

NOTICE TO INTERESTED PARTIES OF AN ANNEXATION & REZONING PETITION

Subject: CZ-2025-2
Petitioner/Developer: Jones Homes USA and Raley Miller (owner)
Current Land Use: Vacant
Existing Zoning: Union County - B-2 CZ (Business, 2, Conditional)
Rezoning Requested: Village of Marvin - MU-2 CZ (Mixed-Use, 2, Conditional)
Proposed Use: Mixed residential and commercial

Date and Time of Meeting: **Monday, March 31, 2025, at 6:00 PM**

Location of Meeting: ***Weddington Swim & Racquet Club
4315 Matthews-Weddington Road
Matthews, NC 28104***

Meeting Registration: ***Please send an email to CommunityMeeting@mvalaw.com to register to attend the meeting and reference petition: Jones-Marvin.***

Date of Notice: 3/18/2025

Moore & Van Allen is assisting Jones Homes USA (the "Petitioner") on a request to annex and rezone an approximately 28.11-acre site located at 9802 Rea Road at the intersection with Tom Short Road (the "Site") from B-2 CZ to the MU-2 CZ zoning district. The request is to allow the Site to be developed with a mixed-use development. Access to the site will be from various access points along Rea Road and one from Tom Short Road.

The Petitioner will hold a required **Neighborhood Meeting** to discuss this rezoning proposal with nearby property owners. 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.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held on Monday, March 31, 2025, at 6:00 p.m. The location for the meeting is the Weddington Swim & Racquet Club, 4315 Matthews-Weddington Road, Matthews, North Carolina, 28104.

Please send an email to CommunityMeeting@mvalaw.com by March 28th to register to attend the Community Meeting and reference petition: Jones-Marvin. Please note that while registration is not required to attend, we encourage those interested to register in advance as the venue has limited seating.

Representatives of the Petitioner look forward to discussing this annexation and rezoning proposal with you at the Neighborhood Meeting. Thank you.

cc: Hunter Nestor, Marvin Planning & Zoning Director
Scott Stearns, Jones Homes USA
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

Site location:

