

CONDITIONAL ZONING PETITION

LETT PROPERTY

SINGLE-FAMILY SUBDIVISION

JONES HOMES USA

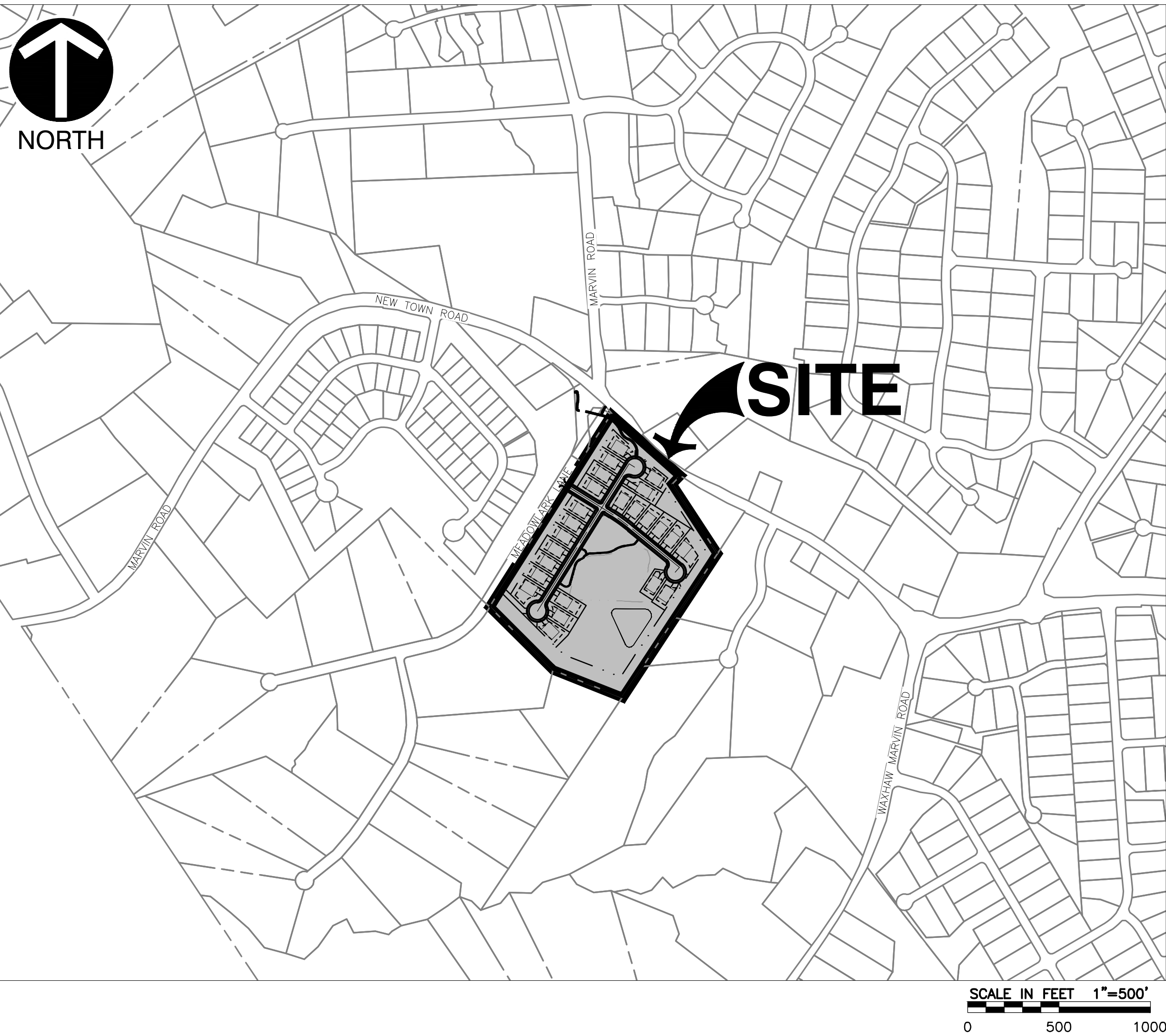
VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA

05/15/2026

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VICINITY MAP



PROJECT TEAM

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JCH LETT, LLC
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SUBMITTAL RECORD

DESCRIPTION

NO. DATE

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CEC
CEC Surveying and
Landscape Architects
of NC, PLLC

LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

DRAWING NO.:	COVER SHEET	DATE:	MAY 14, 2026	DRAWN BY:	SRB
		DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
		PROJECT NO.:	357-020		
		APPROVED BY:			MILG

RZ-00

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DEVELOPMENT STANDARDS

Jones Homes - Heritage Marvin Development Standards

Site Development Data:

--Total Project Site Area: ± 24.15 acres
--Tax Parcel #: 06225021
--Existing Zoning: RR - Rural Residential
--Proposed Zoning: HD-RO - Heritage District - Residential Only with five (5) year vested rights
--Existing Uses: Single -Family Dwelling\ vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the HD-RO zoning district as further described in Section 2 below.

