



Village of Marvin

2019 COMMUNITY SURVEY REPORT

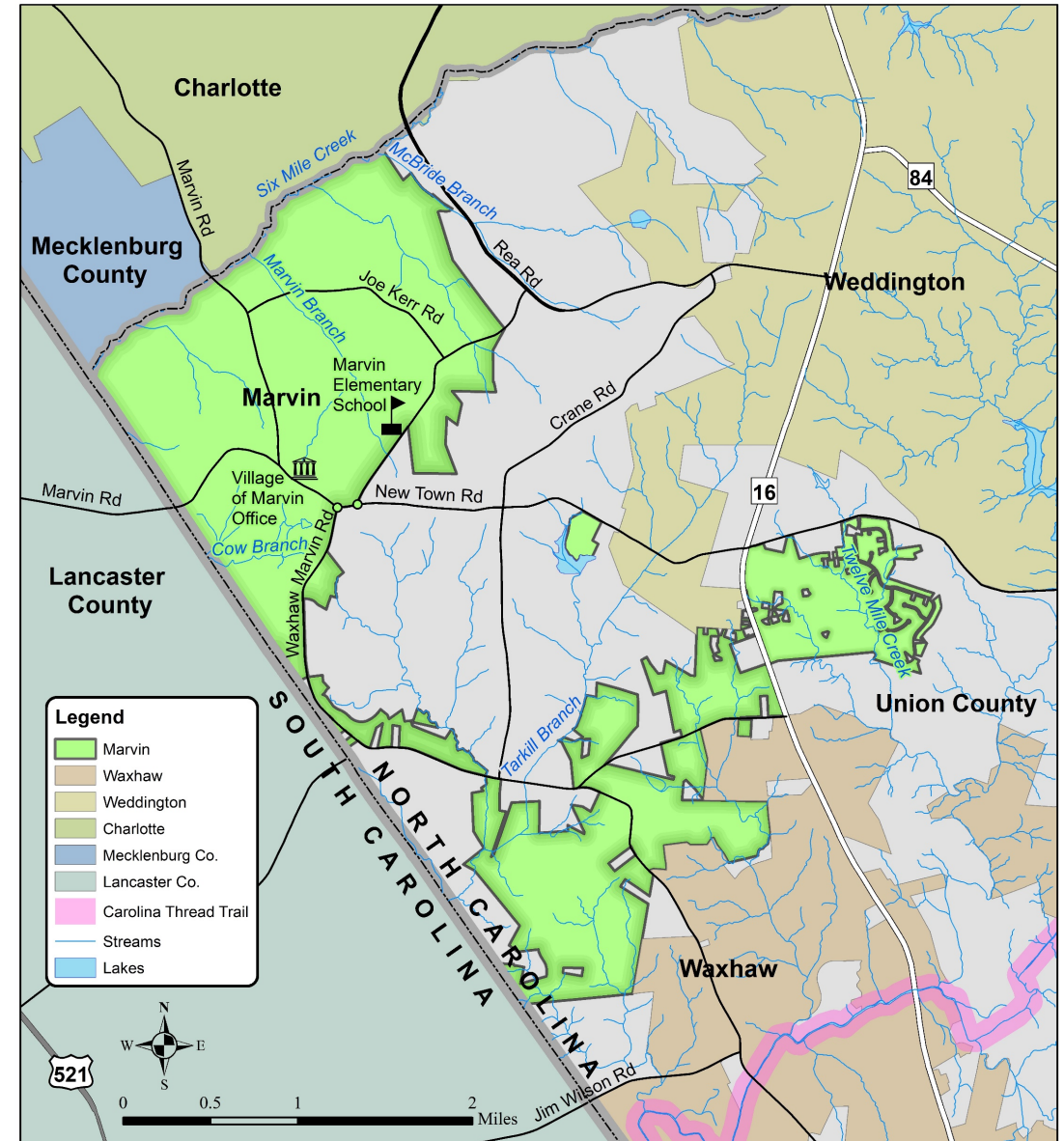
OCTOBER 30, 2019

Table of Contents

3	Background
4	Survey Objectives
5	Survey Methodology
7	Detailed Findings
42	Appendix

Background

- The Village of Marvin is updating its Comprehensive Land Use Plan.
- To understand their residents needs and desires for the community's future, the Village of Marvin conducted a community survey of property owners to understand preferences towards future growth and investment.
- The Community Survey was conducted in the Village of Marvin's municipal limits.



Survey Objectives

- The *2019 Community Survey* is an opportunity for the Village of Marvin's staff, and appointed and elected officials to gain a better understanding of the resident's preferences for future development, growth, and community investment in the Village of Marvin.
- Survey objectives:
 - Gain a better understanding of resident's preference and support for future residential and commercial development patterns.
 - Gain a better understanding of resident's preference and support for future community investments in services and facilities.

Survey Methodology (1 of 2)

- Property owners in the Village of Marvin's municipal limits were interviewed via an online survey and paper survey available at Village Hall.
- Property owner respondents were identified by the Village of Marvin using the Union County Tax Office information. The survey was limited to one survey per property owner. Postcards were mailed to 1,812 property owners. Each postcard had a unique household code for a single access to the online survey. Household codes could only be used once.
- 333 Property Owners completed the community survey
- Fielding for the community survey occurred between September 7 and October 7, 2019.

Survey Methodology (2 of 2)

Questionnaire Flow & Topics

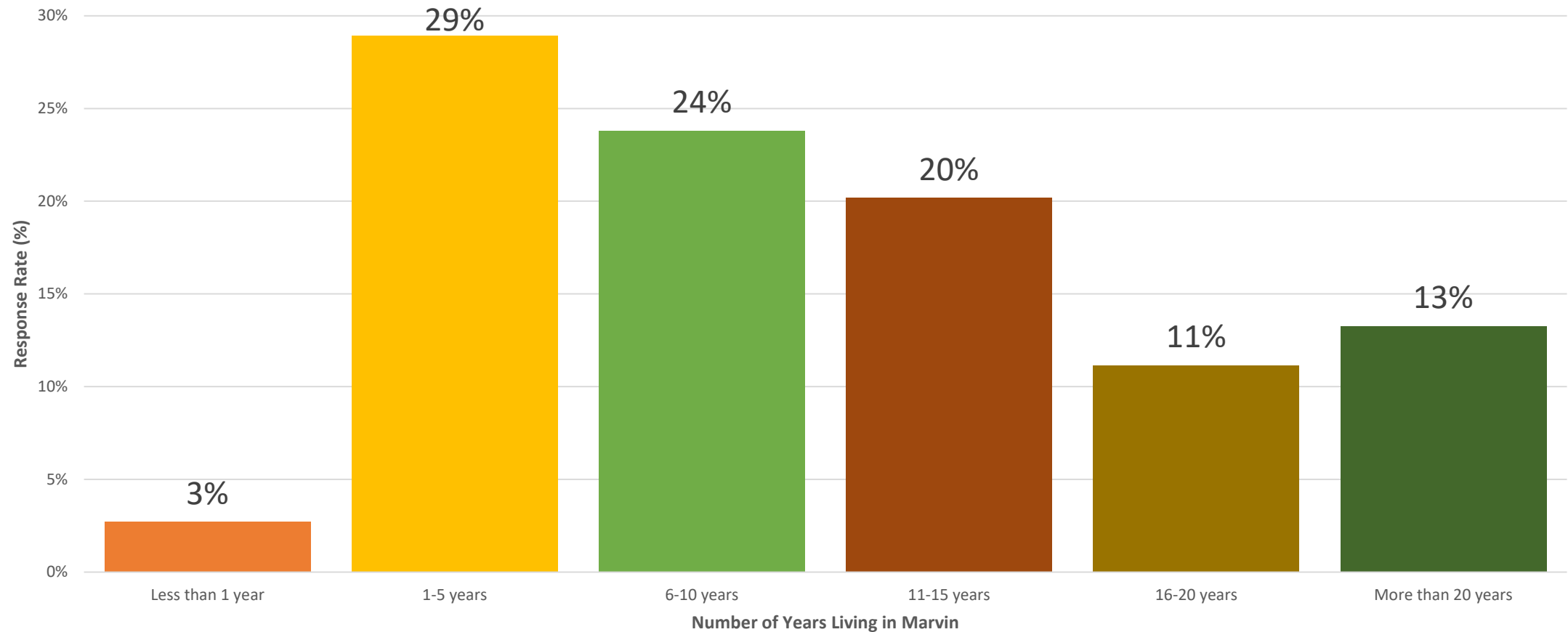


Detailed Findings



Household and Demographics

Overall, the majority of households have resided in Marvin 10 years or less.

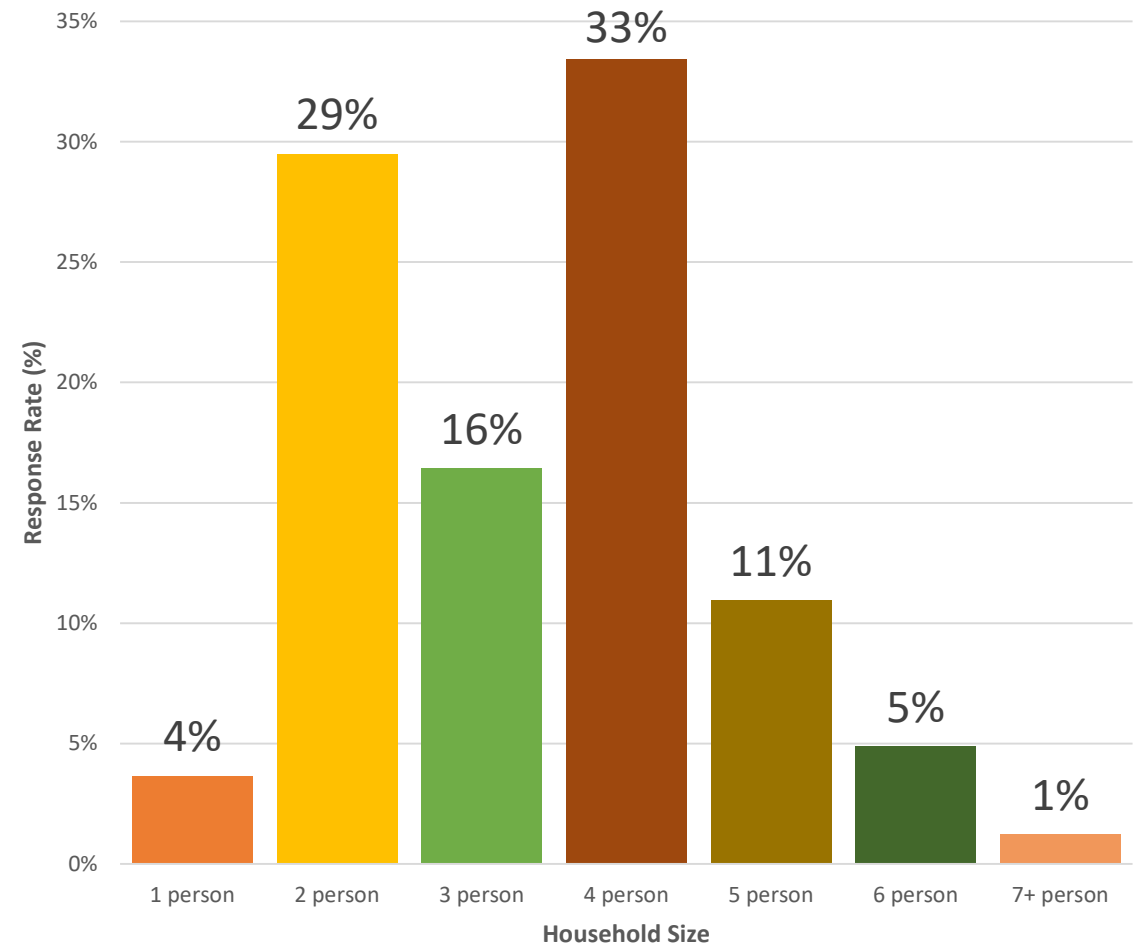


Base: Total Respondents: n=332

Q1: How many years have you lived in Marvin?

Household Characteristics

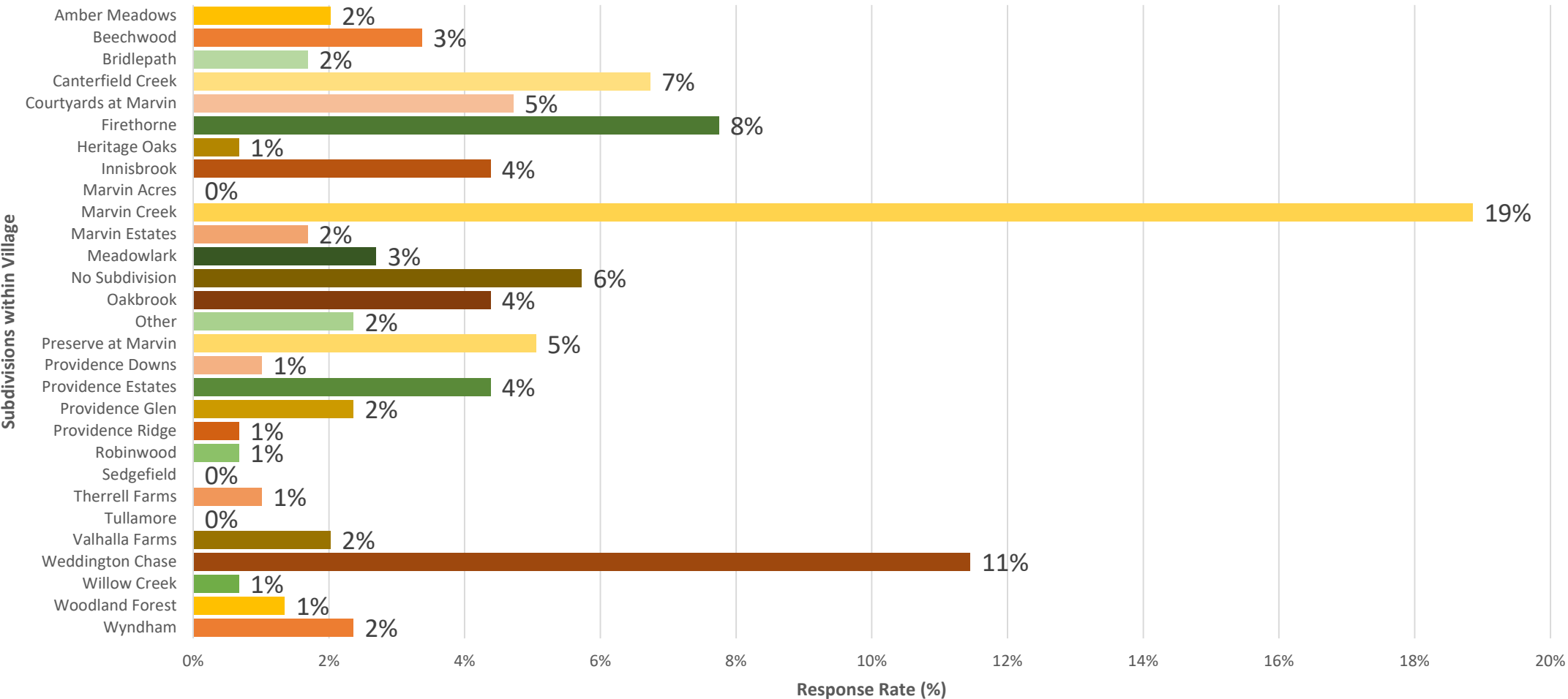
- 33% of households are 4 persons
- 29% of households are 2 persons
- 59% of households have children 19 and under
- 38% of households have at least one household member over 60



Base: Total Respondents: n=329

Q2: Including yourself, please tell us how many people reside in your household in each of the following age groups: (0-9, 10-19, 19-29, 30-39, 40-49, 50-59, 60-69, 70+)

