FOR EVERY 62 LINEAR FEET OF STREET FRONTAGE. PROPOSED STREET TREES WILL COMPLY WITH REQUIRED PLANTING RATE.

PERIMETER BUFFER YARDS:

TYPE B PERIMETER BUFFER: A LOW-DENSITY SCREEN INTENDED TO PARTIALLY BLOCK VISUAL CONTACT BETWEEN USES WITH A MINIMUM OF 60% OPACITY.

REQUIRED EVERGREEN TREES: 4 TREES PER 100 LF= 100 TREES
REQUIRED CANOPY TREES: 2 TREES PER 100 LF= 50 TREES
REQUIRED UNDERSTORY TREES: 3 TREES PER 100 LF= 75 TREES
REQUIRED SHRUB RATE: 17 SHRUBS PER 100 LF= 425 SHRUBS

PROPOSED PERIMETER BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.

CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE TO MEET BUFFER REQUIREMENTS. CONTRACTOR TO SUPPLEMENT EXISTING VEGETATION AS NEEDED TO MEET BUFFER REQUIREMENTS.

LEGEND

- STREET TREES
- PARKING LOT TREES
- CLASS B BUFFER YARD
- 12' RIGHT OF WAY SETBACK

NORTH

SCALE IN FEET 1"=80'

