



Village of Marvin

Application Number: _____

Application Date: _____

03/25/2025

APPLICATION FOR ZONING MAP AMENDMENT

Address of Subject Property: _____

9802 Rea RdApplicant(s) Name: Jones Homes USAPhone: 704-246-7034Address of Applicant: 406 Turtleback Ridge

FAX: _____

Weddington, NCZip
Code: 28104Email: rkreisher@joneshomesusa.comOwner(s) Name: RTS Investors II, LLCPhone: 704-321-1000Address of Owner: 10815 Sikes Place, Suite 300

FAX: _____

Charlotte NCZip
Code: 28277Email: david@raleymiller.com

Zoning Request Information

Current Zoning District Union County B2 PUD6Requested Zoning District MU-2 - CZCurrent Use of Land VacantSurrounding Uses of Land Residential NeighborhoodIs 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. _____☐ Consent Form
AttachedWas this property the subject of any previous application (yes or no)? yes

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

Tax Parcel Numbers: 06198002AAcreage 28.11 Current Zoning Classification: Union County B2 PUD6Land Use Plan recommendation: NAExisting Use of the Subject Property: VacantExisting Improvements on the Subject Property: NA

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

Mixed use development - see attached development standards

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

NA

Oath: The above information, to my knowledge and belief, is true and correct.

Jones Homes USA

By: Robert Kreisher, Vice President


Signature(s) of Petitioner(s)

STATE OF North Carolina

COUNTY OF Mecklenburg

Subscribed and sworn to before me this

25th day of March, 2025



Notary Public

Melody A. Graham

Printed Name of Notary Public

My Commission expires: June 30, 2025

RTS Investors II, LLC

By: Raley Miller Properties, Inc., Its Manager

By: David S. Miller, Chief Executive Officer

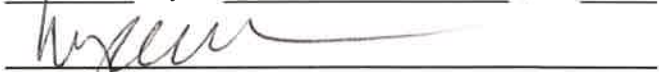

Signature(s) of Owner(s) (if different than petitioner)

STATE OF North Carolina

COUNTY OF Mecklenburg

Subscribed and sworn to before me this

25th day of March, 2025



Notary Public

Melody A. Graham

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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

