



Village of Marvin

To: Property Owners Near or Adjacent to the Subject Property under Consideration for Rezoning

From: Hunter Nestor, Planning Director
Village of Marvin

Date: October 8, 2026

NEIGHBORHOOD MEETING NOTICE

You are being sent this notice because you are a property owner near or adjacent to the property under consideration for a conditional rezoning. In accordance with the Marvin Development Ordinance, all adjacent property owners within 1300 feet of the exterior boundaries of the proposed rezoning are to receive notification of the application. You are receiving this notification because your property is within 1300 feet of the exterior boundaries of the subject property being considered for rezoning.

Please note that Mr. Terrence W. Philbrick, Jr. has submitted a Conditional Rezoning Submittal to rezone his 1.09-acre property located at 10209 New Town Road, Marvin, NC 28173 (Parcel Number: 06225003A) from Single Family Residential (SFR-2) to Marvin Heritage District – Commercial Only – Conditional Zoning (MHD-CO-CZ). The applicant will hold a Neighborhood Meeting pertaining to his Rezoning Application on Wednesday, October 21st, beginning at 5:30 PM at Marvin Village Hall, located at 10006 Marvin School Road, Marvin, NC 28173 for the purpose of receiving public comment on the proposed rezoning.

Per 5.3 of the Marvin Development Ordinance, it is required that the applicant for a zoning map amendment (rezoning) meet with representatives and/or landowners of the neighborhood in which the property for which the proposed map amendment (rezoning) is located as authorized by G.S. 160D-602(e), with mailed notice to all property owners within 1,300 linear feet of the subject property at least ten (10) days before the meeting date.

LOCATION/TIME:

5:30 PM, Wednesday, October 21st, 2026, at Marvin Village Hall, 10006 Marvin School Rd, Marvin, NC 28173

PUBLIC MEETING AGENDA

- I. Welcome and Introductions
- II. Overview of Request
- III. Question and Answer Session

The proposed application has not undergone review and has not been endorsed nor approved by the Village Council.