



VILLAGE OF MARVIN

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VILLAGE COUNCIL AND PLANNING BOARD SPECIAL MEETING MINUTES

October 14, 2019 – 7:30 pm

Banks Fellowship Hall, 10012 New Town Road

Joint Meeting

AGENDA ITEM

TIME STAMP: 0:05

1. Call to Order

Mayor Pollino called the meeting to order at 7:30 p.m.

Council Members Present: Mayor Pollino, Mayor Pro Tem Dispenziere, Councilwoman Vandenberg, and Councilwoman Shkut

Council Members Absent: Councilman Epps

Staff Present:

Ms. Christina Amos, Administrator

Ms. Barbie Blackwell, Clerk

Mr. Rohit Ammanamanchi, Senior Planner/Zoning Administrator

Mr. Chaplin Spencer, Attorney

Planning Board:

Chairman Jones called the meeting to order at 7:35 p.m.

Planning Board Members Present: John Jones, Mark Petersen, Michael Lavelle, Kelly Cates, Tom Traub, Chris Smith and Paul Cappiello

Planning Board Members Absent: No members were absent.

TIME STAMP: 1:17

2. Adoption of the Agenda

MOTION-1: Councilwoman Shkut made motion to adopt the agenda as presented for Council.

VOTE-1: The motion passed with a vote of 3-0.

MOTION-2: Mr. Petersen made motion to adopt the agenda as presented.

VOTE-2: The motion passed with unanimous vote of Planning Board.

TIME STAMP: 2:22

3. Public Comments

Mayor Pollino reminded visitors that public comments were limited to 3-minutes and asked them to state their name and address. He introduced Mr. Chaplin Spencer, Village Attorney and the representatives from Land Design.

Mr. Chaplin Spencer, Village Attorney, explained the steps in the rezoning process as an informal meeting to gather more information on the potential rezoning application #19-12296. He stated that no action of Council or Planning Board would be taking place.

Mr. Mark Kimme, LandDesign, Inc., the landscape architect for the project, he introduced the following representatives working on the project: Ralph Klout, Engineer with LandDesign, Laura Reid, Traffic Consultant with Kimley-Horn and Mr. Ashok Patel, Owner/Developer. Mr. Kimme explained the developer's intent for the site.

General Project Description:

The Owner intends to develop 50,000 square feet of retail and office space on 9.42 Acres of land at the corner of Providence Road South

and Bonds Grove Church Road. There are two-large 10,000 square feet buildings are proposed to be two-stories in height and may contain a mixture of retail and office space. Two additional outparcels of 5,000 square feet each are proposed at the southeastern corner of the site. The buildings have been sited adjacent to the perimeter rights of way to maximize the distance between the proposed buildings and adjacent residential zoning and provide adequate visibility to future business from Providence Road South. Access to the site is proposed in two locations: (1) is proposed at the northeastern corner of the site and will be a right in/right out access only from Providence Road South; (2) is proposed as a full movement intersection at the southwestern corner of the site along Bonds Grove Church Road. They propose a 100-foot buffer along the Courtyards of Marvin development and a 70-foot landscape buffer along the back edge of the property including supplemental vegetation to increase the buffer for the adjacent residential and proposed development. Parking would be 1 space for every 200 square feet of proposed retail office which totals approximately 250 spaces. They showed exiting drainage in the middle of the property and they proposed two dry detention ponds (sand filter) to collect the runoff water, treat it and release it at a rate equal to or less currently on the site.

Residents shared their comments regarding the proposed rezoning project:

Diane DeMacio, 2053 Belle Grove Drive, Marvin, NC, provided her written statement to the Clerk.

Michelle Shivers, 2038 Belle Grove Drive, Marvin, NC, she expressed that she is not opposed of the rezoning but she was opposed of the uncertainty of development deadlines. She also expressed her concerns regarding traffic congestion and the impacts it would have to residents in Providence Road West area.

Stacy Koenky, 8300 Cornerbrook Place, Marvin, NC, she expressed her concerns regarding the developments appearance and what it would attract, traffic congestion and the impacts it would have for the area. She shared pictures of nearby restaurants and their outside appearance.

Wendy Magee-Hagen, 1401 Morning Mist Court, Marvin, NC, she expressed her concerns regarding the proposed rezoning, traffic congestion and the impacts it would have to residents in the area and the drainage on the proposed site.

Alex Elmes, 1409 Morning Mist Court, Marvin, NC, he expressed his concerns regarding the drainage on the site and the impacts it has on him and his neighbors, the traffic congestion and that nothing should happen until a traffic light is installed. The community does not support the development.

Doug Englebauch, 1226 Restoration Drive, Marvin, NC, he expressed his concerns regarding home values, noise, lighting, foot traffic, drainage runoff and who is responsible for any damage to the Courtyards of Marvin's ponds, and what is the Village of Marvin's benefit for the development.

Bob Marcolese, 9904 Heritage Oak Lane, Marvin, NC, candidate for the Village of Marvin, he stated his attendance was to listen, he expressed that he was aware of national preservation and experience with opposition of retail centers.

Kimley-Horn presented the Traffic Impact Analysis for the site. *(See the attached TIA is hereby incorporated as reference into these minutes.)*

TIME STAMP: 50:09

4. Discuss Application #19-12296 Rezoning to Commercial Corridor-Conditional District

The Council and Planning Board discussed the rezoning application at length.

The Council recommended that future applicants exercise the option to have an informal meeting with Council.

ADJOURNMENT

TIME STAMP: 2:32:24

MOTION-1: Mr. Petersen adjourned the Planning Board Joint Meeting with Council at 10:07 p.m.

VOTE-1: The motion passed with a unanimous vote.

MOTION-2: Mayor Pollino adjourned the Council Joint Meeting with Planning Board at 10:07 p.m.

VOTE-2: The motion passed with a vote of 3-0.

DRAFT