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 residential development. The proposed development will be on an approximately 24.15-acre site located at 1005 Meadowlark 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. **Graphics and Alterations.** The schematic depiction of the lots, sidewalks, building elevations, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should 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 of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Ordinance.
- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Vested Rights.** This rezoning plan is a site-specific development plan, and approval thereof constitutes vested rights in the rezoning plan pursuant to N.C.G.S. Section 160D-108. Due to the size, level of investment, economic and market conditions and other considerations, the Site shall remain vested for a period of five (5) years from the time a site plan approval is granted as authorized in G.S. 160D-108.1. Nothing herein shall limit any other vested rights available at common law or otherwise.

- e. **Construction Plans Required.** The Petitioner reserves the right to combine preliminary plat and civil design plans and specific site and design plan approval process phases. The plans shall receive approval pursuant to the process outline in Article 7 of the Ordinance.

2. Permitted Uses:

- a. The Site may contain up to twenty-four (24) single family detached dwelling units together with accessory uses as allowed in the HD-RO zoning district.
- b. Swimming pools as an accessory use shall be permitted.

3. Residential Lot Regulations:

- a. The lots shall meet minimum dimensional requirements per the Ordinance and as generally depicted on the Rezoning Plan.
- b. Covered and uncovered front porches may encroach up to five (5) feet into the required front setback.

4. Access, Pedestrian and Transportation Improvements:

- a. Access to the Site will be from Meadowlark Lane as generally depicted on the Rezoning Plan. As the proposed development is limited to residential uses and does not include a mixed-use or commercial component, therefore Article 8 of the Ordinance limiting access is not applicable.
- b. The placement and configuration of the vehicular access points and internal vehicular circulation/driveway alignment are subject to modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Village of Marvin and/or NCDOT in accordance with applicable published standards. In the event that access from Meadowlark Lane is infeasible, the Petitioner shall be allowed to establish access to the Site from New Town Road without requiring an amendment to the Rezoning Plan, subject to applicable review and approval by NCDOT and the Village of Marvin.
- c. The Petitioner will convey 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.
- d. 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.
- e. The new internal public streets will be improved with an eight-foot (8') planting strip and a five-foot (5') sidewalk within a fifty-foot (50') right-of-way.
- f. All sidewalks shall comply with the design and construction standards set forth in the Village of Marvin Technical Standards & Specifications Manual.
- g. A trail connection along New Town Road, as generally depicted on the Rezoning Plan, shall be constructed by the Petitioner. In the event the Village prefers a greenway or multi-use path to be located along the north side of New Town Road in lieu of the frontage trail shown, the Petitioner shall be permitted to provide a fee-in-lieu, subject to acceptance by the Village and in an amount to be mutually agreed upon.

5. Architectural Standards:

- a. **General provisions.** The homes constructed on the property will be similar in appearance and character to the building elevations generally depicted in the Rezoning Plan. These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Property. The actual buildings may have variations provided they adhere to the general architectural concepts and intent illustrated herein. Notwithstanding the foregoing, changes and alterations to the elevations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- b. Homes shall include historic styling with front porches, columns, dormer windows, along with a mix of high-quality building materials, including a mix of metal roof accents, gable accents, brick, stone, and cementitious siding.

6. Landscaping, Buffers, and Tree Preservation:

- a. A detailed landscaping plan shall be submitted with the preliminary site and civil design plans for review and approval by the Village in accordance with Article 11.
- b. Buffers shall be provided as generally depicted on the Rezoning Plan. Buffer yards shall meet the minimum applicable dimensional requirements of Article 11 of the Ordinance and not the provisions of Article 8, unless otherwise expressly modified herein.
- c. No more than fifty percent (50%) of the buffer area may be disturbed. Existing trees may be counted towards the overall planting requirements. If the Zoning Administrator reasonably determines that existing vegetation does not provide a minimum ninety-five percent (95%) opaque visual buffer, additional vegetative screen shall be installed by the Petitioner.
- d. 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.
- e. A tree removal and mitigation plan are required prior to preliminary site and civil design plan approval.
- f. The Petitioner shall conserve native plants where possible and replant with native species and identify this on their preliminary site & civil design plans.

8. 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

9. Lighting:

- a. A photometric plan shall be submitted with the preliminary site and civil design plans for review and approval by the Village in accordance with Chapter 152 and Article 8.