0 80 160

REVISION RECORD	
NO	DATE
1	04/03/25
2	06/11/25
3	07/08/25

SITE LANDSCAPE PLAN A

DATE: JULY 06, 2025
DWG SCALE: AS SHOWN
PROJECT NO: 346-518
APPROVED BY: MEK

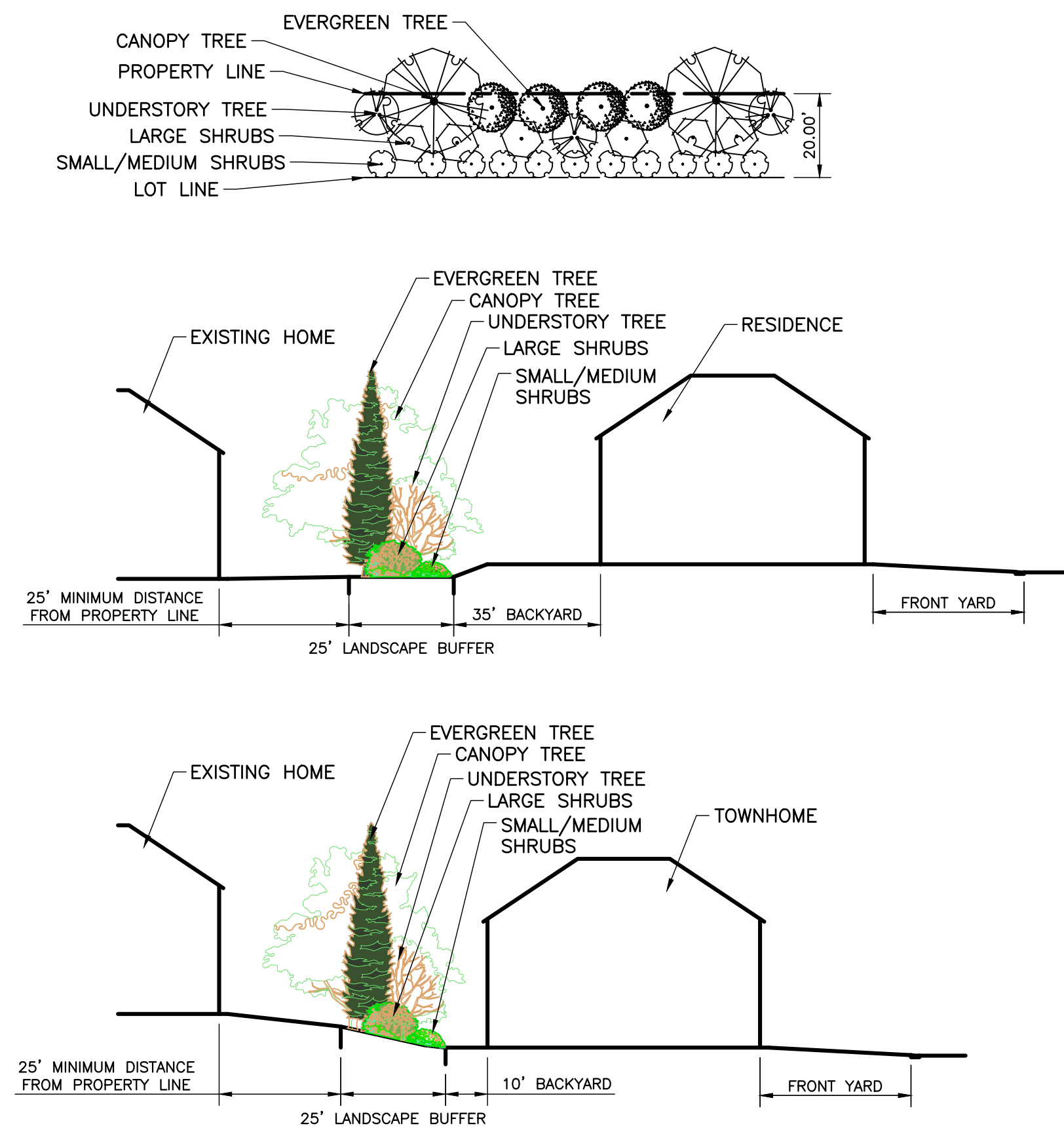
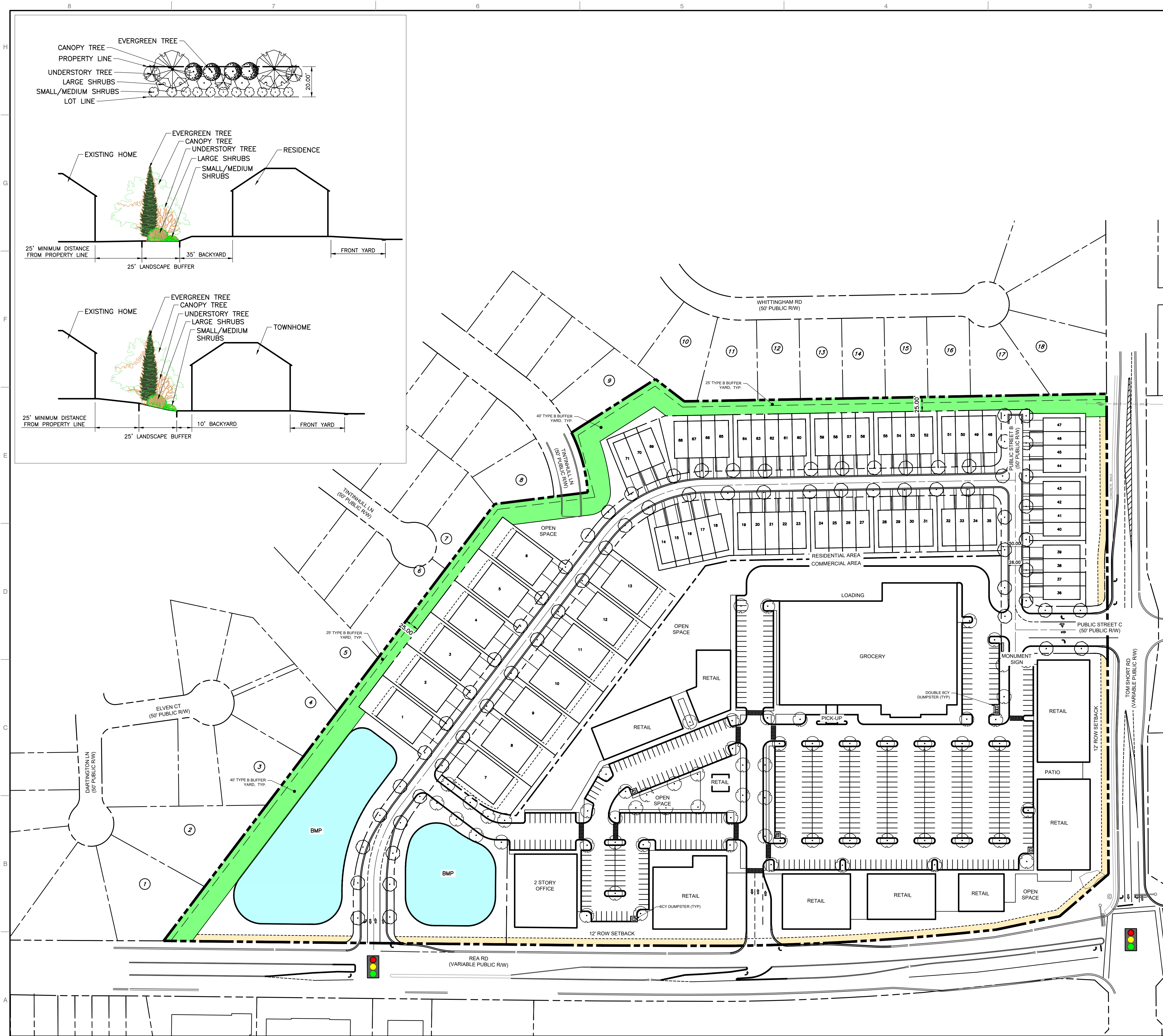
IGC
SRB
346-518
MEK

