



Village of Marvin

Application Number: CZ-2026-2

Application Date: 02/10/2026

APPLICATION FOR ZONING MAP AMENDMENT

Address of Subject Property:

9509-9523 Marvin School Road, Marvin 28173

Applicant(s) Name: MANINDER SIDHU

Phone: 203 512 5596

Address of Applicant: 804 CARISBROOKE LN, WAXHAW

FAX: _____

Zip Code: 28173

Email: MSIDHU2084@GMAIL.COM

Owner(s) Name: MANINDER SIDHU

Phone: 203 512 5596

Address of Owner: 804 CARISBROOKE LN

FAX: _____

WAXHAW, NC

Zip Code: 28173

Email: MSIDHU2084@GMAIL.COM

Zoning Request Information

Current Zoning District R-R & SFR-1

Requested Zoning District SFR-2 CZ

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. YES

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: 06-204-007A, 06-204-007B, 06-204-007-C

Acreage 9.46 ACRE Current Zoning Classification: R-R AND SFR-1

Land Use Plan recommendation: _____

Existing Use of the Subject Property: RESIDENTIAL

Existing Improvements on the Subject Property: TWO HOMES

APPLICATION FOR ZONING MAP AMENDMENT – PAGE 2

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**



APPLICATION FOR ZONING MAP AMENDMENT – PAGE 2

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

See attached site plan.

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

Notary Public

Printed Name of Notary Public _____
My Commission expires: _____

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

STATE OF NORTH CAROLINA
COUNTY OF UNION
Subscribed and sworn to before me this 12th day of FEBRUARY, 20 25

Notary Public

Printed Name of Notary Public POULAMI DAS
My Commission expires: 04/23/2029