10. Miscellaneous Conditions:

- a. The final plat for any parcel within the Development shall also reference this Agreement.
- b. The Development shall be subject to the Village of Marvin Engineering Standards and Procedures Manual (upon adoption)

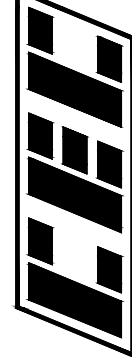
11. Amendments to the Rezoning Plan:

- 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 portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

12. 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 insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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VILLAGE OF MARVIN, NORTH CAROLINA

DEVELOPMENT STANDARDS

DRAWING NO.:

RZ-01

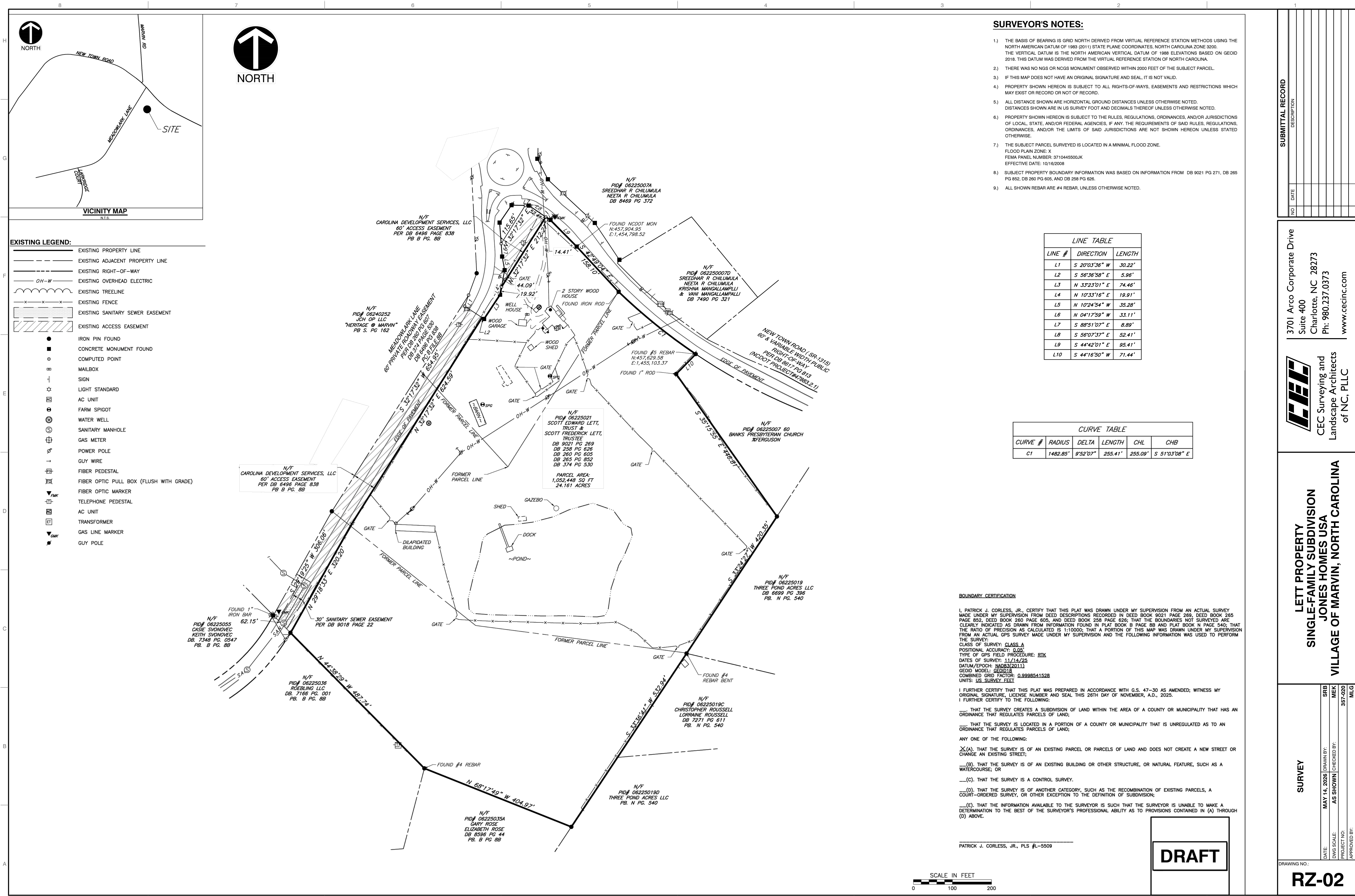
DATE: MAY 14, 2026 | DRAWN BY: SRB
DWG SCALE: AS SHOWN | CHECKED BY: MEK
PROJECT NO: 357-020
APPROVED BY: MLG

SUBMITTAL RECORD

DESCRIPTION

NO. DATE

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SURVEYOR'S NOTES:

- 1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM VIRTUAL REFERENCE STATION METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, NORTH CAROLINA ZONE 3200. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2018. THIS DATUM WAS DERIVED FROM THE VIRTUAL REFERENCE STATION OF NORTH CAROLINA.
- 2.) THERE WAS NO NGS OR NCGS MONUMENT OBSERVED WITHIN 2000 FEET OF THE SUBJECT PARCEL.
- 3.) IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
- 4.) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST OR RECORD OR NOT OF RECORD.
- 5.) ALL DISTANCE SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. DISTANCES SHOWN ARE IN US SURVEY FOOT AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- 6.) PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- 7.) THE SUBJECT PARCEL SURVEYED IS LOCATED IN A MINIMAL FLOOD ZONE.
FLOOD PLAIN ZONE: X
FEMA PANEL NUMBER: 3710445500JK
EFFECTIVE DATE: 10/16/2008
- 8.) SUBJECT PROPERTY BOUNDARY INFORMATION WAS BASED ON INFORMATION FROM DB 9021 PG 271, DB 265 PG 852, DB 260 PG 605, AND DB 258 PG 626.
- 9.) ALL SHOWN REBAR ARE #4 REBAR, UNLESS OTHERWISE NOTED.