**MARVIN COMMONS MIXED-USE
CONDITIONAL ZONING PACKAGE
VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA**

**3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.ccecinc.com**

**Civil & Environmental
Consultants, Inc.**

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LANDSCAPE CALCULATIONS SUMMARY:

STREET TREES:

REQUIRED:
ONE LARGE MATURING TREE IS REQUIRED FOR EVERY 62 LINEAR FEET OF STREET FRONTAGE.
PROPOSED STREET TREES WILL COMPLY WITH REQUIRED PLANTING RATE.

PERIMETER BUFFER YARDS:

TYPE B PERIMETER BUFFER: A LOW-DENSITY SCREEN INTENDED TO PARTIALLY BLOCK VISUAL CONTACT BETWEEN USES WITH A MINIMUM OF 60% OPACITY.

REQUIRED EVERGREEN TREES: 4 TREES PER 100 LF= 100 TREES
REQUIRED CANOPY TREES: 2 TREES PER 100 LF= 50 TREES
REQUIRED UNDERSTORY TREES: 3 TREES PER 100 LF= 75 TREES
REQUIRED SHRUB RATE: 17 SHRUBS PER 100 LF= 425 SHRUBS

PROPOSED PERIMETER BUFFER WILL COMPLY WITH REQUIRED PLANTING RATE.

CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE TO MEET BUFFER REQUIREMENTS. CONTRACTOR TO SUPPLEMENT EXISTING VEGETATION AS NEEDED TO MEET BUFFER REQUIREMENTS.

LEGEND

● STREET TREES

● PARKING LOT TREES

CLASS B BUFFER YARD

12' RIGHT OF WAY SETBACK

NORTH

SCALE IN FEET 1"=80'

0 80 160

REVISION RECORD	
NO	DATE
1	04/03/25
2	06/11/25
3	07/09/25

SITE LANDSCAPE PLAN B

**MARVIN COMMONS MIXED-USE
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VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA**

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www.cecinco.com**

**Civil & Environmental
Consultants, Inc.**

DATE: JULY 06, 2025 | DRAWN BY: IGC
DWG SCALE: AS SHOWN | CHECKED BY: SRB
PROJECT NO: 346-518
APPROVED BY: MEK

DRAWING NO: **RZ-301**



French Country

4 UNIT TH ELEVATIONS
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03.17.25
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CONCEPTUAL COMMERCIAL ELEVATIONS



ONE-STORY EXAMPLE



TWO-STORY EXAMPLE

TOWNHOMES ELEVATION

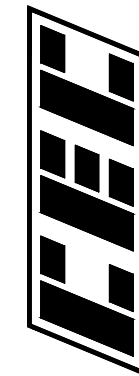


SINGLE-FAMILY ELEVATION

REVISION RECORD

NO	DATE	DESCRIPTION
1	04/03/25	1ST CONDITIONAL ZONING SUBMITTAL
2	06/11/25	2ND CONDITIONAL ZONING SUBMITTAL
3	07/08/25	3RD CONDITIONAL ZONING SUBMITTAL

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MARVIN COMMONS MIXED-USE
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VILLAGE AT MARVIN
UNION COUNTY, NORTH CAROLINA

PRODUCT ELEVATIONS

DATE:	JULY 06, 2025	DRAWN BY:	IGC
DWG SCALE:	AS SHOWN	CHECKED BY:	SRB
PROJECT NO:	346-518	APPROVED BY:	MEK

DRAWING NO:
RZ-400

LIFESTYLE



COMMUNITY



DINING



SHOPPING



EVENTS



THE VISION