Subdivision Participation by Households

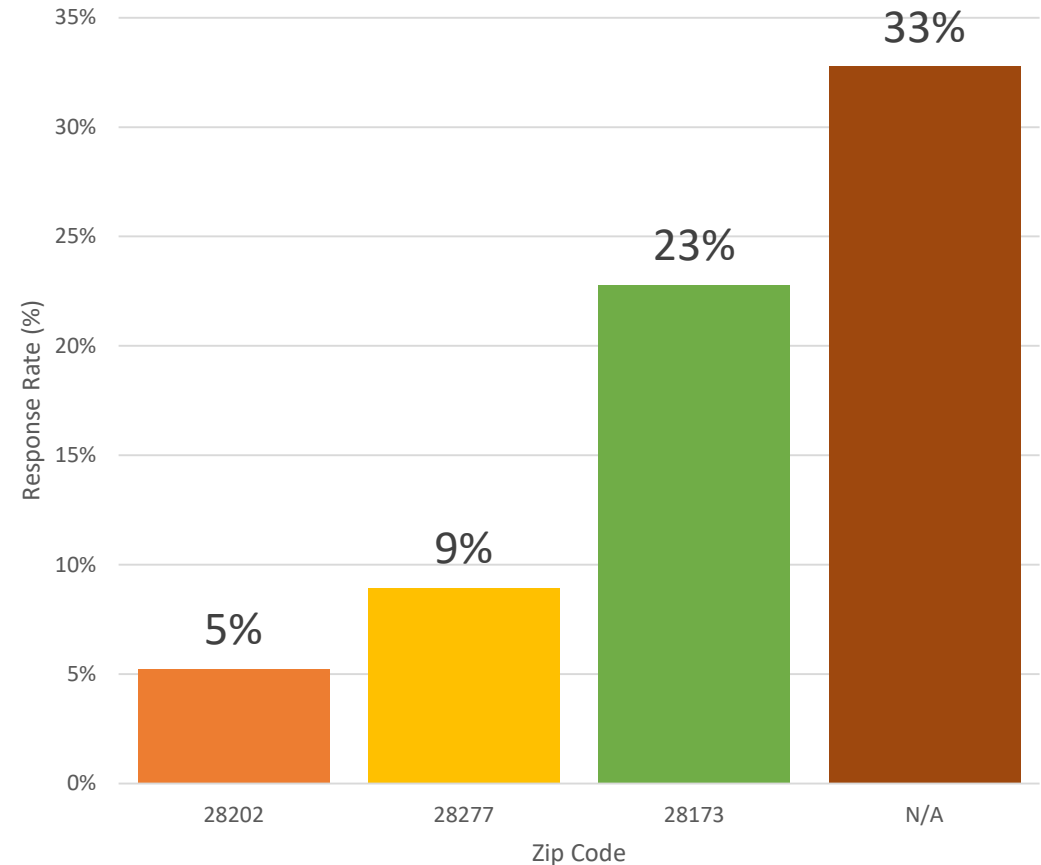


Base: Total Respondents: n=297

Q3: In what subdivision do you reside? Please write the name of the subdivision below. If your home is not in a subdivision, please write "No Subdivision."

Household Employment Zip Codes

- 33% of responses are “N/A” representing individuals that are retired or not in the workforce.
- 23% of respondents are employed in the 28173-zip code which is the southwestern portion of Union County.
- 9% of respondents are employed in the 28277-zip code which is the Ballantyne area of Charlotte



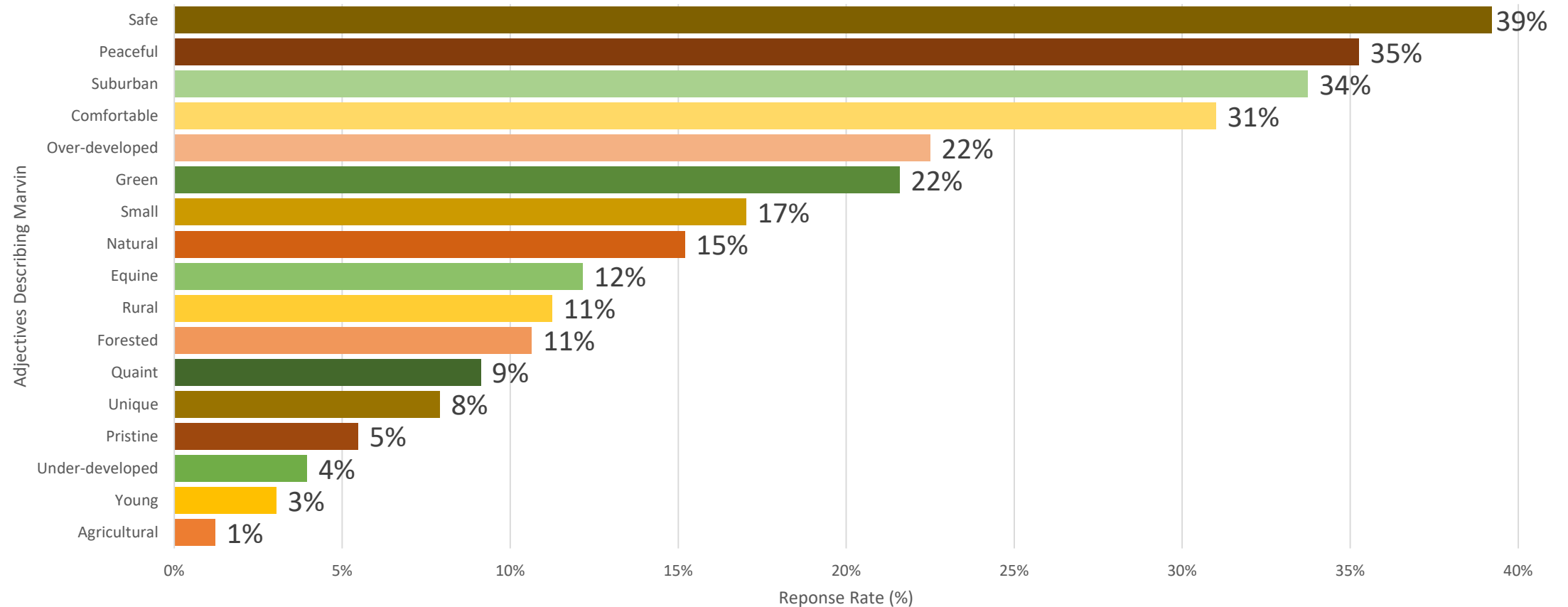
Base: Total Respondents: n=315 Mentions 5% or more are reported

Q4: In what ZIP code is your primary place of employment located? (If none, write N/A) Question asked for respondents and spouse’s zip code.



Community Character

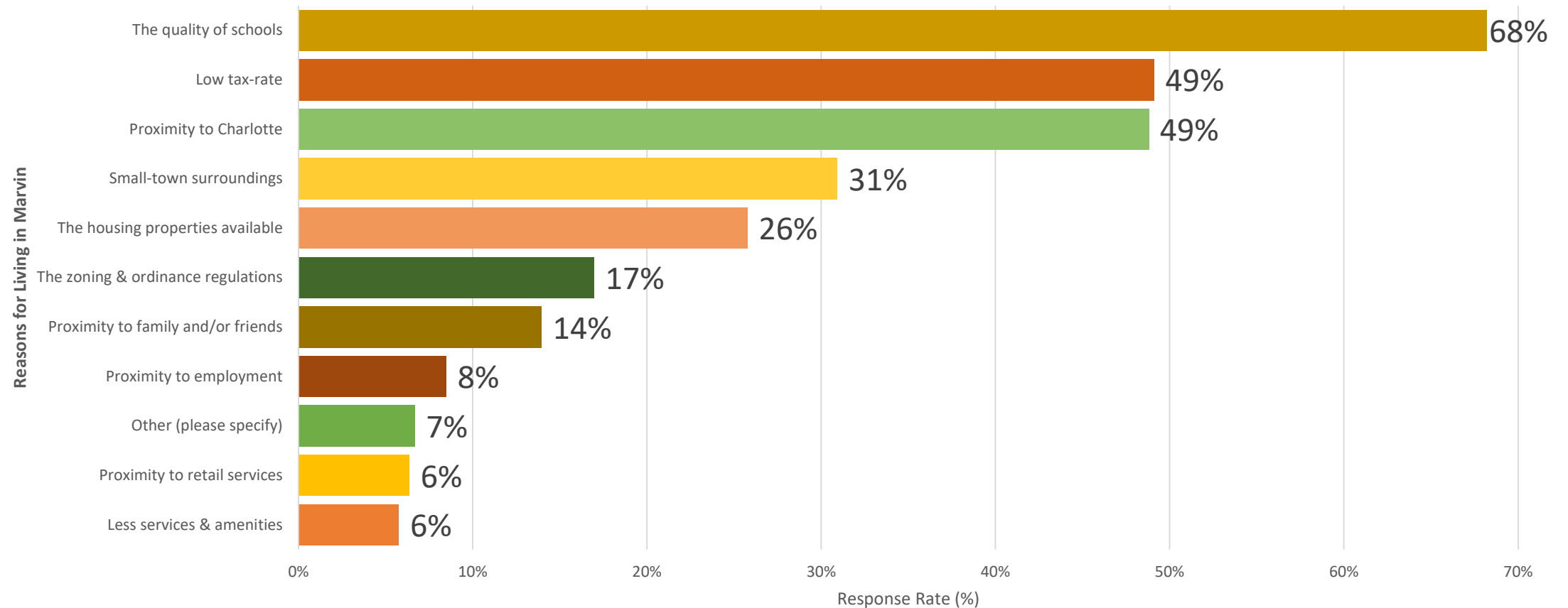
Safe, Peaceful, and Suburban are the top three adjectives that respondents felt best describe Marvin.



Base: Total Respondents: n=329

Q5: What adjectives do you feel best describes the Village of Marvin? (select the three answers you feel are most important)

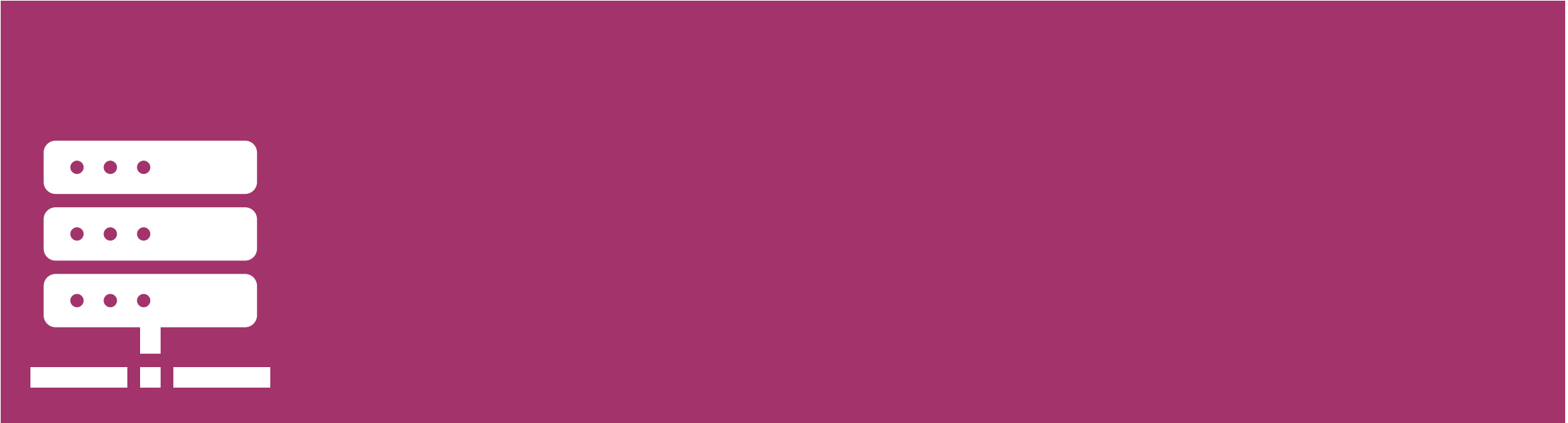
Schools, low tax-rate, proximity to Charlotte, and small-town surroundings are the top three reasons that respondents choose to live in Marvin.



Base: Total Respondents: n=330

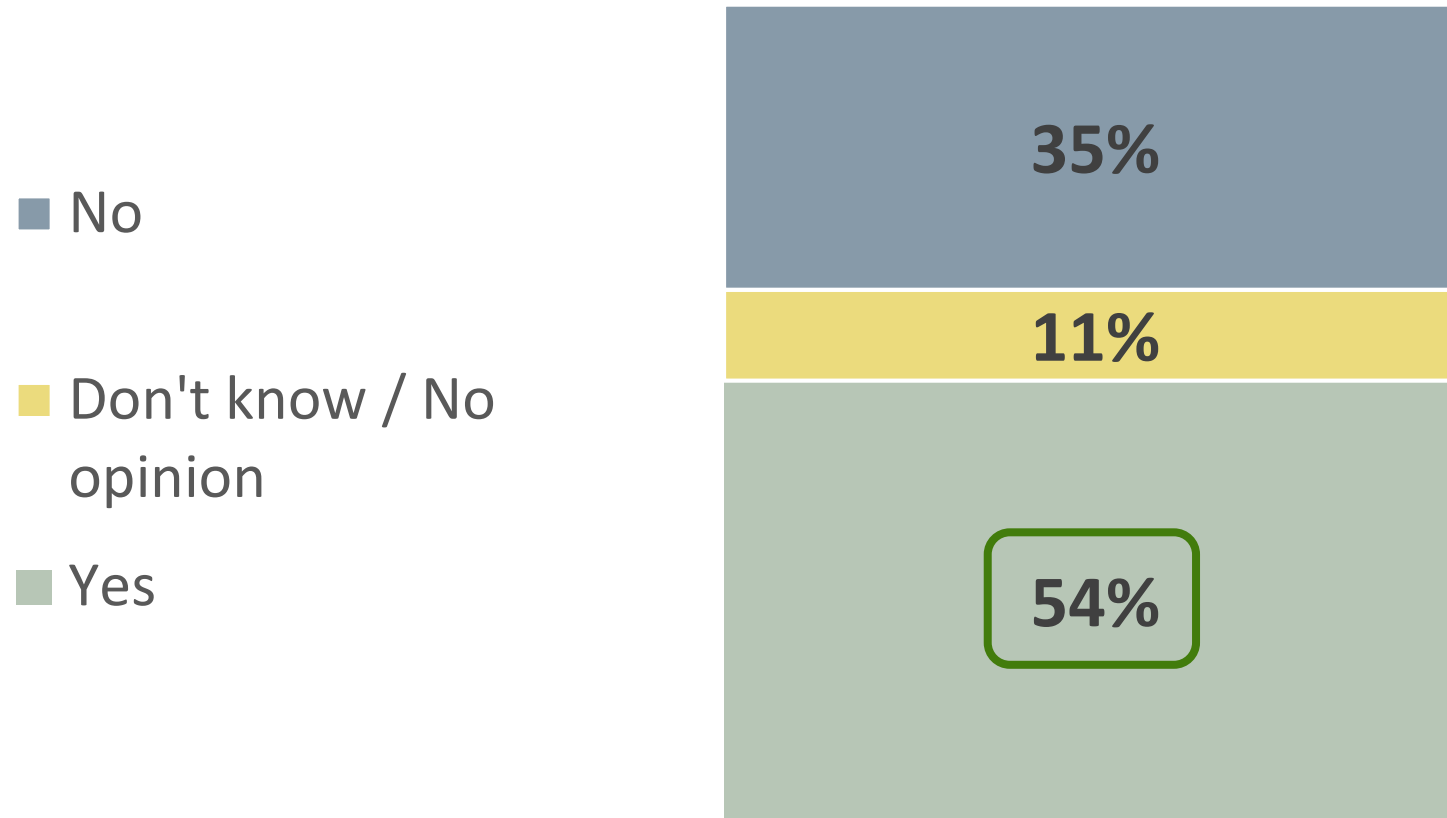
Q6: What are some of your reasons for living in the Village of Marvin? (select the three answers you feel are most important)

Village of Marvin - 2019 Community Survey



Village Center District

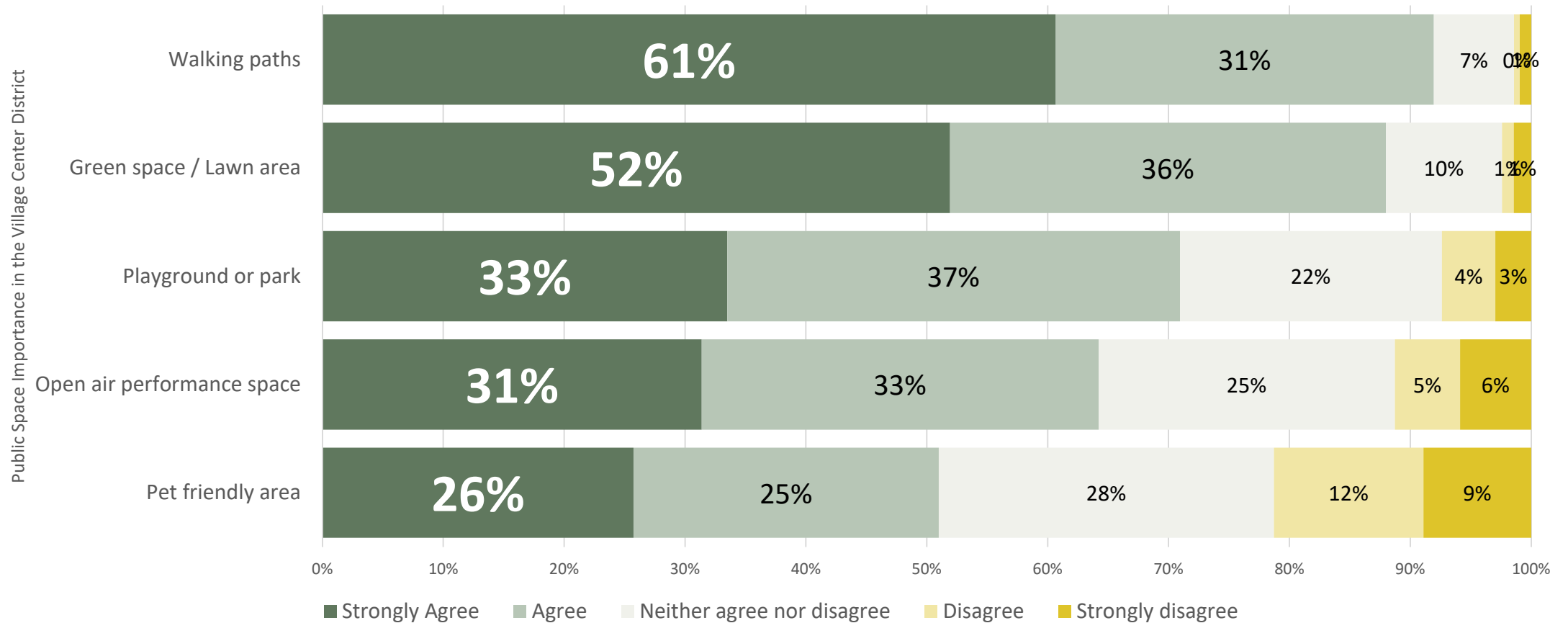
The majority of respondents support the development of a Village Center District.



Base: Total Respondents: n=332 Respondents that selected "Yes" or "Don't know / No opinion" were asked Q8 & Q9.

Q7: Do you support the development of a Village Center District, which would be located on New Town Road between Marvin Road and Marvin School Road?

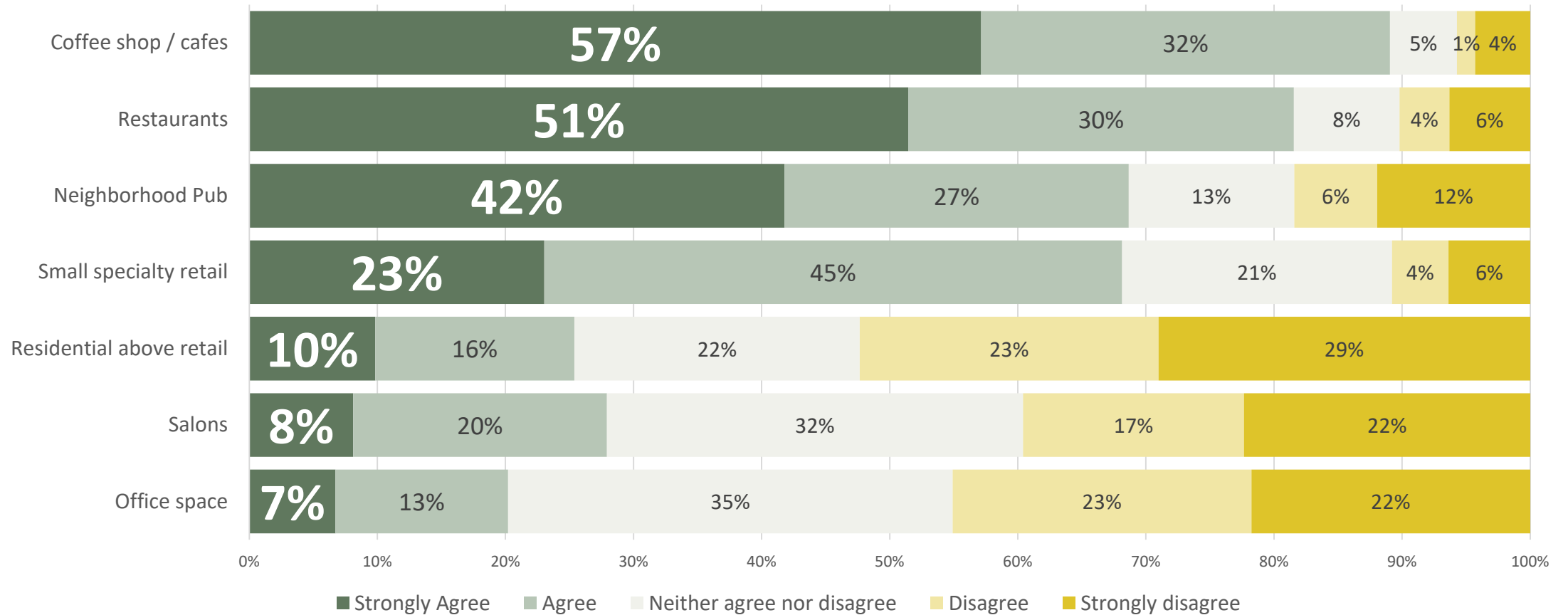
There is a strong preference for public spaces such as walking paths, and green space / lawn areas in the Village Center District.



Base: Total Respondents: n=211 Respondents that selected "Yes" or "Don't know / No opinion" on Q7 were asked Q8 & Q9.

Q8: In the Village Center District, these public spaces would be the most important to you:

There is a preference for small-scale businesses, such as coffee shop / cafes and restaurants, in the Village Center District.



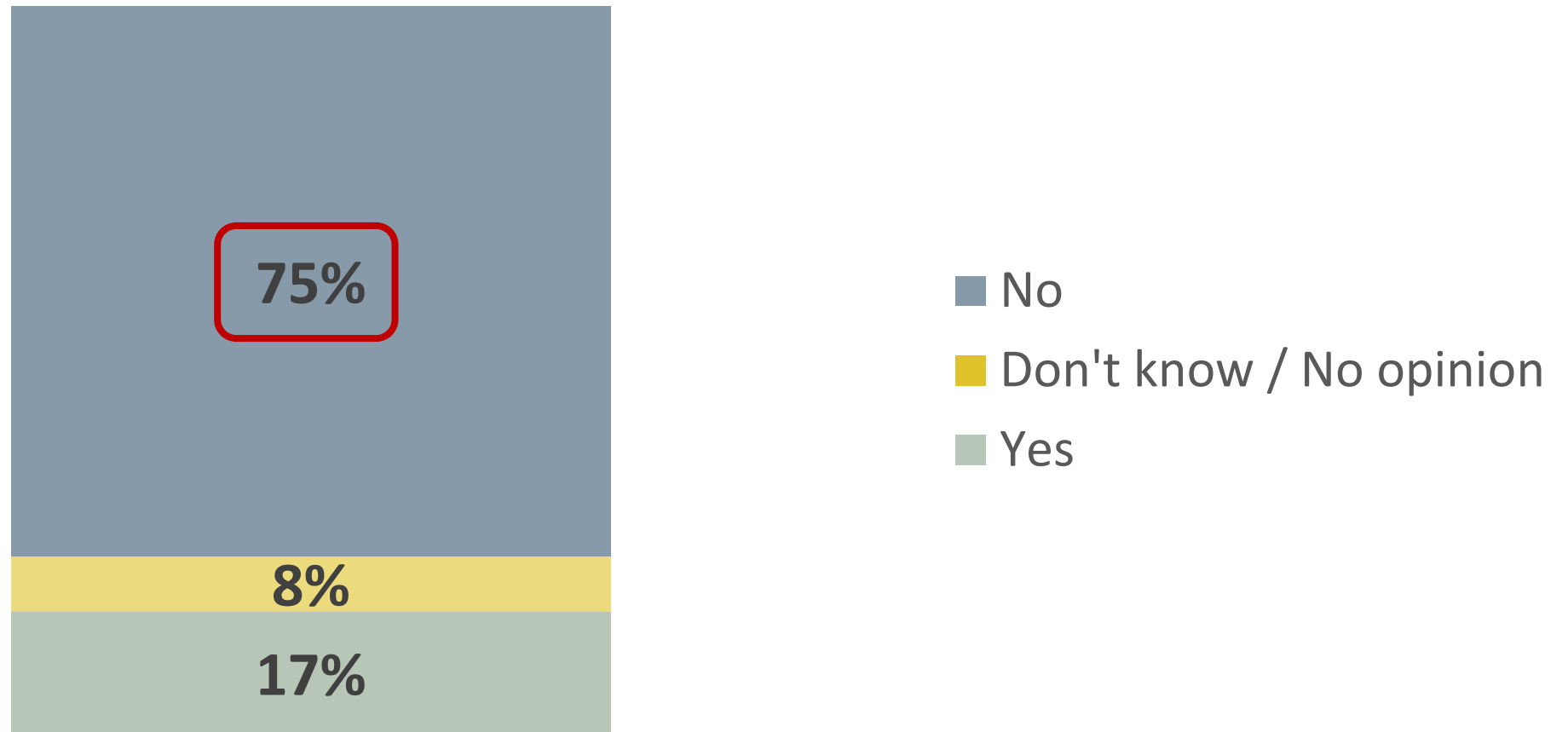
Base: Total Respondents: n=206 Respondents that selected "Yes" or "Don't know / No opinion" on Q7 were asked Q8 & Q9.

Q9: In the Village Center District, these small-scale businesses would be most important to you:



Commercial Development (Outside of Village Center District)

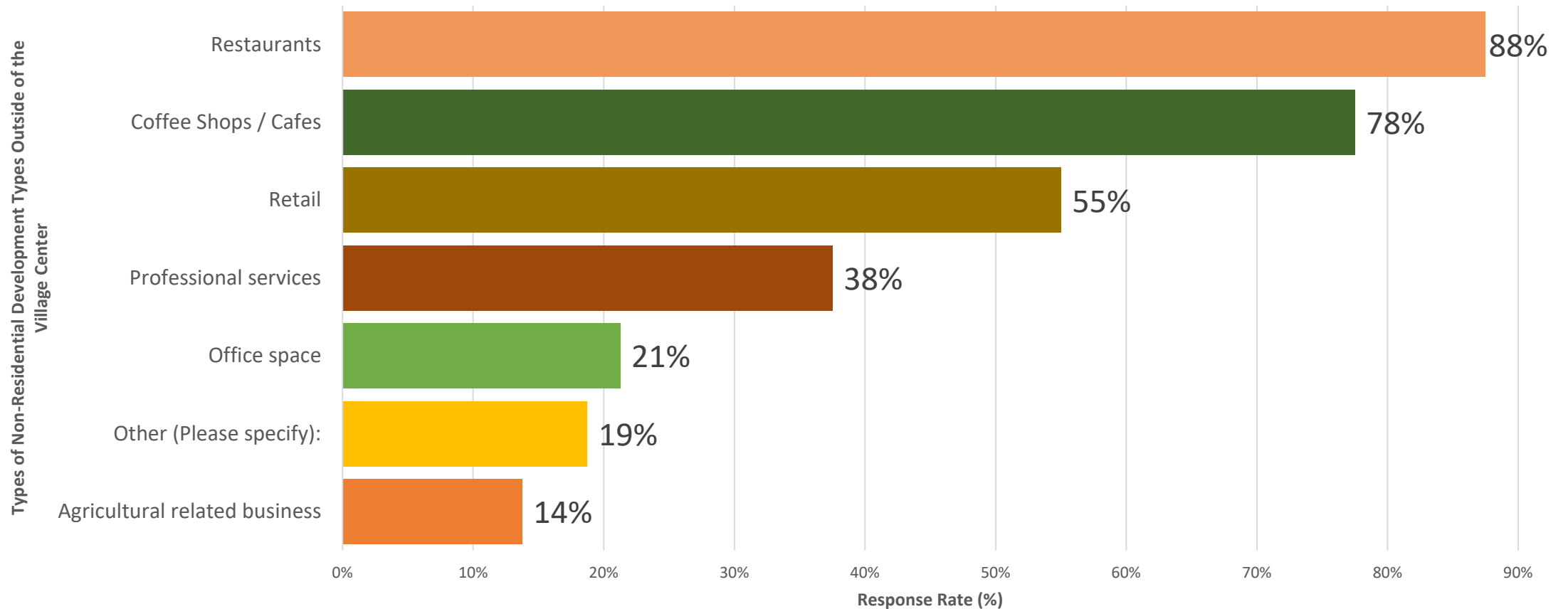
The majority of respondents do not want to see commercial development in Marvin outside of the Village Center District.



Base: Total Respondents: n=330 Respondents that selected "Yes" or "Don't know / No opinion" were asked Q11 & Q12.

Q10: Would you like to see more commercial development in Marvin, other than in the Village Center District?

