



Village of Marvin

To: Enquirer Journal Classified Legal Dept. ejlegalads@gmail.com

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

Date: June 26, 2025

Please send email confirmation and invoice to: clerk@marvinnc.gov upon receipt. Mail Affidavit to: Village of Marvin, Village Clerk, 10006 Marvin School Road, Marvin, NC 28173.

Please publish the following notice in your legal section on **Saturday, June 28 & Saturday, July 5, 2025.**

PUBLIC HEARING NOTICE

Please take notice that the Marvin Village Council has called for public hearings to be held on Tuesday, July 8, 2025, at 6pm at Marvin Village Hall, 10006 Marvin School Road, Marvin, NC for the purpose of receiving public comment on the following:

1. *To consider a development agreement and conditional zoning map amendment to rezone the approximately 3.022-acre property located at 10018 Marvin School Road, Marvin, NC 28173 (Parcel Number: 06225012) from Rural Residential (RR) to Heritage District Commercial Only (HD-CO), submitted by ROMS Investments, LLC.*

The proposed uses on the property are commercial uses allowed in the HD-CO zoning district (except for uses excluded in the development agreement) and as set forth in the master plan attached to the development agreement. A copy of the proposed development agreement may be obtained at Marvin Village Hall, 10006 Marvin School Road, Marvin, NC.

2. *To consider the annexation of Parcel 06198002A (9802 Rea Road, owned by RTS Investors II, LLC), requested by petition filed pursuant to NCGS §160A-58.1.*

BEGINNING AT A FOUND #5 REBAR IN THE NORTHERLY R/W MARGIN OF REA ROAD EXTENSION (S.R. # 1306, PUBLIC R/W WIDTH VARIES, DEED BOOK 1061, PAGE 517 OF THE UNION COUNTY REGISTER OF DEEDS), SAID PROPERTY CORNER BEING THE SOUTHWESTERLY CORNER OF LOT 276 OF SOMERSET PHASE 2, MAP 10 (PLAT CABINET F, PAGE 761); THENCE WITH SOUTHERLY LINES OF LOTS 276 AND 277 S86-14-12E 300.34 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 281; THENCE ALONG THE SOUTHERLY LINE OF LOT 281 S86-13-22E 107.62 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 282; THENCE ALONG SOUTHERLY LINE OF LOT 282 S86-15-12E 99.26 FEET TO A FOUND #4 REBAR; THENCE ALONG THE COMMON OPEN SPACE OF SOMERSET PHASE 2, MAP 6 (PLAT CABINET F, PAGE 615), AND LOTS 299 AND 300 (PLAT CABINET F, PAGE 615) S86-14-16E 458.90 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 331 OF SOMERSET PHASE 2 MAP 2 (PLAT CABINET F, PAGE 286); THENCE ALONG THE SOUTHERLY LINE OF LOT 331 AND THE SOUTHERLY R/W MARGIN OF TINTINHULL LANE (60' PUBLIC R/W) S40-33-50E 165.57 FEET TO A FOUND #4 REBAR IN THE EASTERLY R/W MARGIN OF TINTINHULL LANE; THENCE ALONG THE EASTERLY R/W MARGIN OF TINTINHULL LANE A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 280.00' AND LENGTH OF 109.95 FEET (CHORD BEARING AND DISTANCE OF N41-21-44E 109.24 FEET) TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 332; THENCE ALONG THE SOUTHERLY LINE OF LOT 332 S65-51-02E 175.48 FEET TO A FOUND REBAR AT A FENCE, BEING IN THE WESTERLY LINE OF LOT 356 OF SOMERSET PHASE 2 MAP 9 (PLAT CABINET G, PAGE 615); THENCE ALONG THE WESTERLY LINE OF LOT 356 S04-10-39W 64.19 FEET TO FOUND #4 REBAR; THENCE CONTINUING ALONG THE WESTERLY LINES OF LOTS 356 THROUGH 364 S34-25-20E 744.71 FEET TO A FOUND #4 REBAR IN THE NORTHWESTERLY R/W MARGIN OF TOM SHORT ROAD (S.R. #2902, PUBLIC R/W WIDTH VARIES, PLAT CABINET I, PAGE 638); THENCE ALONG THE NORTHWESTERLY R/W MARGIN OF TOM SHORT ROAD S56-22-22W 846.75 FEET TO A FOUND #4 REBAR IN THE NORTHERLY R/W MARGIN OF REA ROAD; THENCE ALONG THE NORTHERLY R/W MARGIN OF REA ROAD THE FOLLOWING 6 CALLS:

1. N74-08-18W 113.70 FEET TO A DOT R/W DISK
2. N45-16-45W 114.27 FEET TO A FOUND DOT R/W DISK;
3. A CIRCULAR CURVE TO RIGHT WITH A RADIUS OF 4855.59 FEET AND ARC LENGTH OF 470.19 FEET (CHORD BEARING AND DISTANCE OF N36-53-31W 470.01 FEET) TO A FOUND DOT R/W DISK;
4. N33-14-07W 225.23 FEET TO A FOUND #4 REBAR;
5. N32-47-44W 4.94 FEET TO A FOUND #4 REBAR;
6. N32-47-44W 768.85 FEET TO A FOUND #5 REBAR, BEING THE POINT AND PLACE OF BEGINNING, CONTAINS 1,225,949 SQ. FT. OR 28.112 ACRES.



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3. *To consider a development agreement and conditional zoning map amendment to rezone the approximately 28.112-acre property located at 9802 Rea Road, Marvin, NC 28173 (Parcel Number 06198002A), submitted by RTS Investors II, LLC.*

The proposed uses on the property are residential and commercial uses allowed in the MU-2 zoning district (except for uses excluded in the development agreement) and as set forth in the master plan attached to the development agreement. A copy of the proposed development agreement may be obtained at Marvin Village Hall, 10006 Marvin School Road, Marvin, NC.

Austin W. Yow
Clerk, Village of Marvin

Posted: June 28 & July 5, 2025