

**JONES HOMES USA**  
**Owner: Raley Miller**

**MARVIN COMMONS  
ANNEXATION AND  
REZONING  
CZ-2025-2**

**Community Meeting**

**March 31, 2025  
6:00 p.m.**



# DEVELOPMENT TEAM

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**JONES**  
HOMES USA™



**RALEY MILLER**  
PROPERTIES

DEVELOPMENT TEAM



Civil & Environmental  
Consultants, Inc.

DESIGN



ROBERT JOHNSON  
architects

ARCHITECTURE  
TEAM



**Moore & Van Allen**

LAND USE



**Kimley»Horn**

TRAFFIC

# WHY WE ARE HERE TONIGHT: CONDITIONAL ZONING BENEFITS

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## *We are requesting a conditional zoning:*

- Conceptual site plan/ Certainty on layout
- Defined relationship between adjacent properties
- Open space benefits
- Certainty on buffers and setbacks
- Commitment to amenity areas
- Community engagement



# AERIAL SITE CONTEXT



Site is located at the northwest corner of Rea and Tom Short Rd.

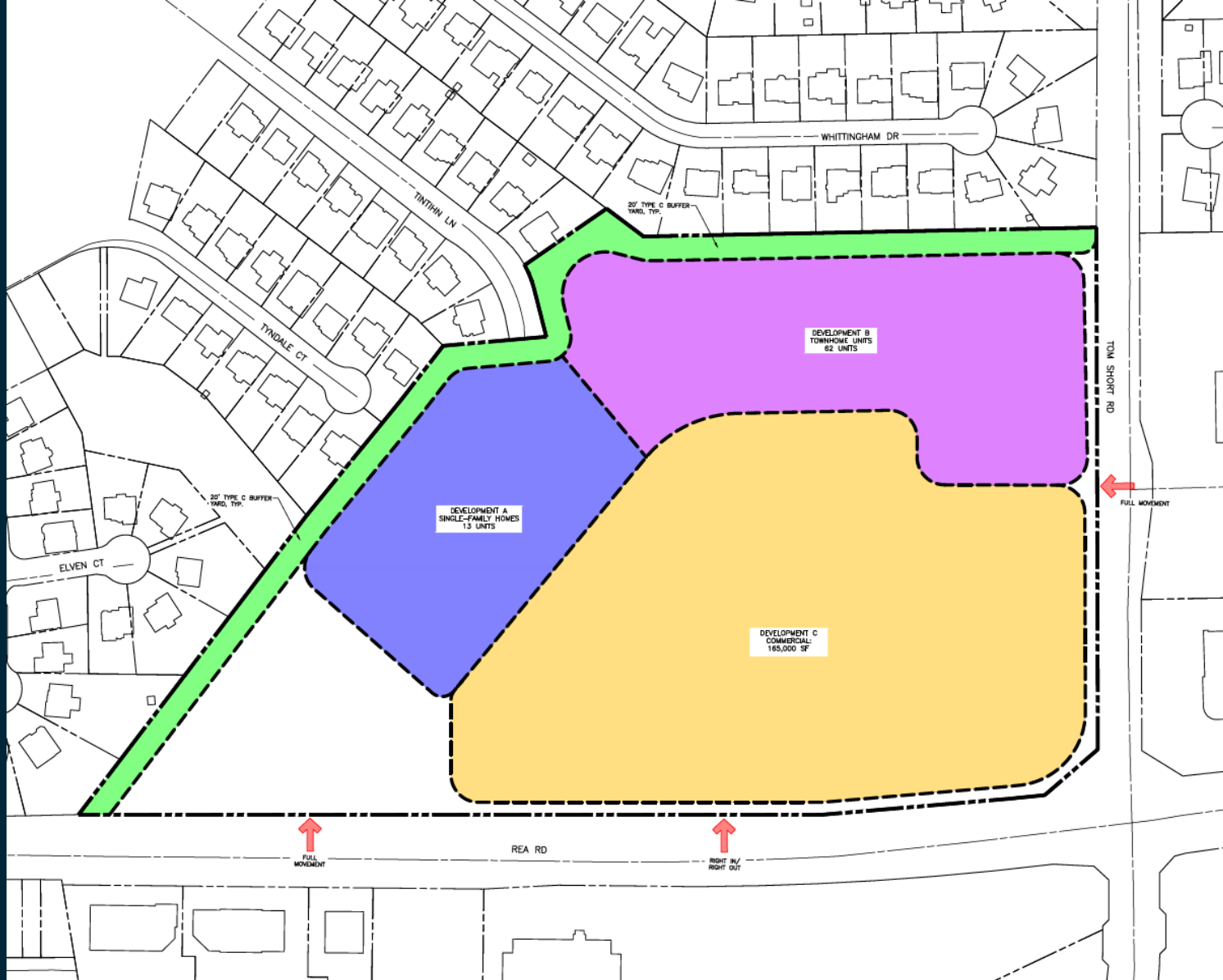


# SITE LOCATION & EXISTING ZONING



- Site is zoned B2 (PUD6) within Union County
- Proposed zoning is MU-2 CZ (Mixed Use 2 Conditional Zoning)