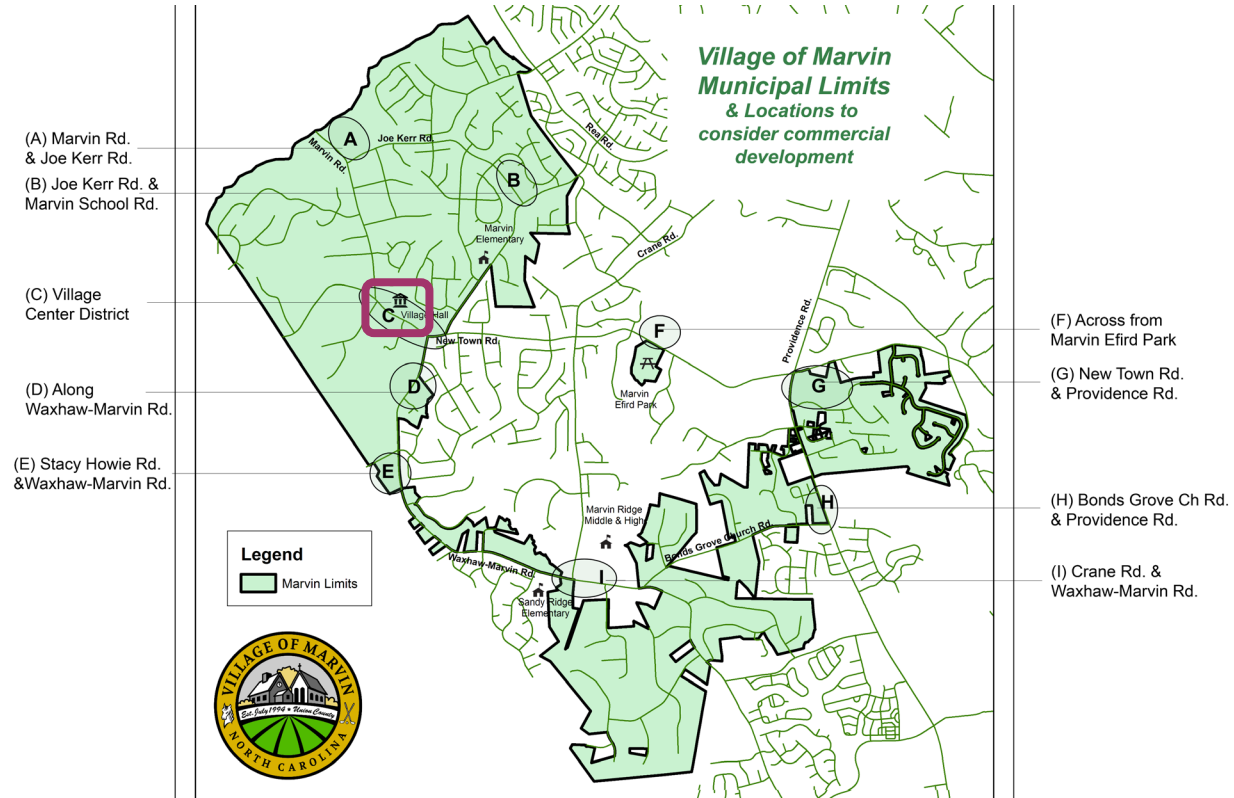
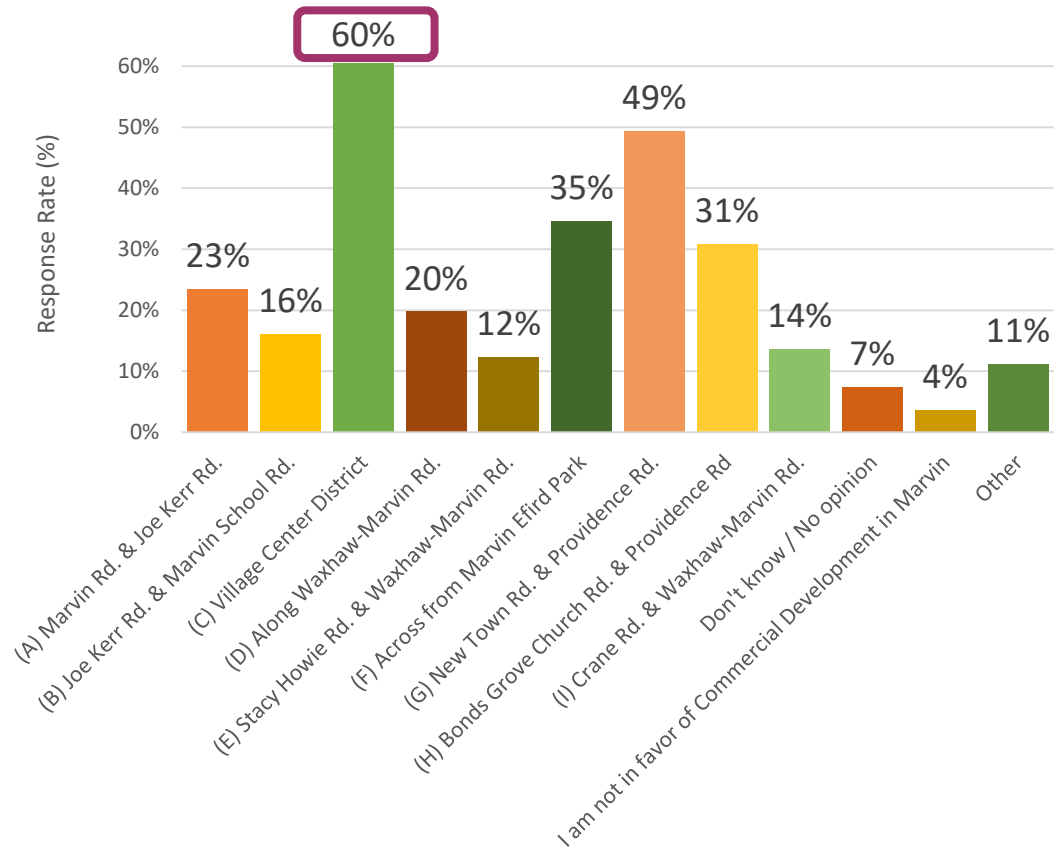
Most respondents that stated they would like to see commercial development outside of the Village Center District preferred restaurants, coffee shops / cafes, and retail to be the type of development allowed in the next 5-10 years.



Base: Total Respondents: n=80 Respondents that selected "Yes" or "Don't know / No opinion" were asked Q11 & Q12.

Q11: Outside of the Village Center District, what non-residential development types would you like to see in the next 5 to 10 years? (select any that apply)

Most respondents that stated they would like to see commercial development outside of the Village Center District preferred the location (C)Village Center District (60%).

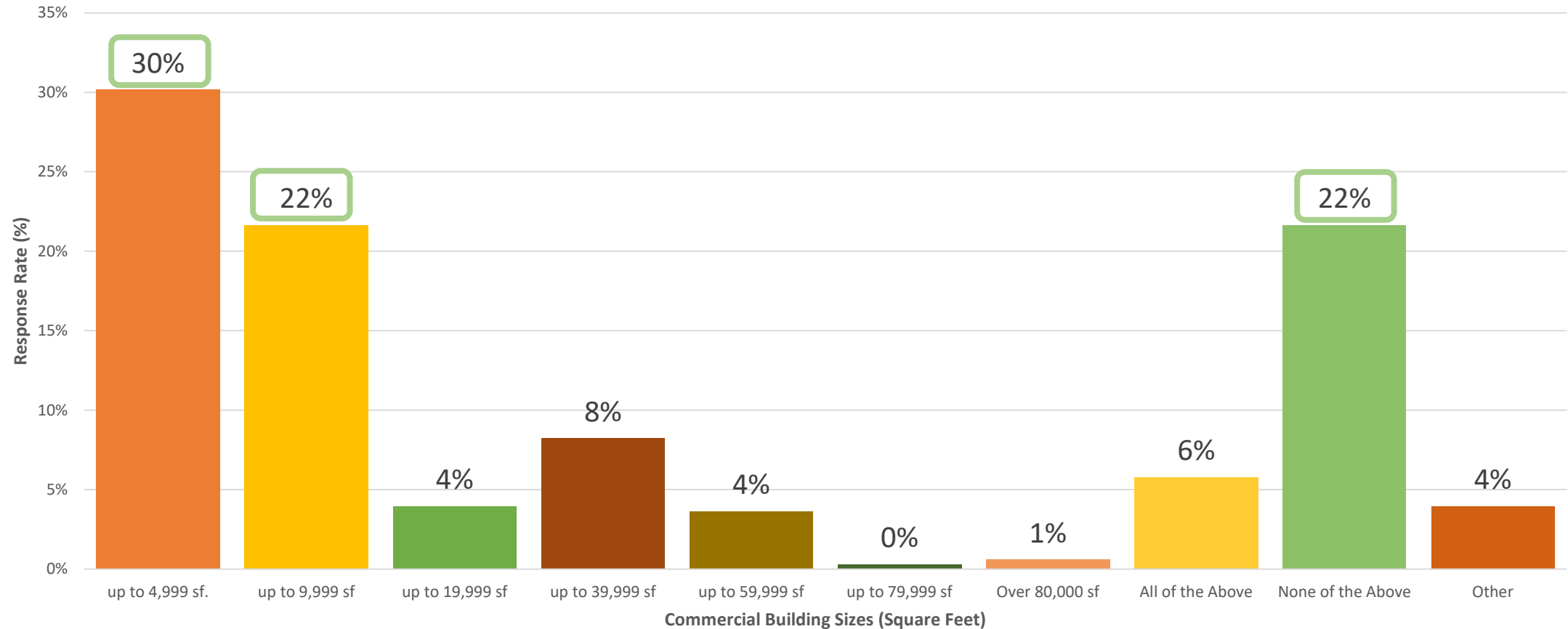


Locations for Commercial Development Outside of Village Center

Base: Total Respondents: n=81 Respondents that selected "Yes" or "Don't know / No opinion" were asked Q11 & Q12.

Q12: Where in Marvin would you prefer to see commercial development? (Check all locations that apply)

Up to 4,999 sq. feet is the maximum retail building size preferred by respondents.

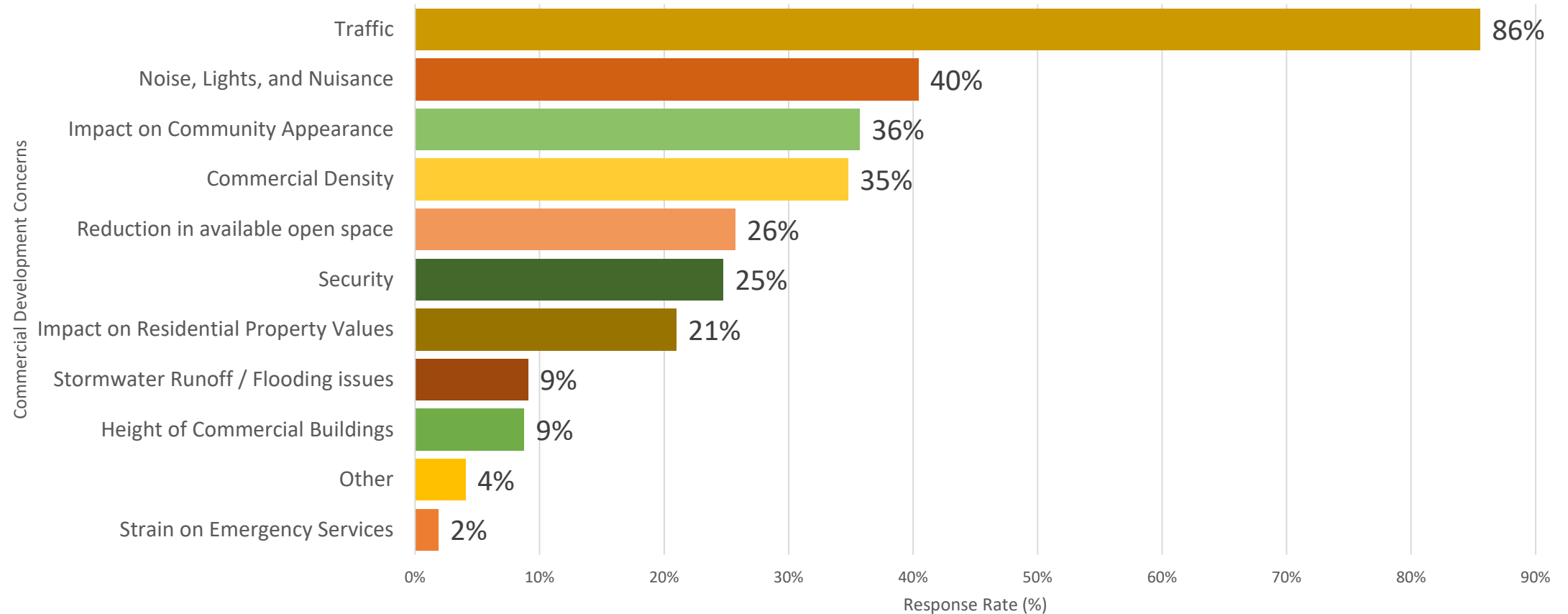


Base: Total Respondents: n=328

Q13: What should the maximum permissible building size be for an individual retail building in a development?

Village of Marvin - 2019 Community Survey

Traffic is the top concern respondents have regarding commercial development.



Base: Total Respondents: n=319

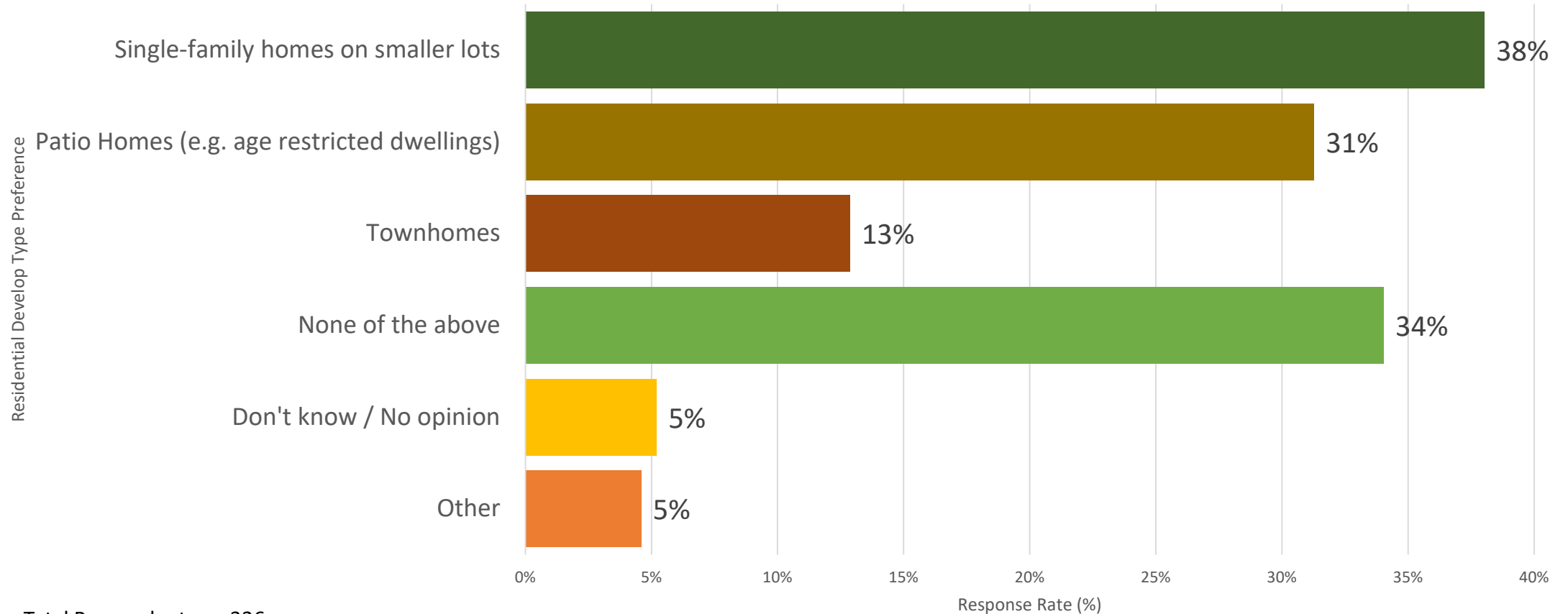
Q14: If you have concerns with commercial development, please select your top 3 concerns from the list below:

Village of Marvin - 2019 Community Survey



Residential Development

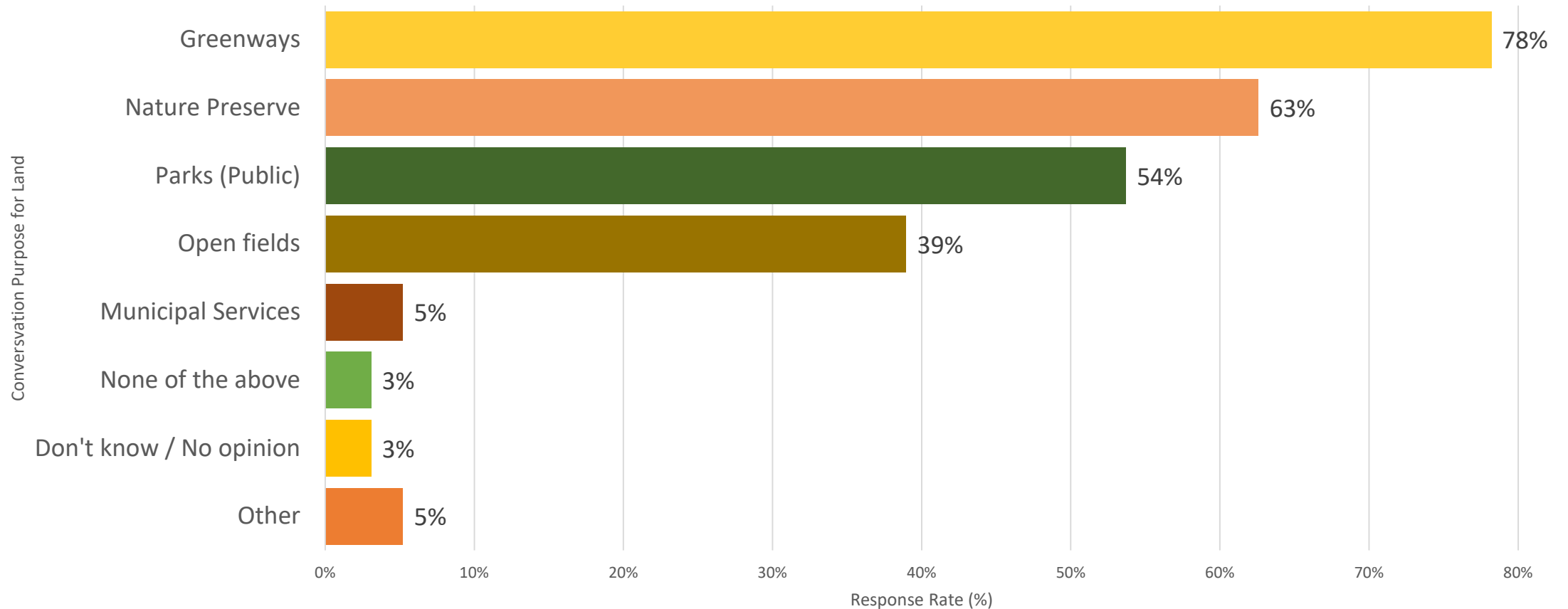
In developments that set aside land for conservation purposes, 38% of respondents felt that single-family homes on small lots was appropriate.



