



Village of Marvin

Application Number: CZ-2026-1

Application Date: 1-27-2026

APPLICATION FOR ZONING MAP AMENDMENT

Address of Subject Property:

1005 Meadowlark Lane

Applicant(s) Name: Jones Homes USA

Phone: 704.519.9686

Address of Applicant: 9717 Eagle Creek Center Blvd., Suite 200

FAX:

Orlando, FL

Zip
Code: 32832

Email: rkreisher@joneshomesusa.com

Owner(s) Name: Lett, Scott Frederick Trustee/Lett, Scott Edward Trust

Phone:

Address of Owner: 745 S Potter Rd.

FAX:

Monroe, NC

Zip
Code: 28110

Email:

Zoning Request Information

Current Zoning District R (Marvin)

Requested Zoning District RO-HD (Marvin)

Current Use of Land Residential

Surrounding Uses of Land Residential

Is it in a Flood Zone? No

Approval Permit Number

Comments

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)? no

If yes, list the previous application number(s):

Tax Parcel Numbers: 06225021

Acreage 24.15 Current Zoning Classification: R (Marvin)

Land Use Plan recommendation: Village Center - Commercial/Residential

Existing Use of the Subject Property: Residential

Existing Improvements on the Subject Property: Single family home/pond

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

To develop site with up to 29 single family detached residential units.

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.

Signature(s) of Petitioner(s)

STATE OF NC
COUNTY OF Union

Subscribed and sworn to before me this
21 day of January, 2026

Notary Public

Printed Name of Notary Public

My Commission expires:

04/08/2029

Signature(s) of Owner(s) (if different than petitioner)

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this
_____ day of _____, 20 _____

Notary Public

Printed Name of Notary Public

My Commission expires: _____

PENNY BENTON
Notary Public
Union Co., North Carolina
My Commission Expires April 8, 2029



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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).
- Public Involvement Meeting Notices





Village of Marvin

CONSENT FORM

The undersigned, Scott F. Lett, TIE, being the owner of the property commonly known as 1005 Meadowlark Lane, Waxhaw, NC 28173, hereby authorizes JCH HP, LLC to _____ petition for annexation or X file land development applications necessary for the aforementioned address.

This consent shall (check one):

____ Remain in effect until revoked by a written statement filed with the Village of
Marvin.

Remain in effect until _____

X Remain in effect until these land development applications are resolved.

Scot + F. Lett
Printed Name of Owner

Printed Name of Owner I. G.
Signature of Owner [Signature]

Printed Name of Owner

Signature of Owner

State of North Carolina,
County of Union

State of North Carolina,
County of _____

Subscribed and sworn to before me this
27 day of January, 2026

Subscribed and sworn to before me this
day of _____, 20____

Notary Public

Notary Public

Penny Benton
Printed Name of Notary Public

Printed Name of Notary Public

My commission expires: 04/08/2029

My commission expires: _____

PENNY BENTON
Notary Public
Union Co., North Carolina
My Commission Expires April 8, 2029

Enriched by nature