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JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA**

SURVEY		SUBMITTAL RECORD	
DATE	DATE	NO.	DESCRIPTION
MAY 14, 2026			
DWG SCALE:	AS SHOWN		
PROJECT NO:	357-020		
APPROVED BY:			

DRAWING NO.: **RZ-02**



CURRENT MARVIN HERITAGE DISTRICT=75 HOMES/ 123 ACRES = DUA OF 0.61
WITH THE PROPOSED DEVELOPMENT THERE WILL BE 104 HOMES/123 ACRES FOR
A DUA OF 0.85

DEVELOPMENT SUMMARY:

PARCEL ID:	06225021
TOTAL ACREAGE:	±24.151 ACRES
MUNICIPALITY:	VILLAGE OF MARVIN UNION COUNTY NORTH CAROLINA
EXISTING ZONING:	RR (MARVIN)
PROPOSED ZONING:	HD-RO (MARVIN)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT

SINGLE-FAMILY DETACHED HOMES:	24 UNITS
MIN. LOT SIZE:	12,000 SF
MIN. LOT WIDTH:	85 FT
PROPOSED DENSITY:	±0.99 DUA

PRIMARY BUILDING SETBACKS

FRONT SETBACK: 25 FEET
SIDE SETBACK: 12.5 FEET
CORNER SETBACK: 17.5 FEET
REAR SETBACK: 25 FEET

OPEN SPACE REQUIRED: 7.24 ACRES
(30% OF GROSS
ACREAGE)

ACTIVE OPEN SPACE: ±1.44 ACRES
(5.96%)

INACTIVE OPEN SPACE: ±9.14 ACRES*
(37.84%)

TOTAL OPEN SPACE PROVIDED: ±10.58 ACRES*
(43.80%)

*EXCLUDES THE EXISTING LAKE AND STORMWATER CONTROL MEASURE

TREE CONSERVATION AREA:

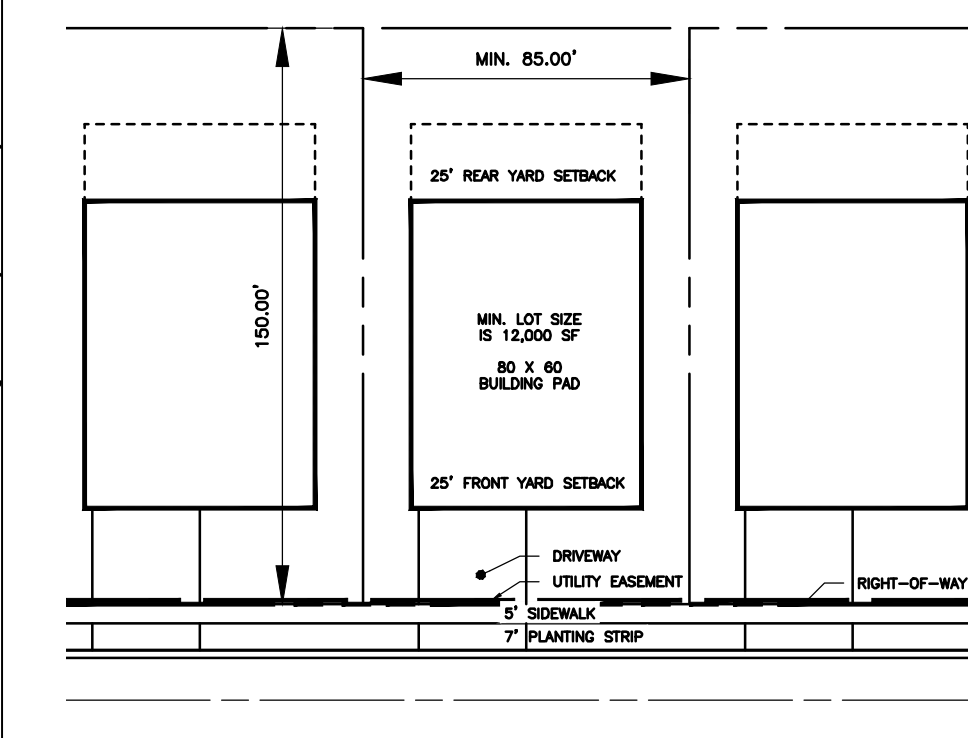
POOL CONSERVATION AREA

1. POOL SETBACKS & ACCESSORY USE SETBACKS TO BE FIVE FEET ON THE SIDE & REAR YARDS.

2. A/C CONDENSERS, POOL EQUIPMENT, & ROOF OVERHANGS CAN ENCRoACH INTO ALL SETBACKS AS NEEDED. A/C CONDENSERS & POOL EQUIPMENT NEEDS TO BE STAGGERED IN BETWEEN UNITS & SCREENED FROM THE PUBLIC RIGHT OF WAY.

REQUIRED: 1.45 AC (63.12 SF)

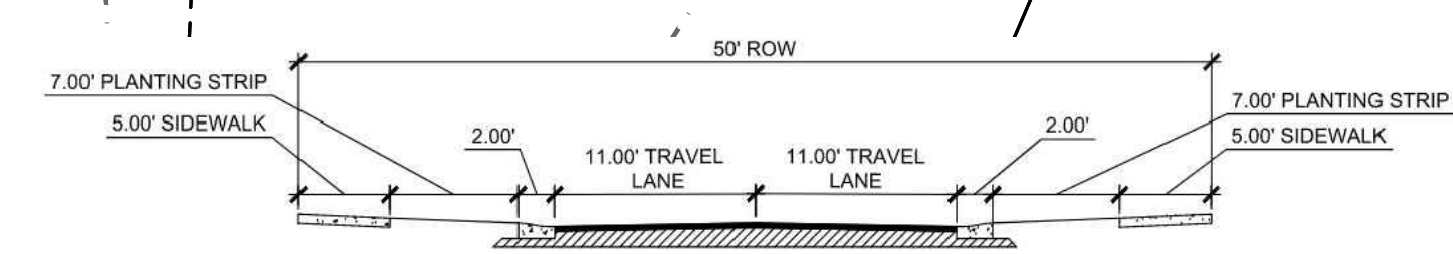
PROPOSED: 1.53 AC (66.41 SF)



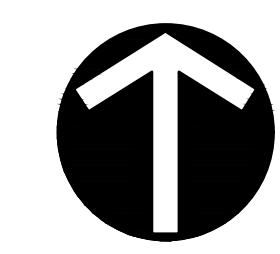
TYPICAL LOT PLAN

ADJACENT PROPERTIES

1.PID#:062250070 ALL CHILLUMULA 206 BLACKHEATH CT WAXHAW, NC 28173 Deed Book:7490 Deed Page:321	6.PID#:06225035A GARY ROSE 1209 LARKRIDGE CT WAXHAW, NC 28173 Deed Book:8596 Deed Page:0044
2.PID#:06225007A ALL CHILLUMULA 206 BLACKHEATH CT WAXHAW, NC 28173 Deed Book:8469 Deed Page:0372	7.PID#:06225019D THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707
3.PID#:06240252 JCH GP LLC 283 CRANES ROAD BLVD STE 250 ALTAMONTE SPRINGS, FL 32701	8.PID#:06225019C CHRISTOPHER ROUSSELL 912 RISING RD WAXHAW, NC 28173 Deed Book:7271 Deed Page:611
4.PID#:06225055 KEITH SVOONOVEC 1111 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:7348 Deed Page:0547	9.PID#:06225019 THREE POND ACRES LLC 8024 CALVIN HALL RD INDIAN TRAIL, SC 29707 Deed Book:6699 Deed Page:396
5.PID#:06225036 ROEBELING LLC 1109 MEADOWLARK LN WAXHAW, NC 28173 Deed Book:1166 Deed Page:001	10.PID#:06225007 60 BABS PRESBYTERIAN CHURCH 10012 NEW TOWN ROAD WAXHAW, NC 28173



TYPICAL STREET CROSS SECTION



NORTH

SCALE IN FEET 1"=100'

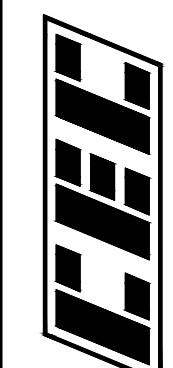


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SUBMITTAL RECORD

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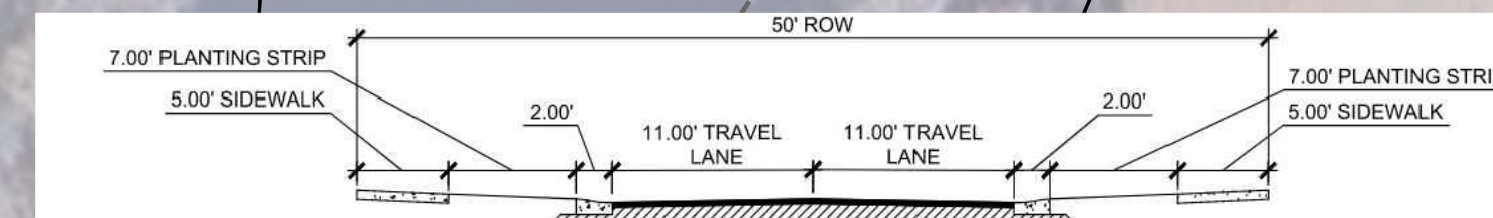
LETT PROPERTY
SINGLE-FAMILY SUBDIVISION
JONES HOMES USA
VILLAGE OF MARVIN, NORTH CAROLINA