Base: Total Respondents: n=326

Q15: Marvin currently allows for a limited number of lot sizes smaller than 1 acre in developments that set aside land for conservation purposes. What type of residential development do you feel would be appropriate in such a subdivision? (Check all that apply)

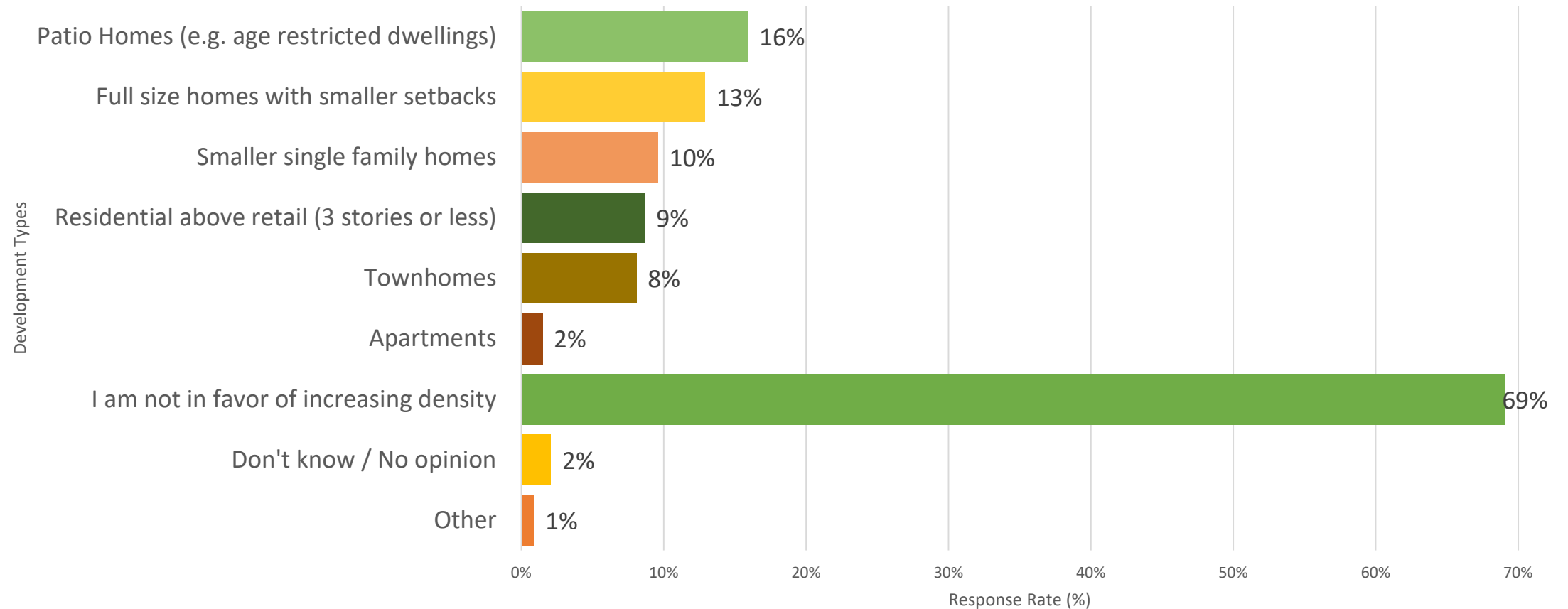
In developments that reserve a greater percentage of land for conservation purposes, a majority of respondents favored greenways, nature preserves, or public parks in those reserved areas.



Base: Total Respondents: n=326

Q16: If a greater percentage of land in a development is reserved for conservation purposes, which of the following uses would you be in favor of? (Check all that apply)

A majority of respondents are not in favor of increasing residential density (69%), but if residential density increased then patio homes (e.g. age restricted dwellings) are supported the most by respondents.



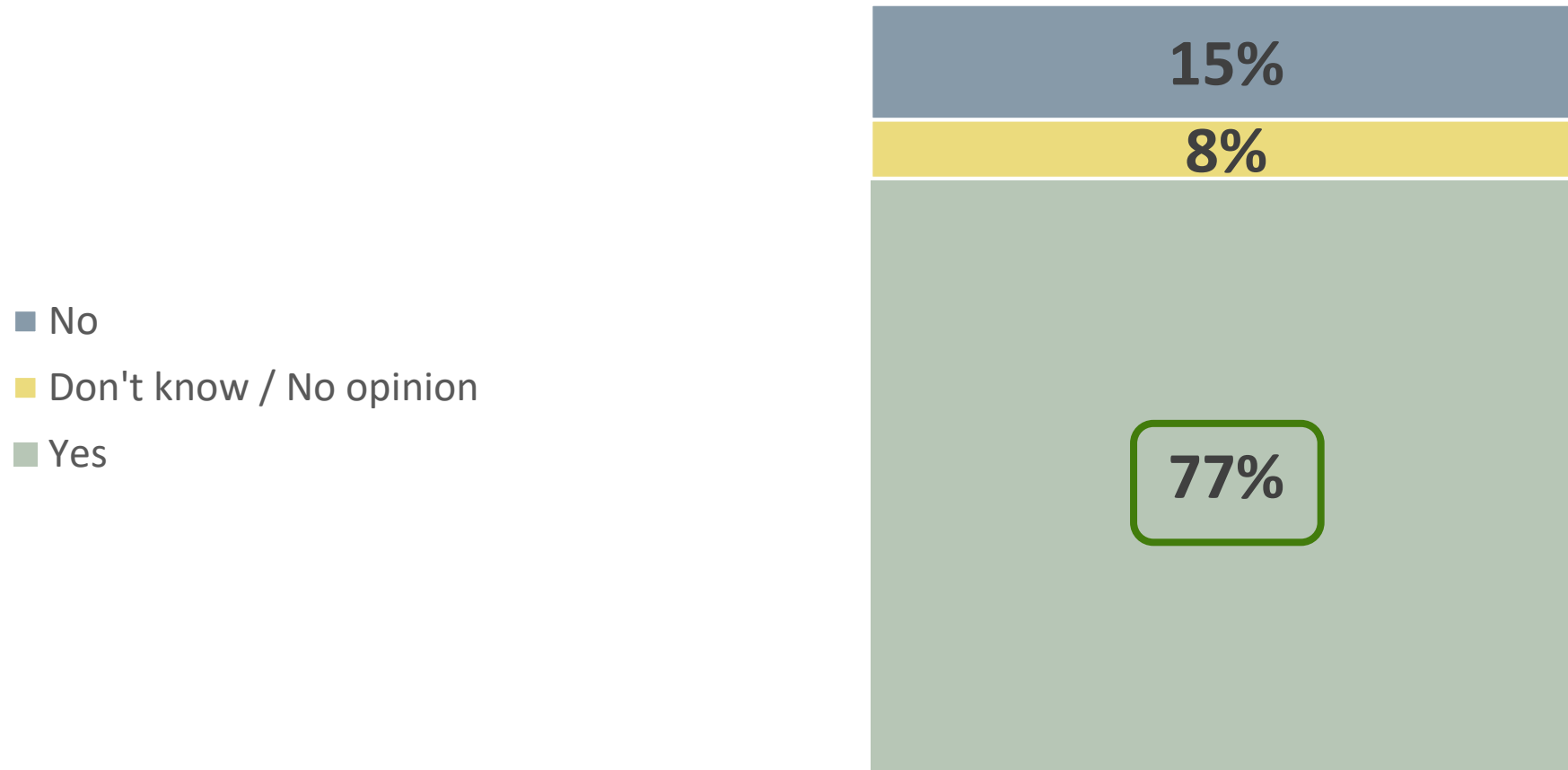
Base: Total Respondents: n=325

Q17: If Marvin were to consider residential development which would increase residential density, which of the following would you support? (Check all that apply)



Parks, Recreation & Open Space

A majority of respondents want more parks, open space, or recreation options in Marvin.

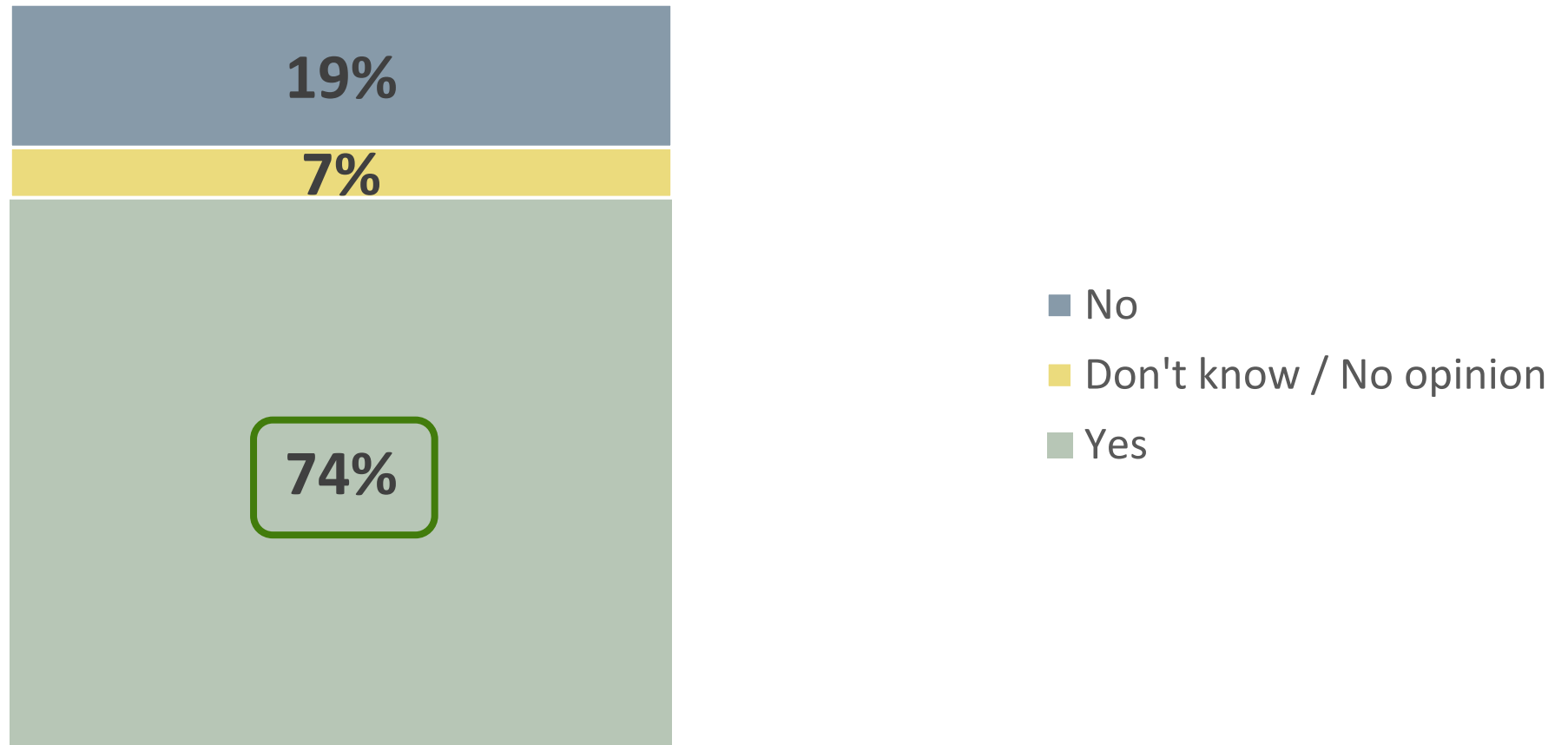


Base: Total Respondents: n=326

Q18: Would you like to see more parks, open space, or recreation options in Marvin?

Village of Marvin - 2019 Community Survey

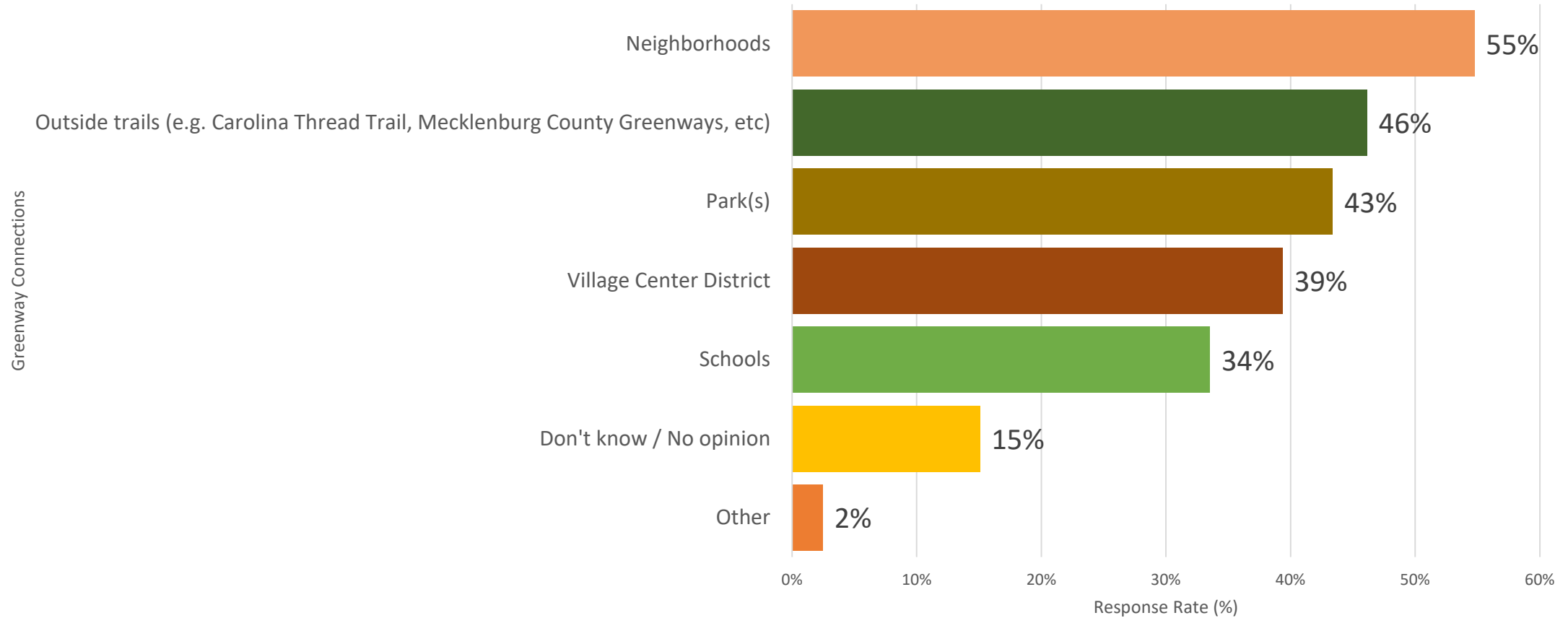
A majority of respondents responded that walkability was important to them.



Base: Total Respondents: n=326

Q19: Is walkability (via sidewalks and greenways) important to you?

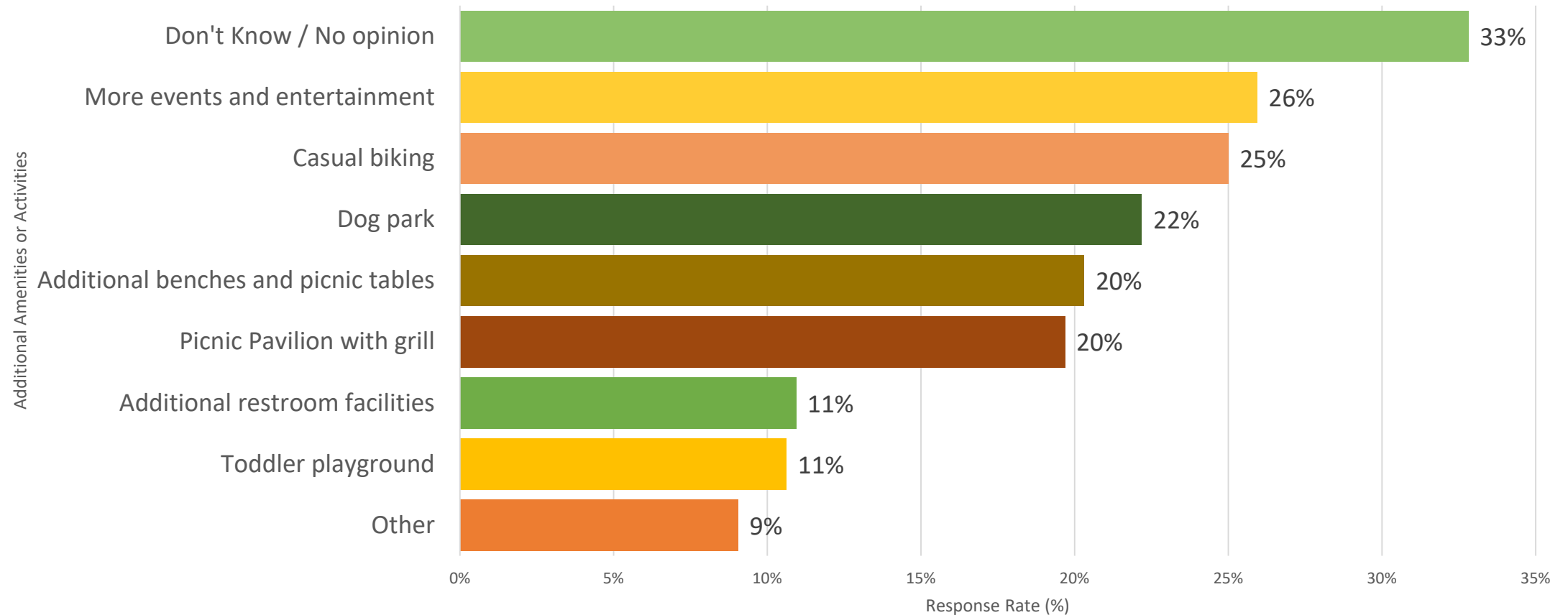
The most important greenway connection for respondents is to neighborhoods (55%).



Base: Total Respondents: n=325

Q20: What are the most important greenway connections? (select all that apply)

Of the respondents that identified additional amenities or activities they would like to see at Marvin Efir Park, 26% would like more events and entertainment and 25% would like casual biking.



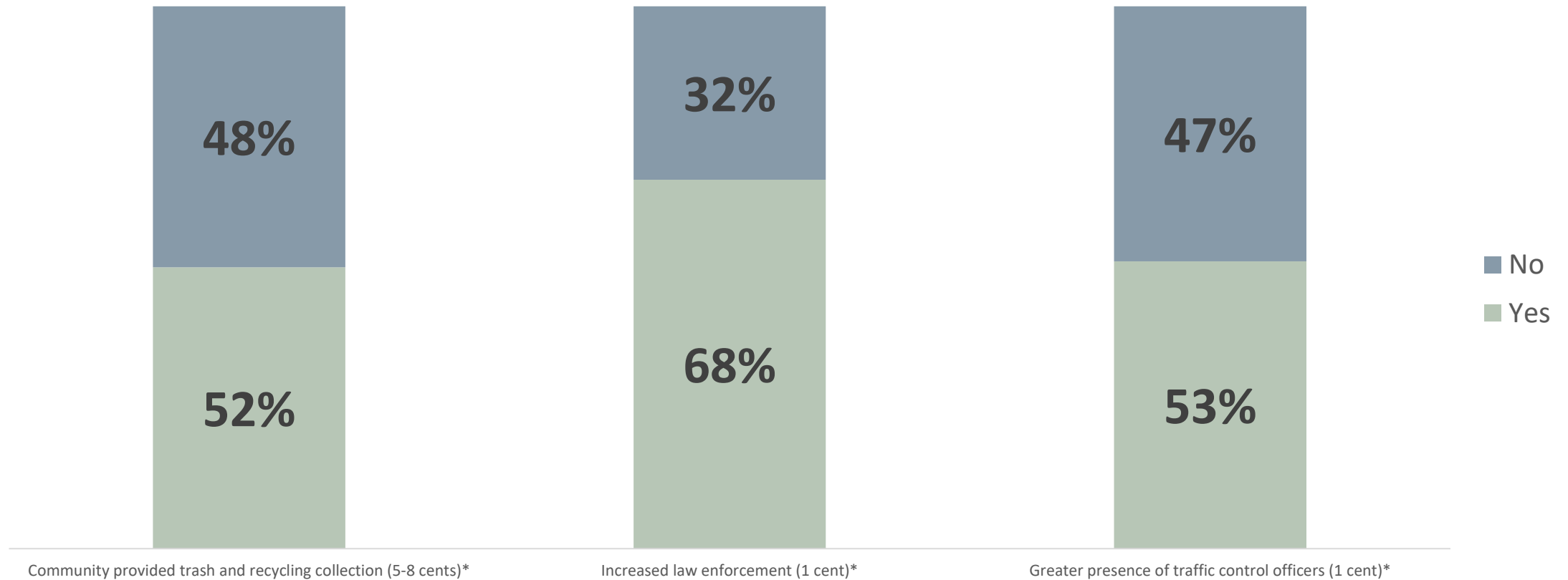
Base: Total Respondents: n=320

Q21: What additional amenities or activities would you like to see at Marvin Efir Park?



Municipal Amenities & Services

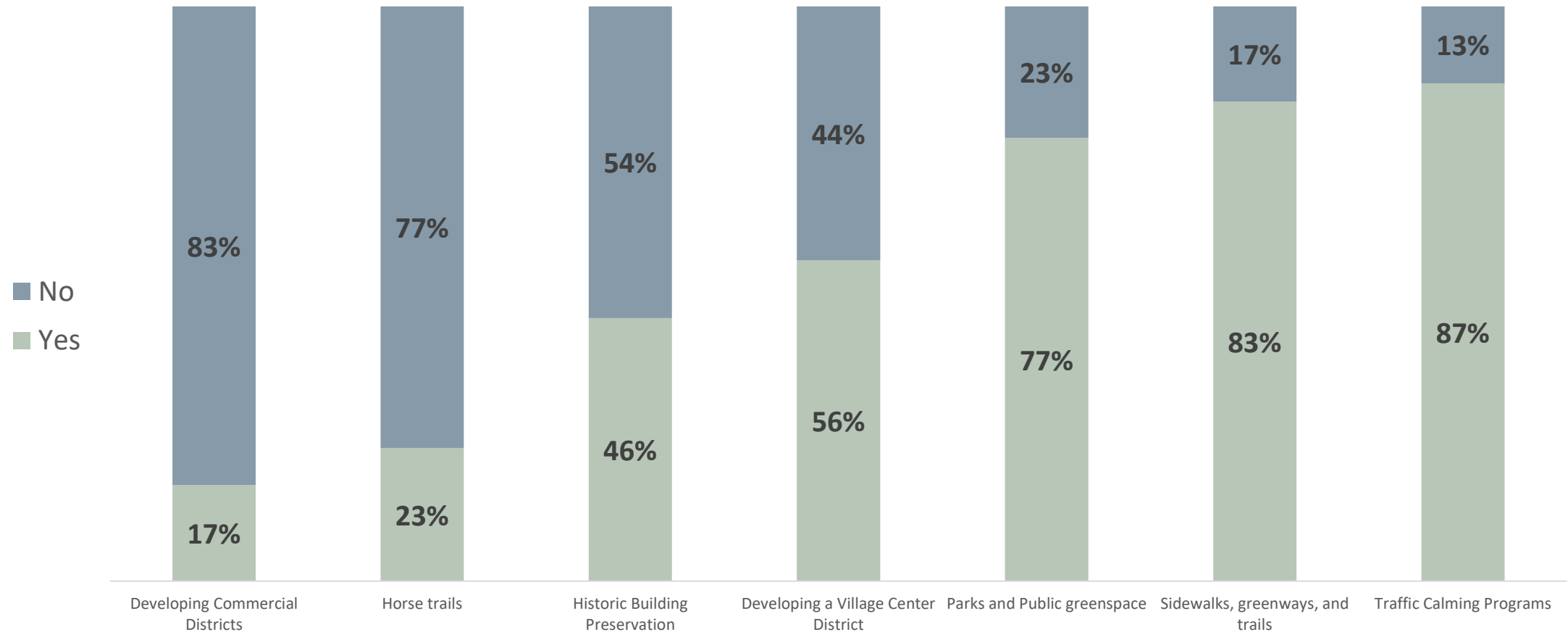
A majority of respondents support increased tax rates for greater presence of traffic control officers, increased law enforcement, and community provided trash & recycling.



Base: Total Respondents: n=320

Q22: Which of the following services would you be willing to support with an increased tax rate? (If any) *estimated tax rate increase per year per \$500,000 house valuation

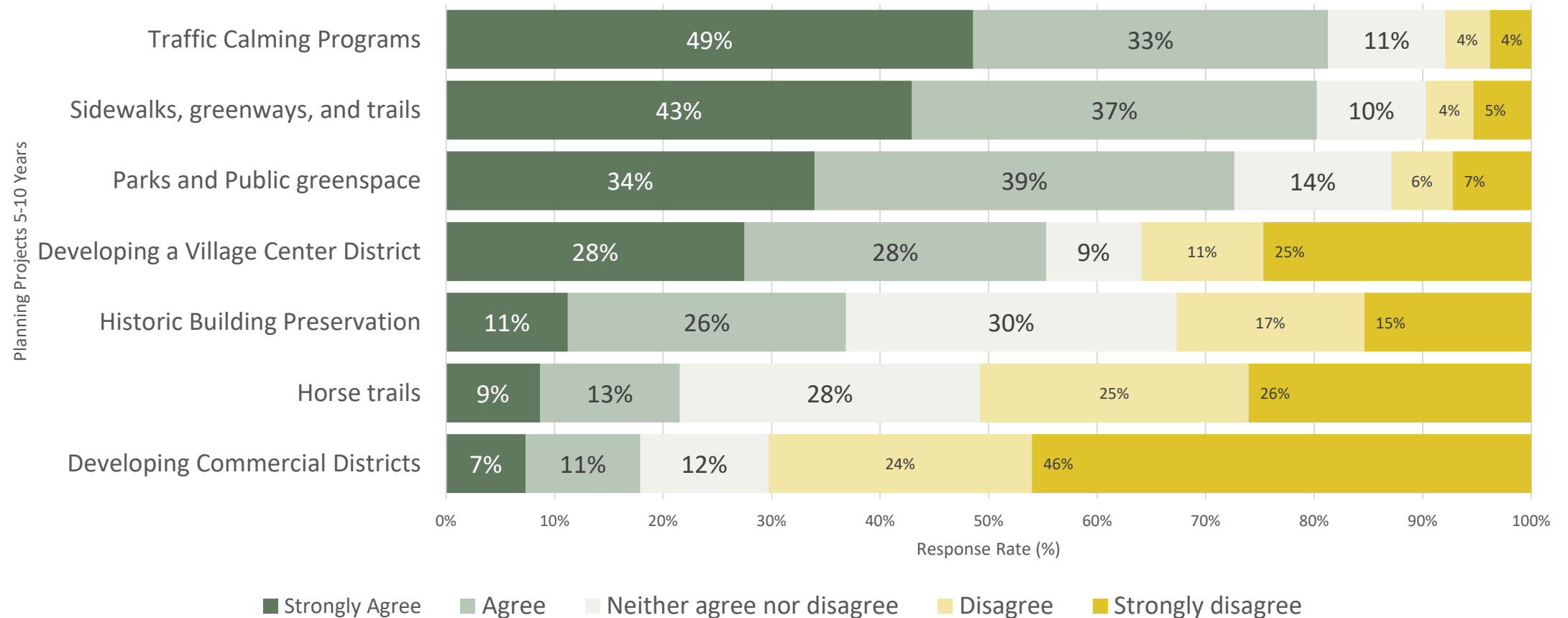
A majority of respondents support the Village of Marvin's activities in traffic calming programs; sidewalks, greenways, and trails; parks and public greenspace; and developing a Village Center District.



Base: Total Respondents: n=310

Q23: What planning projects should the Village strive to accomplish, or improve, in the next five to ten years? Indicate with a Yes or No if the project should be undertaken.

Within 5-10 years, a majority of respondent's support traffic calming programs; sidewalks, greenways, and trails; parks and public greenspace; and developing a Village Center District.



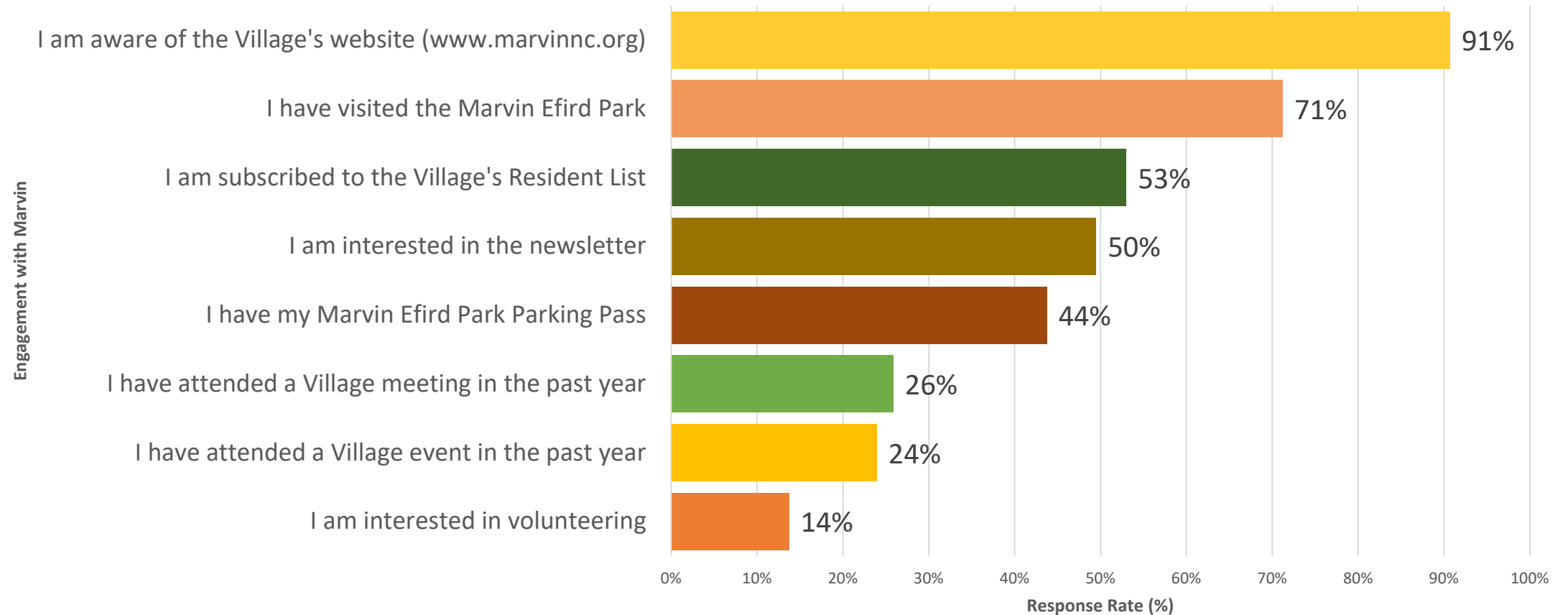
Base: Total Respondents: n=320

Q24: Please identify your level of support for the planning projects that the Village should strive to accomplish or improve in the next five to ten years.



Engaging with the Village of Marvin

Survey participants are familiar with the Village's website and many have visited the Marvin Efir Park.



Base: Total Respondents: n=130

Q25: Please check any statement that applies to you:

Open-ended Comments

Ranking of Generalized Issues:

1. Resistant to Commercial Growth
2. Resistant to Residential Growth
3. Traffic Concerns
4. Desire for greenways, sidewalks, and bike lanes
5. Support for thoughtful development
6. Concern with Village Council operations
7. Administrative / Service related

Base: Total Respondents: n=123

Q26: We're interested in your input. Do you have any additional comments you would like to contribute?

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Appendix

Open-ended comments

Q3: Other Subdivisions listed

Other (please specify):
Belle Grove
Farms of Meadowlark
Innisbrook at Firethorne
Marvin estates
Providence Road Estates
Wyndham Hall
Wyndmoor

Q6: Other reasons for living in Marvin

Other (please specify):	
Acerage	Not sure I have a reason for wanting to live in Marvin any more...
Desire for a natural setting	Possible control of growth
Exclusive; no measureable crime rate	Proper density
Formerly, low traffic density.	Size of house
Golf community	Size of property available (multiple acres)
Greenways and park	Stay out of Waxhaw
I lived here before Marvin incorporated.	The reasons why we moved here are all gone
LAND NOT DEVELOPED	Unique rural feel with access
Larger property	used to be rural
Loved oakbrook	Was here before Marvin existed
No apartments.	We are stuck here for the time being.

Q11 – Other Commercial Type Development Outside Village Center District

Other (please specify):	
A Harris Teeter	I would like more biking and walking paths and green space. We should be tough on developers with respect to improving these aspects of the village. This will make our area attractive to potential residents, and increase property values.
Beautification of streets, with trees and flowers. Upkeep of the streets and bridge structures	Library
Chick-fil-a	More public greenspace/parks
Convenient Store & Gas	Pub/bar
daycare	Rae Rd and Tom Short Rd needs development with a library, stores and public space for meetings
entertainment,	Specialty Markets
Fitness	Wegmans Grocery Store
gas station	

Q12 – Preferred Locations for Commercial Development-

Other (please specify):

All development should require green space, parks, and walking and biking trails.

Annex Unincorporated into Marvin; what we should have done 3 years ago. Tom Short and Rea Rd. corner

G is already under construction. Along with Publix it also needs a cafe and small retail shops

I am not in favor of any commercial development in Marvin unless and until Marvin is able to control traffic.

New town and providence (Chick-fil-a

Rae Rd and Tom Short Road intersection needs a library, restaurants and shopping with s Publix.

Rea Rd and Tom Short

Retirement/affordable apartments

tea rd an Tom short

Q13 – Maximum permissible building size

Other (please specify):	
2-3000sq ft	Please get a Trader Joe's!!
Chick-fil-a	Please no more retail
depends on the location where you want to build	traffic is already bad-plenty of retail nearby and not needed in Marvin
Depends upon location. OK with Publix at NT&Prov, but otherwise 10K sq ft	we have enough now no more
It is a hypothetical question. Depends on the type of commercial development	
Let's get a post office and sheriff's station there.	
Marvin doesn't need retail buildings. To much traffic now.	
mix of those	

Q14 – Concerns with commercial development

Other (please specify):	
All of the above	prefer independent owner rather than chain establishments
basically all of the above!!!!	Raods already do not accomodate residential development. Adding commercial development without additional road widening, etc. could prove disastrous.
Better roads follow development	Traffic
Chains that are not high quality and take away of the charm the Marvin could have.	TRAFFIC IS ALREADY HORRENDOUS ON NEW TOWN and MARVIN ROAD. THIS WOULD MAKE IT IMPOSSIBLE..
Infrastructure MUST be put in place first. The New Town Rd needs to be widened. The roundabouts are too small to handle the any more traffic.	Traffic, Traffic, Traffic
Just look at Waverly for my response	We don't need another Blakeney
lack of interconnection of walking and biking trails to allow residents to walk or bike safely to amenities	

Q15 – Residential Development with conservation land set aside

Other (please specify):	
all of the above	no cheap stuff
Density in Marvin will make traffic worse; community should be different from typical Charlotte-neighborhoods	No more developments at all
Do not strain schools or roads	Parks or leave undeveloped
Housing for seniors and offspring to stay in town	Senior Citizen Center
i Like the acre standard. stay in charlotte for density and small lots	There should be none smaller than 1 acre; it reduces property values for all, increases traffic, strain on schools, security, etc.
Large lots	This should be VERY limited otherwise it's Ballantyne
low income	we should require 1-acre lots when development is not above commercial development

Q16 – Preferred Uses for reserved land

Other (please specify):	
1-2 acre ponds	Hiking trails
Bike paths	Leave things as they are
Bike/Walking trails	Less development
Connected trails/natural	less non-native grass more native plants!
Dog Park	Library
Equestrian use must be permitted.	Public access ponds where kids can fish/be in nature instead of on phones/video games
Equine	recreation/ball parks
Hiking & Biking	Senior Citizen Center
	Undisturbed natural areas with no development

Q17 – Higher Density Residential Development

Other (please specify):

Definitely NOT apartments/townhomes

Need housing that supports seniors and juniors to stay home

Please don't ruin this gem of a village. Marvin is special these increase in density will destroy the very thing that makes this town unique.

Q20 – Important Greenway Connections

Other (please specify):

Bike connection to Ballantyne

Do not want a greenway

Efird Park is enough

I do not care about greenway connectivity.

It is important to have connections between trails and/or greenways that allow for longer distance bike riding.

None

None of the above

We need a sidewalk all the way from the Village Center to where Waxhaw Marvin Rd ends (edge of Marvin). And, Marvin needs to put a sidewalk from Waxhaw Marvin Rd to the HS & MS on Crane Rd by working with Union County.

Q21 – Additional amenities or activities at Marvin Efirid Park

Other (please specify):		
Current playground equipment needs maintenance	Library	Place for older kids to play
Debris cleanup along walking trails	more events that promote home gardens and sustainability and more of the gardens at Efirid Park.	Public access fishing pond
Defined walking trail	More like crooked creek park in Indian Trail	Public Art
Do not use....	more parking for events	seems ok as is
Fenced open space next to maintenance shed	None	Sell the park
Horses allowed on trails	none	Sports Field
KEEP IT UN-DEVELOPED	None. Purchase of the park was unnecessary and is more of a liability for the people of Marvin than a benefit.	tennis , pickleball or basketball courts
Leave as is.	Not in favor of any additional amenities or activities here	Thank you so much for this park. Please increase my taxes to buy more land for similar parks and the greenways needed to connect to them. I cannot stress how important these aspects of the community are to our health and property values.
leave it alone	Open up to public, don't like the need for parking passes and restricted use.	Thought it was not available for public use unless reserved
less "permit" demand - ridiculous		We love Efirid Park!

Additional Comments (1 of 12)

ADDRESS TRAFFIC ISSUES

Allow subdivisions to be gated communities. This will reduce speeding traffic through the subdivisions. Not allowing subdivisions to be gated is just plain stupid!

As a landowner in Marvin for over 35 years I would like for Marvin to remain small without commercial development. There is plenty of that in walking and a very short driving distance. We do not need to add to the congestion on the roads. Honestly I don't know what you could add that isn't practically in the Marvin city limits now.

As residents age up and children graduate from college they have no choice to leave village and friends. Need adequate housing for these valuable friends and neighbors.

Ban bicycles on single lane roads, new law to control noise e.g., cannot drive noisy bikes/cars between 9 pm and 9 am on marvin roads

Be careful with commercial development. Don't want to look like Rea Rd. Don't raise taxes or you will lose people.

bike lanes seem like a positive addition to our area. there are many who bike around here and it is becoming more and more unsafe as the population density grows.

Chose to live here because of the lack of development. There are plenty of other places for people to live if they wish to be near restaurants, shops and high density housing

Commercial development is the opposite of what we and our neighbors came to Marvin for. We have commercial all around us already. Why would we invite commercial into our quiet community? We wouldn't and shouldn't! Thank you.

Commercial properties to increase the tax base are a must.

Continue no apartment buildings and no commercial buildings ordinance

Control development with concern to schools and traffic. The rural atmosphere needs to stay and not over developed. Our roads cannot handle the traffic it has now. The schools are great, but they are not keeping up with the subdivisions. The planners should consider that when they approve another project, whether it be a housing or commercial permit.

Additional Comments (2 of 12)

Control the development, the infrastructure is at capacity .

Current zoning allows building too close to the street...there is no buffer zones.

DO NOT bring commercial developments to an already overcrowded area that has no resources in addressing increased traffic on insufficient roads. Do not allow high-density housing developments without holding developers liable for assisting nearby affected schools.

DO NOT PUT ANY MORE DEVELOPMENT ON MARVIN SCHOOL ROAD AS WE CANT GET OUT OF DRIVEWAY NOW.

Don't want to ruin what we have in Marvin. Don't want to see it over grown.

Enhance Marvin through a village center and improve parks, walkways and trails but do not expand in to commercial and high density housing or the value of the community and strain on existing public services will only worsen.

Fix the Infrastructure before adding more homes and commercial buildings.

Fix Traffic, expand roads!

For 30 years I have seen the peaceful village become less and less peaceful from over-development. Please stop.

From the past information received recently concerning minutes of council and other business I was struck by the information that Marvin was formed to prevent the encroachment of Charlotte on our vilage. To me the development of a village center district and development of a commercial district is not taking into consideration why the village was formed. There are plenty businesses close by that we don't need commercial development. We do not want to be over-run with development as Waxhaw is currently.

Have lived in area for almost 41 years. Don't feel that it's incumbent upon Marvin to embark on any projects outside of traffic calming, green ways and zoning maintenance. There's enough growth going on around us by other municipalities. Forty years ago, it was 17 miles to nearest convenience store. Today, one can damn near walk to a half dozen super markets or drug stores! Most of us would prefer that Marvin stay as is with minimum services. No further development needed.

Additional Comments (3 of 12)

I am embarrassed by Rea Rd appearance once you come from Mecklenburg county into Union county. Weeds are 4-5 ft tall, sidewalks and boulevards are unkept. Streets are rough and have divots. Can something be done about that? S

I am very disappointed in the current village council. The push for commercial growth is unfortunate . The conflicts within the council are also frustrating and have resulted in a disengaged community.

I do not feel that we need retail options in Marvin. There is so much retail already so close to us, why do we need it? Also, there is no need to add additional housing, especially high density housing. The schools are full, no need to have to bring in additional trailers.

I don't think this survey was as comprehensive as the last one. And the questions that were asked weren't very clear. I remember right the last survey had more helpful photos. It was difficult to understand the questions. Also, how do you say you support projects or development before you know exactly how large the project will be or what the Village has in mind? I wish more information had been given - but thanks for asking.

I know it is futile to stem the tide of development, but we like Marvin the way not is!

I love living in Marvin!

I love Marvin and want to keep it the quaint, family-friendly community I originally moved to.

I support the growth of the area, however, please remember that raising the taxes on your residents is not an acceptable way to grow. Please think like business leaders and leverage the surrounding private sector economic growth to fund town improvement projects. Do not raise taxes on your residents.

I would like to have a walking path connecting Innisbrook to the other neighborhoods. It is stifling and dangerous to walk on Marvin road.

I would like to limit as much development as possible, be it commercial but ESPECIALLY residential. Our village is becoming so overcrowded, and our schools' class sizes are growing extremely large

I would like to see stronger enforcement of Marvin codes and regulations.

I would like to see the dysfunction in the Village Council end ASAP. It is an embarrassment. I do not and will not support commercial development within the boundaries of Marvin. Absolutely no apartments should be built in Marvin.

I would like to see the village police officer patrol more often.

Additional Comments (4 of 12)

I would love to see more sidewalks that connect neighborhoods in Marvin along the roads and a sports fields across from Providence Downs South so our kids have an area to play sports close by. I like the feel of Marvin being small but feel it getting too big with more houses being built. Keep it small and let us enjoy nature and the beautiful big trees.

I would not like to see commercial development at Providence Rd. and Bonds Church Rd.

I'm okay with requiring sidewalks in NEW developments, but do not support residents being forced to install them in existing developments. And we're not interested in adding anything that will generate more traffic which commercial development would certainly do. Roads and highways seem to be the last thing considered in planners pursuit of the tax revenue gained from commercial development.

It may be too late, but I would have loved to see one large roundabout where the current roundabout is. It could have a park, fountains, statues, and benches in the middle. Shops, Village Hall, and cafes around the outside.

It's not that the Village Center is a terrible idea. There have been lots of accidents in & around Marvin. And cyclists on the narrow roads compound the problem. Introducing any more traffic increasing projects will result in congested roads and a danger to both drivers and cyclists. If Marvin can designate certain trails for cyclists only to keep them off busy roads. That would help.

Just really want a town center would rather go to Marvin than Weddington, Blakeney or Waxhaw

Keep Marvin small

Keep our town small, high-end, non-commercial. Elect new council members; the constant fighting, law suits, meeting cancellations, are an embarrassment to our town and unacceptable!

Keep the small town feel, that is what attracts people to our village.

Listen to your constituents instead of serving your own self interests.

Additional Comments (5 of 12)

Many people in Marvin area strongly feel that the Village Council has their own agendas and are not really interested in what the citizens have to say and merely use surveys like this (which is pretty biased if you really read it) as a smoke screen to feign interest. Most believe the Village Council will push through whatever they wish regardless of the citizens wishes. If you really want to make meaningful positive change, start with rebuilding trust between the Council and the citizens of Marvin. Without that, there is no point.

Marvin is great because there has always been minimalist government presence & costs associated with it. All this planning for bigger & better growth leads to higher fixed overhead expenses. Don't do it. Incomes fluctuate, so taxes will. But fixed overhead isn't.

Marvin looks and feels like every other suburban area in the Charlotte area. I wish we had kept the small town feel with open space and less traffic. This has become the town that everyone leaves once the kids graduate. If that's what the town wants, then mission accomplished.

most homes have 2+ children, more homes of same size are coming yet outside of WCWAA there are zero municipal ball fields (soccer, baseball, etc.) Union County charges outrageous fee to use school fields (like \$350/hour). I have coached for a number of year in a number of locations (we are loosing our land space with no apparent place for kids to play sport of their choice. In my opinion it would be nice to have athletic complex for our community. Safe place for kids to play outside (rather than video games). Field space is next to impossible to find without going to Matthews Sportsplex (far away), Elon Park, or WCWAA. A nice Marvin sports complex adjacent to community park with amenities would be great. This could even boarder village (not sure about space?) Thanks for the survey and I am happy to help.

Most interested in seeing greenways expanded/connected allowing biking

Need another roundabout at new town and marvin rd. Also, i think more sidewalks and way to connect current neighborhoods would be nice

No additional police force needed, allow natural development as we expand

No benefits in the village tax I pay

No commercial building at Bond Grove Rd @ Providence Rd to much traffic

Additional Comments (6 of 12)

NO commercial development !! We have enough close to our homes as it is.

no commercial development is needed. higher density housing is not needed. fix the traffic, roads that we have.

No not at this time. GREAT survey!!

Only interested in Village Town Center if tastefully done. Small, local and nothing overly commercial

Opposed to commercial projects. Prefer to keep Marvin small, quaint, safe, and green.

Overall, the Village has done a good job dealing with development and the encroachment of urban activity. Let's keep control over excessive density and if greater density is to be considered, allow it only as a transition or buffer from the busier areas around us. I understand and appreciate those who wish to "age in place" and think the Village should be open to this concept.

Please consider building a community Library here in Marvin

Please continue to keep Marvin more rural and less developed. That's what makes Marvin so special.

Please do not allow high density neighborhoods. This is why we moved out of South Charlotte to Marvin!!!

Please ensure that planning ensures major improvements in greenways, their interconnection, and more parks and green space reserved in the village.

Please keep Marvin the way it is with no additional retail and no additional homesites less than 1 acre each. We moved here BECAUSE of the way it was/is. Please don't make us relocate across the line to SC because of too many crowding and retail changes!!!!

Please maintain rural-residential atmosphere that makes people want to come and live. We need to protect the lot sizes.

Please no more development, residential or commercial. Especially not without improving the roads or building new schools!!

Additional Comments (7 of 12)

Please no more developments until roads and schools can handle it. Please keep Marvin low density and open green spaces.

Public tennis court would be nice; need to slow residential growth

Repave streets in Valhalla Farms and other neighborhoods in need

Responses may seem negative....do not want to add any infrastructure. Keep it a "village"

Solution for bikers blocking traffic. Traffic solutions in Marvin area.