# PROPOSED DEVELOPMENT AREAS





# EXAMPLE CONCEPTUAL SITE PLAN 1

## SITE DEVELOPMENT SUMMARY

PIN: 06198002A +/- 28.112 ACRES

TOTAL COMMERCIAL AREA +/- 165,000 SF

EXISTING ZONING: B-2 (CZ)

PROPOSED ZONING: TBD

PROPOSED USE: MIXED-USE

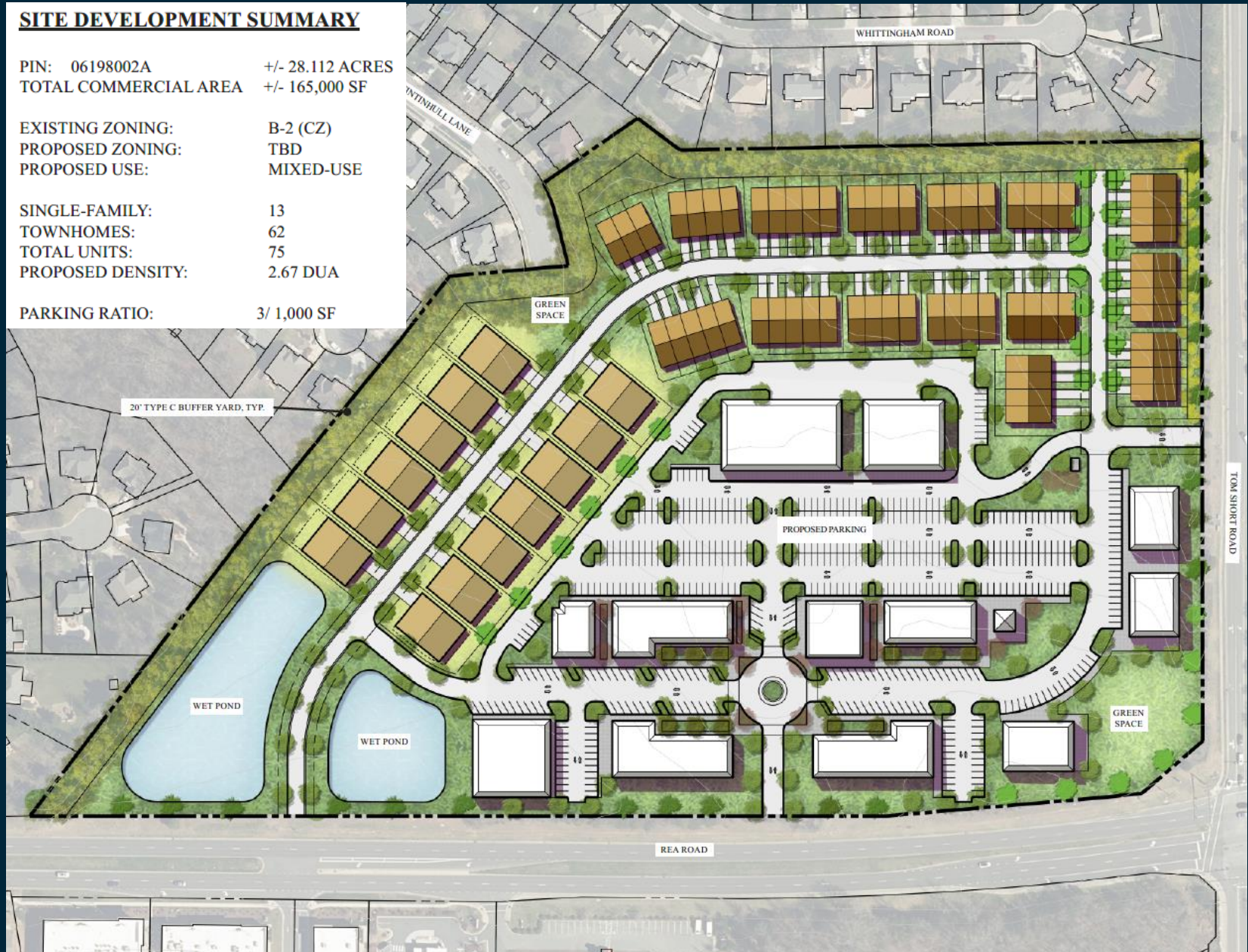
SINGLE-FAMILY: 13

TOWNHOMES: 62

TOTAL UNITS: 75

PROPOSED DENSITY: 2.67 DUA

PARKING RATIO: 3/ 1,000 SF





# EXAMPLE CONCEPTUAL SITE PLAN 2

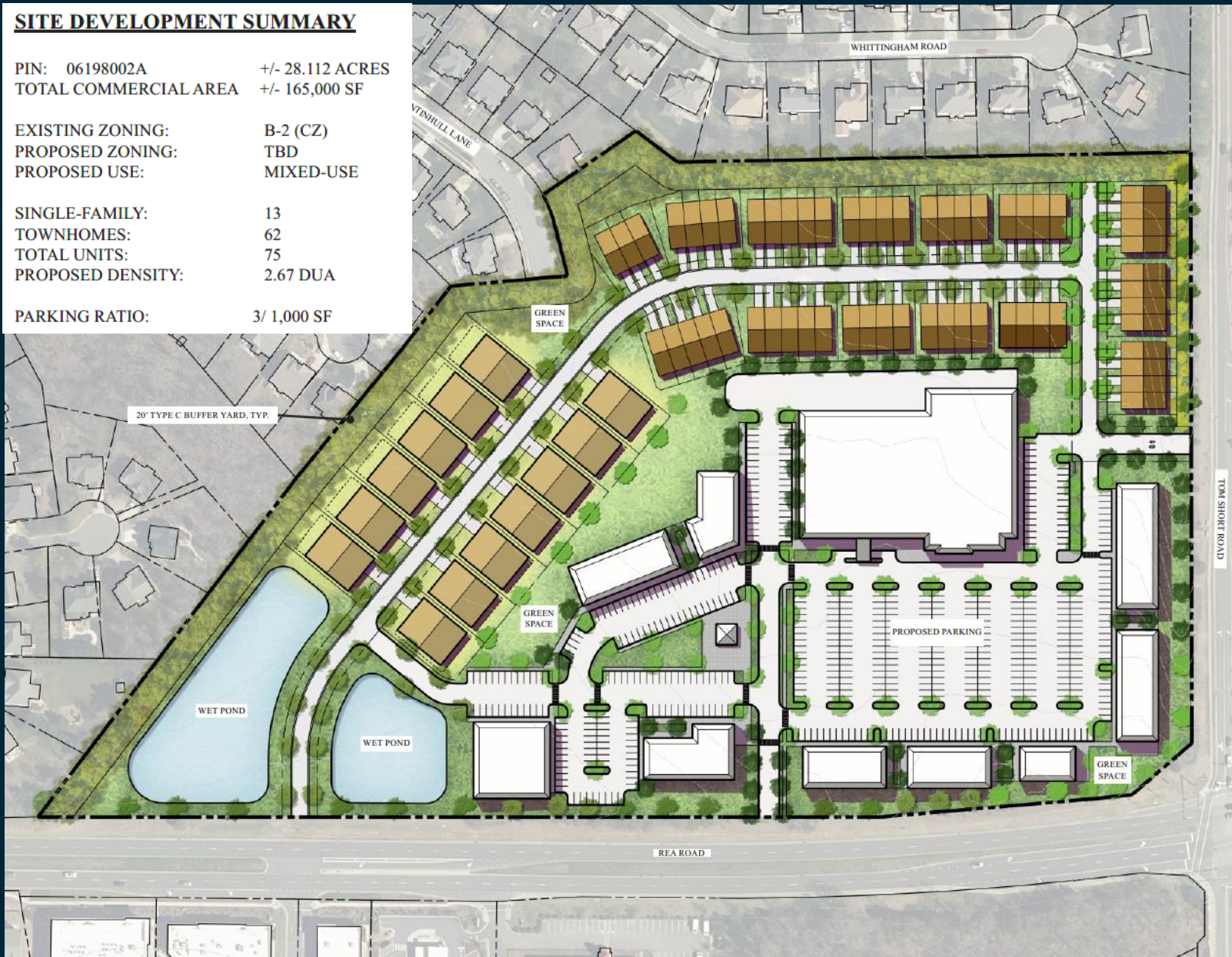
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# CONCEPTUAL RESIDENTIAL ELEVATIONS



# CONCEPTUAL COMMERCIAL ELEVATIONS



ONE-STORY EXAMPLE



TWO-STORY EXAMPLE



# PRECEDENT IMAGERY



# PRECEDENT IMAGERY





# PRECEDENT IMAGERY

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# LIFESTYLE



COMMUNITY



SHOPPING



EVENTS



DINING





# THE VISION



# UPDATED PLAN BENEFITS

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- Residential adjacent to residential
- Overall decreased intensity of development
- Reduction in commercial square footage
- Lower trip/traffic generation



# TENTATIVE REZONING SCHEDULE:

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- **COMMUNITY MEETING:** March 31
- **PLANNING BOARD:** April 15 – May 20
- **VILLAGE COUNCIL  
PUBLIC HEARING/ DECISION:** June 10 - July 8

THANK YOU