SITE PLAN

DATE:	MAY 14, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:			357-020
APPROVED BY:			MLG

DRAWING NO.:

RZ-03



RZ-04

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DEVELOPER NOTES:

1. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.
3. ANY WATER METERS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

DEVELOPMENT SUMMARY:

PARCEL ID: 06225021
TOTAL ACREAGE: ±24.151 ACRES
MUNICIPALITY: VILLAGE OF MARVIN
UNION COUNTY
NORTH CAROLINA
EXISTING ZONING: RR (MARVIN)
PROPOSED ZONING: HD-RO (MARVIN)
EXISTING USE: SINGLE-FAMILY
RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY
DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT:

SINGLE-FAMILY
DETACHED HOMES: 24 UNITS
MIN. LOT SIZE: 12,000 SF
MIN. LOT WIDTH: 85 FT
PROPOSED DENSITY: ±0.99 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 25 FEET
SIDE SETBACK: 12.5 FEET
CORNER SETBACK: 17.5 FEET
REAR SETBACK: 25 FEET

OPEN SPACE REQUIRED: 7.24 ACRES
(30% OF GROSS
ACREAGE)

ACTIVE OPEN SPACE: ±1.44 ACRES
(5.96%)

INACTIVE OPEN SPACE: ±9.14 ACRES*
(37.84%)

TOTAL OPEN SPACE PROVIDED: ±10.58 ACRES*
(43.80%)

*EXCLUDES THE EXISTING LAKE AND STORMWATER
CONTROL MEASURE

ESTIMATED SEWER FLOWS:

TREE CONSERVATION AREA:

SINGLE FAMILY 26 HOMES @ 190 GPD = 4,940 GPD
REQUIRED: (6%) = ±1.45 AC (63,121 SF)
TOTAL ESTIMATED DEMAND = 4,940 GPD

PROVIDED: (6.3%) = ±1.53 AC (66,441 SF)
NATURE OF WASTEWATER: DOMESTIC FLOWS TO SIX MILE WATER
RECLAMATION FACILITY VIA CHARLOTTE WATER AND SEWER

ESTIMATED WATER FLOWS:

SINGLE FAMILY 26 HOMES @ 400 GPD = 10,400 GPD
IRRIGATION METERS 26 HOMES @ 200 GPD = 5,200 GPD
TOTAL ESTIMATED DEMAND = 15,600 GPD

FIRE FLOW - 1,000 GPM FOR 2 HR DURATION = 20,000
GALLONS

ESTIMATED WATER METERS:

26 - ¾" WATER METERS
26 - ¾" IRRIGATION METERS (SINGLE FAMILY DETACHED)

UTILITY QUANTITIES

PVC WATER LINE = ±3,033 LF
FIRE HYDRANTS = 2 EA

SANITARY SEWER LINE = ±1,740 LF
SANITARY SEWER MANHOLES ±8 EA
SANITARY SERVICES = 26 EA

CONSTRUCTION SCHEDULE:

APPROVALS: DECEMBER 2026
BEGIN CONSTRUCTION: JANUARY 2027
COMPLETED CONSTRUCTION: MARCH 2028

DEVELOPER CONTACT INFORMATION

JCH NC, LLC
283 CRANES ROOST BLVD, SUITE 250,
ALTAMONTE SPRINGS, FL 32701
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CONTACT: SCOTT STEARNS
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PLANNING CONTACT INFORMATION

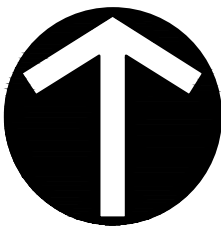
VILLAGE OF MARVIN
HUNTER NESTOR, MPA, PLANNING DIRECTOR
10006 MARVIN SCHOOL ROAD MARVIN, NC
28173
PHONE: (704) 843-1680
EMAIL: PLANNER@MARVINNC.GOV

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CONTACT: CHRIS PALMER
EMAIL: CPALMER@CECINC.COM



NORTH

SCALE IN FEET 1"=100'
0 100 200

UTILITY SKETCH PLAN

DRAWING NO.:

RZ-07

SUBMITTAL RECORD

DESCRIPTION

NO. DATE

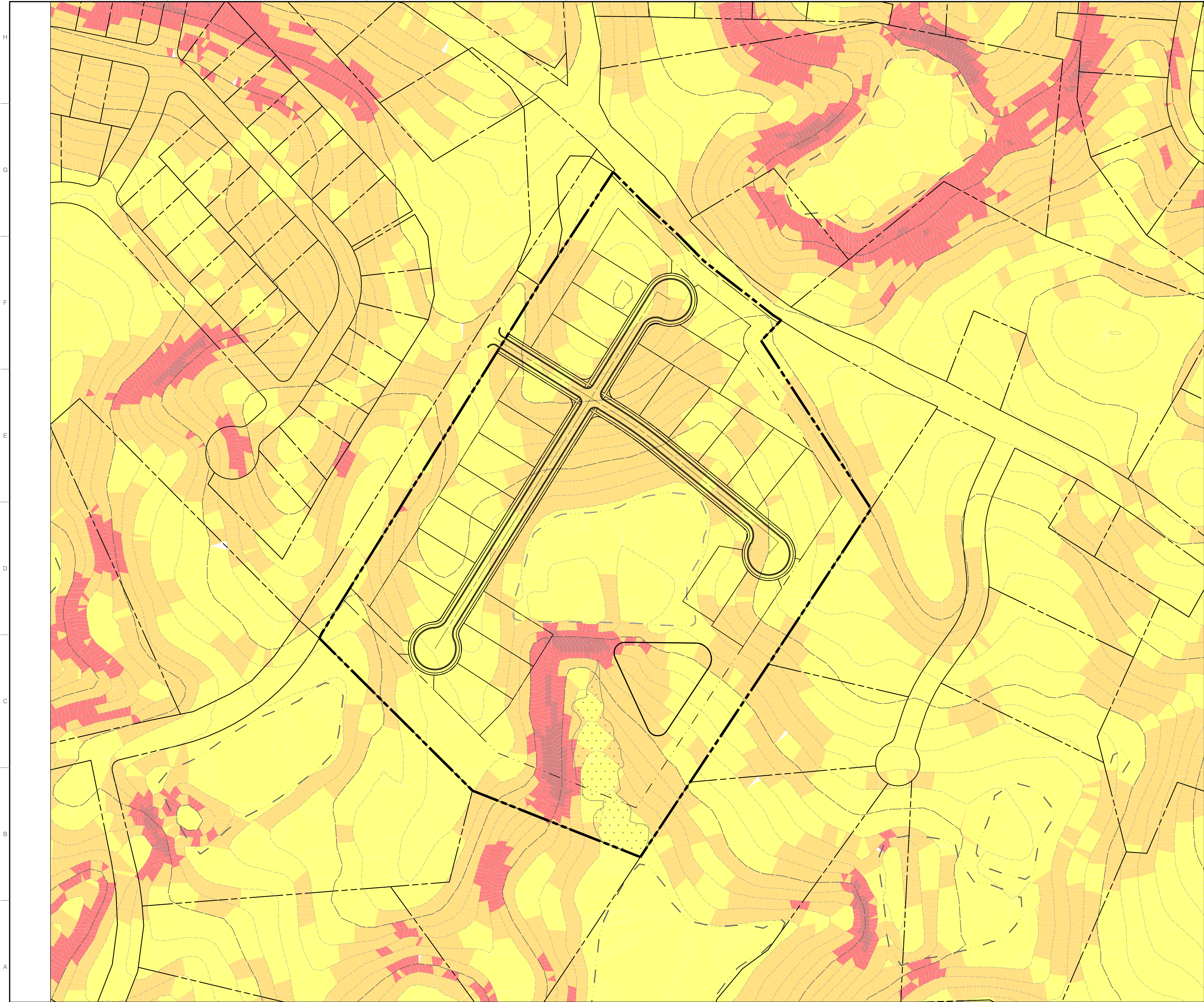
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SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	5.00%	Yellow
2	5.00%	10.00%	Orange
3	10.00%	15.00%	Red
4	15.00%	25.00%	Dark Red

DRAWING NO.:

SLOPE ANALYSIS

DATE:	MAY 14, 2026	DRAWN BY:	SRB
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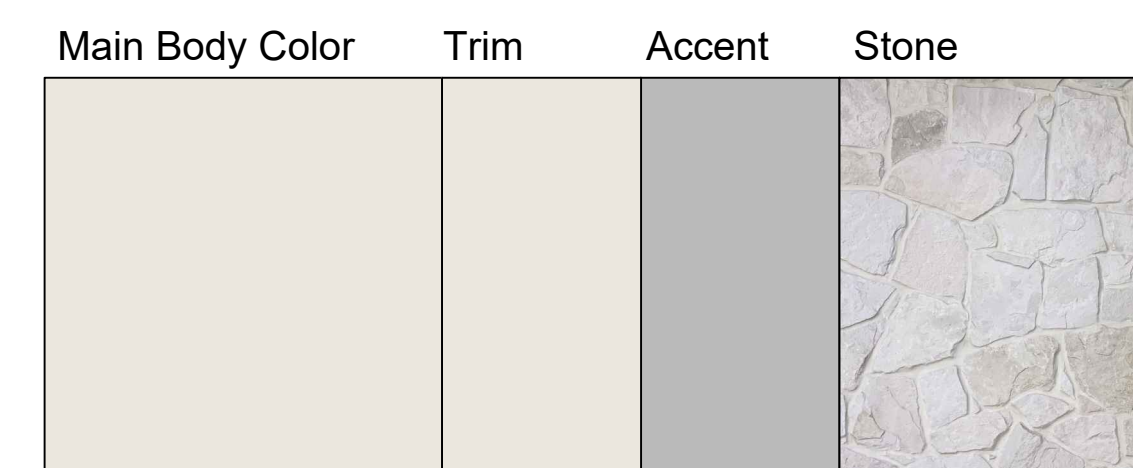
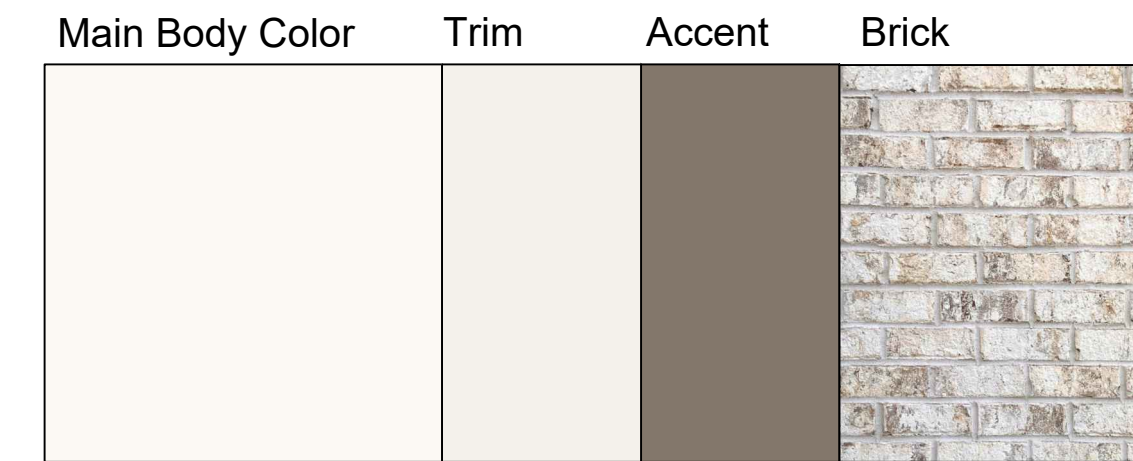
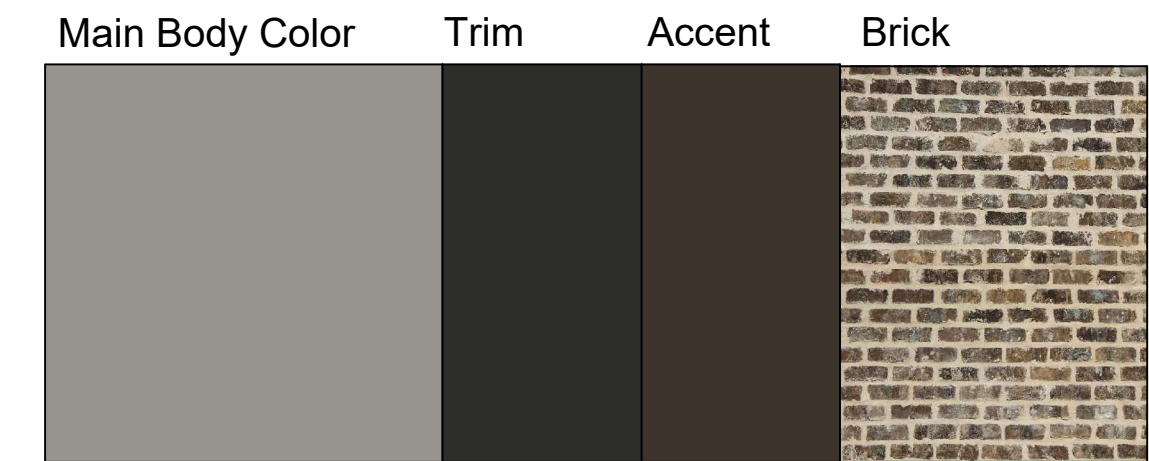
CEC Surveying and
Landscape Architects
of NC, PLLC

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
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SUBMITTAL RECORD

NO.	DATE	DESCRIPTION

RZ-08



3701 Arco Corporate Drive
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DATE:	MAY 14, 2026	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	357-020		

RZ-09

LETT PROPERTY

±123 AC = TOTAL SIZE OF DISTRICT

ZONING:

RESIDENTIAL ONLY (HD-RO)	
COMMERCIAL ONLY (HD-CO)	
CIVIC (HD-CIVIC)	
MIXED USE (HD-MU)	

[illegible]