



Village of Marvin

Application Number: CZ 2026-4Application Date: 03-04-26

APPLICATION FOR ZONING MAP AMENDMENT

Address of Subject Property:

10209 New Town RdApplicant(s) Name: Terrence W. Philbrick, Jr.Phone: 704.622.8473Address of Applicant: 10209 New Town Rd

FAX: _____

Marvin, NCZip
Code: 28173Email: tj@integritycg.netOwner(s) Name: Terrence W. Philbrick, Jr.Phone: 704.622.8473Address of Owner: 10209 New Town Rd

FAX: _____

Marvin, NCZip
Code: 28173Email: tj@integritycg.net

Zoning Request Information

Current Zoning District SFR-2Requested Zoning District MHD-CO-CZ

Current Use of Land _____

Surrounding Uses of Land _____

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: 06225003AAcreage 1.09 Current Zoning Classification: R-40Land Use Plan recommendation: Commercial MHDExisting Use of the Subject Property: ResidentialExisting Improvements on the Subject Property: 6800 square ft Building

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

Intend to convert occupancy from Residential (SFR-2) to Professional Offices (MHD). No intended footprint or significant elevation alterations.

The intended use will be for Engineering, Legal, Consulting, Mortgage Lending, Financial, and similar professional services.

Specify any specific ordinance(s), standard(s), condition(s), and/or regulation(s) sought to be modified. Attached additional pages or documentation if necessary.

The primary ordinance that we would seek DEVIATION from is the paved parking requirement. We intend to have the required paved ADA/Handicap parking, but desire delineated parking in a primarily gravel lot...fully marked or segmented with parking markers, and in compliance with required number of spaces and protected by wood fencing at perimeter.

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

Notary Public

Printed Name of Notary Public
My Commission expires: _____



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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

