



Village of Marvin

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

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

Date: April 5, 2023

Please send email confirmation and invoice to: clerk@marvinncc.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, April 8 & Saturday, April 15, 2023.

PUBLIC INFORMATION MEETING NOTICE

Please note that Zepa Capital, LLC will hold their first Public Information Meeting pertaining to their Conditional Rezoning Submittal for 9908 New Town Road, Marvin, NC 28173. Two sessions for the public information meeting will be held on Wednesday, April 19 from 3-5pm and 6-8pm 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).

LOCATION/TIMES:

PIM Session#1: 3:00-5:00 pm, Wednesday, April 19, 2023 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173

PIM Session #2: 6:00-8:00 pm, Wednesday, April 19, 2023 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173

PUBLIC MEETING AGENDA

- 1. WELCOME AND INTRODUCTIONS:**
 - a. Zepa Capital, LLC (Developer) Peter Zepa; Brian Zepa; Ed Zepa
 - b. Tom West; Civil Engineer/West Engineering
 - c. Robert Perrotti; Architectural Designer; Zepa Industries
 - d. Susanne Todd, Attorney, Johnston, Allison & Hord

- 2. HERITAGE DISTRICT SMALL AREA PLAN**
 - a. Overview
 - b. Current Zoning
 - c. Desired Future Land Uses

- 3. PROPERTY**
 - a. History
 - b. Existing Conditions
 - c. Project Vision

- 4. SKETCH PLAN**
 - a. Overview of Project Scope
 - b. Sketch Plan Layout
 - c. Building Elevations

- 5. PROJECT SCHEDULE**
 - a. Public Hearing/ Village Council Approval
 - b. Permitting of Construction Plans
 - c. Project Phasing



Village of Marvin

6. OPEN DISCUSSION/QUESTIONS

PARTICIPANTS

1. Peter Zepa,
2. Brian Zepa.
3. Ed Zepa
4. Tom West
5. Susanne Todd

Susanne Todd
Partner/ Land Use Attorney
Johnston, Allison & Hord, P.A.
1065 E. Morehead St.
Charlotte, NC 28204