



## Village of Marvin

To: Enquirer Journal Classified Legal Dept, [ejlegalads@gmail.com](mailto:ejlegalads@gmail.com)

From: Austin W. Yow, Village Clerk & Assistant to the Manager  
Village of Marvin

Date: May 23, 2023

Please send email confirmation and invoice to: [clerk@marvinnc.gov](mailto:clerk@marvinnc.gov) upon receipt. Mail affidavit to: Village of Marvin, Village Clerk, 10006 Marvin School Road, Marvin, NC 28173. Please publish the notice below in your legal section on Saturday, May 27 & Saturday, June 3, 2023.

### **PUBLIC INFORMATION MEETING NOTICE**

Please note that Zepsa Capital, LLC will hold their second Public Information Meeting pertaining to their Conditional Rezoning Submittal for 9908 New Town Road, Marvin, NC 28173. One session for the public information meeting will be held on Tuesday, June 6 from 4-7pm at Marvin Village Hall (10006 Marvin School Road) for the purpose of receiving public comment on a conditional rezoning of 1.5 acres from Residential (R) to Marvin Heritage District Commercial Only (HD-CO).

**RE:** Rezoning of 1.5 acres located at **9908 New Town Rd., Marvin, NC 28173** from Residential (R) to Marvin Heritage District Commercial Only (HD-CO) by Applicant, Zepsa Capital, LLC for principal uses to include uses allowed by right or with a special use permit in the HD-CO zoning district. Applicant is proposing a commercial “village” consisting of 4 buildings totaling 22,500 SF.

#### **LOCATION/TIME:**

4:00 pm-7:00 pm, Tuesday, June 6th, 2023 Marvin Village Hall, 10006 Marvin School Road, Marvin, NC 28173

#### **PUBLIC MEETING AGENDA**

Although a brief introduction will be made at the beginning of the Meeting, it will be conducted “drop-in” style as an opportunity for attendees to meet one on one with the applicant and its development team to learn more about specific aspects of the Project, ask questions, and provide feedback.

- I. Welcome and Introductions
- II. Brief Overview of Project and Any Changes
- III. Meeting with Applicant Zepsa Capital, LLC and Development Team representatives to discuss various topics including Site Plan, Building Elevations, Connectivity, Utilities, Traffic, Uses, Phasing, Village Master Plan, and Zoning Compliance.

#### **Rezoning Schedule:**

- A. Planning Board Recommendation June 20, 2023\*
- B. Public Hearing/ Council Decision July 11, 2023\*

\* The Schedule above represents the earliest dates for consideration of this Application and are subject to change as the Application moves through the rezoning process. Please check the Village of Marvin website or contact the Planning & Zoning Director at (704) 843-1680 to confirm correct meeting dates and times.

R. Susanne Todd  
Johnston, Allison & Hord, P.A.  
1065 E, Morehead Street  
Charlotte NC 28204  
704.998.2306

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