Stop acting like juveniles 100% of the time, and make actual PROGRESS.

stop building more communities which are over crowding our schools

Stop wasting money on marvin effird park...ask the county for more police presence

stop with this village center

Thank you for collecting community input. We have been very disappointed with how long it has taken Marvin to change and respond to the needs of the community. Heck, we were at one meeting where we learned that the design of the Village Hall has been in the planning stages for TEN years. That's unacceptable. I hope we are able to move forward and get some things done! Thank you for asking for input.

Thank you for FINALLY completing the public road paving project for Providence Estates. It would be wonderful if the village could help convert the 3 remaining unpaved roads in Providence Esates to public, paved roads. The expense to do this for homeowner's in today's economy is outrageous and such a change would help maintain home values in the area.

Additional Comments (8 of 12)

Thank you for soliciting and considering resident feedback. We feel that the development in and around Marvin is negatively affecting the quality of life here, especially in terms of increased traffic and loss of green space. I am hoping to make a positive difference by being a MARSH committee member.

The availability of off-road biking (trails and greenways) is very important to us.

The intent of Marvin's incorporation in 1994 was to restrict zoning and keep small. Please continue that vision before it's too late.

The lack of commercial businesses is what makes Marvin peaceful and beautiful place to live.

The main disincentive for developing a commercial center (as described) is the traffic impact. For town residents South of New town road, getting out to Rea Road or 521 is already a significant challenge during rush hour (large percentage of commute is just getting out of Marvin). Developing that corridor will cause more congestion and cause anyone with a commute to incur significant additional time. This will reduce the attractiveness of living in Marvin. This large destination developments such as Blakney and Waverly, there is no need for a "strolling" village center in Marvin. It may be convenient for neighborhoods such as Marvin Creek, but for most others, it will cause more issue than value. That said, a small convenient store along Marvin-Waxhaw road near Stacie Howie will add value to the southern part of the town -- small footprint, gas included, appropriate aesthetic. On the issue of Horse Trails, while there are a number of properties in Marvin with equine facilities, spending resources for that few number of residents does not make sense. Better would be multi-use path for family hiking or biking.

The Marvin Park should NOT be exclusive.

The most important problem to get corrected is the highly unsafe and congested intersection at Marvin Rd and Newtown Rd i.e. Get the traffic round-about built ASAP. Otherwise, good luck...and keep Marvin Green!

The town needs to expand options for allowing guest houses to be built when homes are built, if lot size is more than xx acres.

The traffic circles on New Town road have helped traffic flow. Neighborhood speeds continue to be a HUGE issue. Any plan has to address neighborhood traffic. Especially if the plan is to put a town center at Rea and Tom Short. The primary entrance for many residents will be cutting through Marvin Creek. The town is unable to address this currently so adding an additional destination would only make things worse. I would strongly support addressing this (as opposed to purchasing more land or building more parks) in Marvin Creek and other neighborhoods where it is an issue.

Additional Comments (9 of 12)

The traffic is already so much worse and loud as well.

The Village of Marvin Mayor and commissions are rather a disappointment. Bickering, pointing fingers and very little to show besides traffic circles. Since my household survey number tells you exactly who is responding I'll go on the record to say that I feel I waste five years being on the Planning Board. So little was carried forward as we worked hard to update the Land Use plan. Here we are doing the same exact thing over and over again without progress.

There is too much building both residential and commercial that is destroying the community and creating unbearable traffic. Stop building period. We don't need the incremental taxes to build a town center or more parks. If you stop the building now, Marvin will be a more desirable place to live over time.

There is way too much traffic in Marvin with all the builders building and our schools are too crowded. The village needs to not increase houses or commercial development because traffic already a problem. We would like to see walking trails, parks, and open green space along keeping taxes low.

There should be no private school built in Marvin. There are many options outside of our SMALL community. The increase in traffic and the physical appearance of such a place would not be a fit for the Marvin my friends and I have come to love.

Too many assholes live here. The small town quaintness was gone a long time ago.

Traffic calming should be a top priority!

traffic is increasing around here and that is the biggest concern. with traffic you have less happy people overall. more stress. not the way I want to live.

Traffic is the #1 problem in Marvin.

Traffic is the number one issue impacting desirability of Marvin and living here. There is too much residential and commercial construction already around us that is pouring traffic onto our roads. We do not need to add to this but instead to figure out how to deal with it effectively. Marvin Rd now is very dangerous to make a turn onto from any of the subdivisions. PLEASE HELP PLEASE HELP

Traffic lights at Marvin Rd and Newton Rd

Additional Comments (10 of 12)

Village Council members and their friends should not have personal financial interests in any of the projects. I am concerned that relationships will drive decisions based on delivering personal gains.

Waxhaw was a quaint town and now the traffic is growing and it's losing its small town feel. With the huge apartment complexes going in, which will increase the traffic on 16, I'm very concerned. Providence Road is already becoming heavy with traffic. While I support the Village center, I strongly do not support, town homes, apartments, etc which will only increase traffic. It would be nice if Marvin didn't fall into the trap that Waxhaw has. More residential options also impact school re-districting (we've been re-districted multiple times) and while luckily we are on the tail end of having to provide transportation for our last high schooler in order for her to have consistency in her education, I would hate for residential growth to impact school assignment (Marvin doesn't need more residents). Thank you for providing us a forum to give our opinions!

We do not need any more development. Beautify the traffic circles and build the village hall with no additional development. We do not need to be another Waxhaw or Pineville. We do not need more traffic and coffee shops and ice cream stores, especially in an area where you smell sewage all day. Perhaps fix that first. Connect the sidewalks that are going to nowhere and make the roads wider to accommodate the cyclist that are causing hazards on the streets. We don't need development. Beautify what we have.

We do not need to waste money on a new village hall that few people use. Spend the \$ on improvements to New Town and Providence roads, turn lanes and intersections

We do NOT want to do what waxhaw is doing, disregarding history, over developing, and placing a strain on roads, schools and services. We want a small, charming community where residents can enjoy a calm lifestyle.

We don't have the infrastructure to support more housing and traffic and certainly don't need any more poorly planned strip malls that sit not completely leased out

We just moved from another part of Union County because of that town's failure to control growth. We will be so disappointed if this happens here in Marvin. We moved here to escape the irresponsible over-growth.

We live in Marvin because we Love the area, however, the traffic is becoming increasingly more congested on a daily basis. Our main concerns of developing commercial attractions are two fold: 1. Increasing our taxes while decreasing the values of our property. 2. The commercial property, by nature, decreases the value of homes in close proximity while simultaneously increasing traffic issues.

Additional Comments (11 of 12)

We moved here because it was NOT Ballantyne. Please do not increase residential density or add commercial property. Please create and use the greenspaces more environmentally responsibly meaning less non-native grass and more low maintenance and native plants.

We moved to Marvin to get away from the chaos of Charlotte. Since moving here, we have already seen the destruction of wetlands to make way for a new Novant, mattress store and fast food joint. Now townhouses are being thrown up right next to Rea Road. Really? Please, please stop all this needless development and concentrate on preserving Marvin instead of destroying it.

We need nice restaurants!

We need to prioritize placing a traffic light at Bond's Grove and Providence Rd!

WE plan to leave Marvin soon because of the lack of support for the equine lovers here.

What connects Marvin is the schools. The Village needs to work with Union County & put a sidewalk from the Village Center down New Town Rd, go right on Crane Rd and all the way to Waxhaw Marvin Rd. Kids are walking along these busy roads and its very dangerous. Plus, this would tie the community together.

Whatever is decided regarding developing, be it residential or commercial, needs to be done with proper thought and consideration given to the impact the development might have on everything from traffic, road maintenance/upkeep, to schools, to value depreciation of existing properties, etc WELL into the future. Too much our governing officials see dollar signs and neglect the long term impact of development. A quick boost in tax income can easily be drained in a few years because of lack of thought in the cost of maintaining roads, buildings, and property value depreciation because of over-development. Please don't make that mistake.

While I'm in favor of development in Marvin, I do not want big box stores, multi-unit housing and more congestion. Any development, must consider traffic and safety concerns. We don't want to lose the close-knit, community feel that Marvin possesses now.

Will Marvin village ever take over Maintenance of the robinwood subdivision roadway?

Wish no additional development and retain undeveloped forested areas

Wish we had a more supportive and more presence of our city council

Additional Comments (12 of 12)

Would like to have option for Gated Community at the Preseve of Marvin, for safety and less traffic, especially now that the new Center will be built right next to our development.

Would really like to expand the Marvin Greenway space. It would be great to annex that part on Rea and Tom Short into Marvin. Provide a nice shopping area.

yes. The bridge and sidewalk on the corner of Tom Short and Rea Rd need to be cleaned and the wall repaired. The lights on the bridge are not always working. The grass at the corner of Rea and Tom Short need to be mowed along with the median strip. There is at median sign that is broken, that needs to be replaced. Whoever is in charge of this area needs to take control. Additionally, we want to commend the staff at the village center, they are always friendly and provide excellent service....we appreciate their welcoming smile.

Appendix

Survey Methodology

Methodology

- Postcards were sent to all Village of Marvin property owners. Some property owners have multiple properties and the Village decided to limit the survey to one per property owner per household.

Survey records	
63 – Not started surveys	Deleted
8 – Incomplete surveys	Kept
2 – duplicate surveys from same property owners. First survey completed was kept (determined by timestamp)	Deleted
5 – paper surveys received and inputted into online survey record	Kept

Appendix

Survey Instrument



Village of Marvin - Community Survey

Welcome to the Village of Marvin's 2019 Community Survey

Dear Residents,

The Village is updating its Comprehensive Land Use Plan and town leadership considers your input essential to ensure that this plan meets the community and resident's needs. Once complete, the Comprehensive Land Use Plan will provide a policy and visionary framework that will set the Village's future course. Your input will impact the way policies are formed.

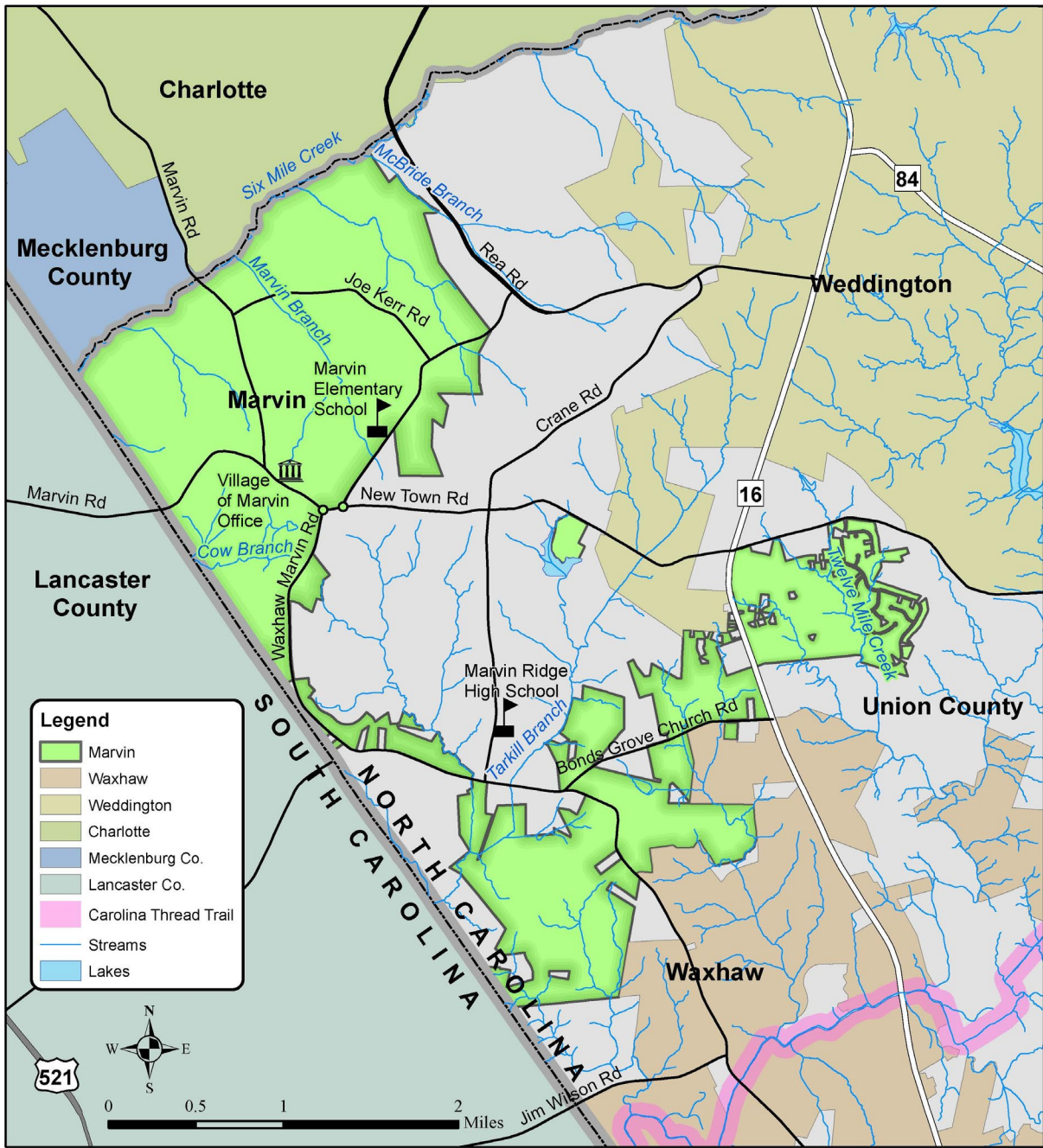
Thank you, in advance, for your commitment to this important endeavor.

This survey should take approximately 15 minutes to complete.

Survey responses are limited to one per household.

No personal identifiers will be associated with your names, addresses, or survey responses.

Please write your Household Survey Code: _____



THE VILLAGE OF
Marvin



Map Created:
 January 2019
 by Centralina Council
 of Governments.

Household and Demographic Questions

1. How many years have you lived in Marvin?

- Less than 1 year
- 1-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- More than 20 years

2. Including yourself, please tell us how many people reside in your household in each of the following age groups:

	0 People	1 People	2 People	3 People	4 People	5 People	6+ People
0-9 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10-19 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20-29 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
30-39 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
40-49 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50-59 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
60-69 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Over 70 Years old	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. In what subdivision do you reside? Please write the name of the subdivision below. If your home is not in a subdivision, please write "No Subdivision."

4. In what ZIP code is your primary place of employment located? (If none, write N/A)

Your Employment ZIP Code: _____

Your Spouse's Employment ZIP Code: _____

Community Character

5. What adjectives do you feel best describes the Village of Marvin? (select the three answers you feel are most important)

Agricultural

Quaint

Comfortable

Rural

Equine

Safe

Forested

Small

Green

Suburban

Natural

Under-developed

Over-developed

Unique

Peaceful

Young

Pristine

6. What are some of your reasons for living in the Village of Marvin? (select the three answers you feel are most important)

- | | |
|---|---|
| <input type="checkbox"/> Small-town surroundings | <input type="checkbox"/> Proximity to retail services |
| <input type="checkbox"/> Low tax-rate | <input type="checkbox"/> The quality of schools |
| <input type="checkbox"/> Proximity to Charlotte | <input type="checkbox"/> The zoning & ordinance regulations |
| <input type="checkbox"/> Proximity to family and/or friends | <input type="checkbox"/> Less services & amenities |
| <input type="checkbox"/> The housing properties available | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Proximity to employment | _____ |

Village Center District

The Village is considering the creation of standards for the development of a Village Center District. It would be a distinct, pedestrian-oriented district designed to reflect a small downtown atmosphere and include places where members of the community can gather. This Village Center District could host small-scale, neighborhood retailers and service providers to serve the needs of Village and nearby residents.

7. Do you support the development of a Village Center District, which would be located on New Town Road between Marvin Road and Marvin School Road?

- Yes
- No
- Don't know / No opinion

8. In the Village Center District, these public spaces would be the most important to you:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Open air performance space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pet friendly area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground or park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green space / Lawn area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. In the Village Center District, these small-scale businesses would be most important to you:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Small specialty retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee shop / cafes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Pub	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential above retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Salons	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Land Use - Commercial Outside of a Village Center District

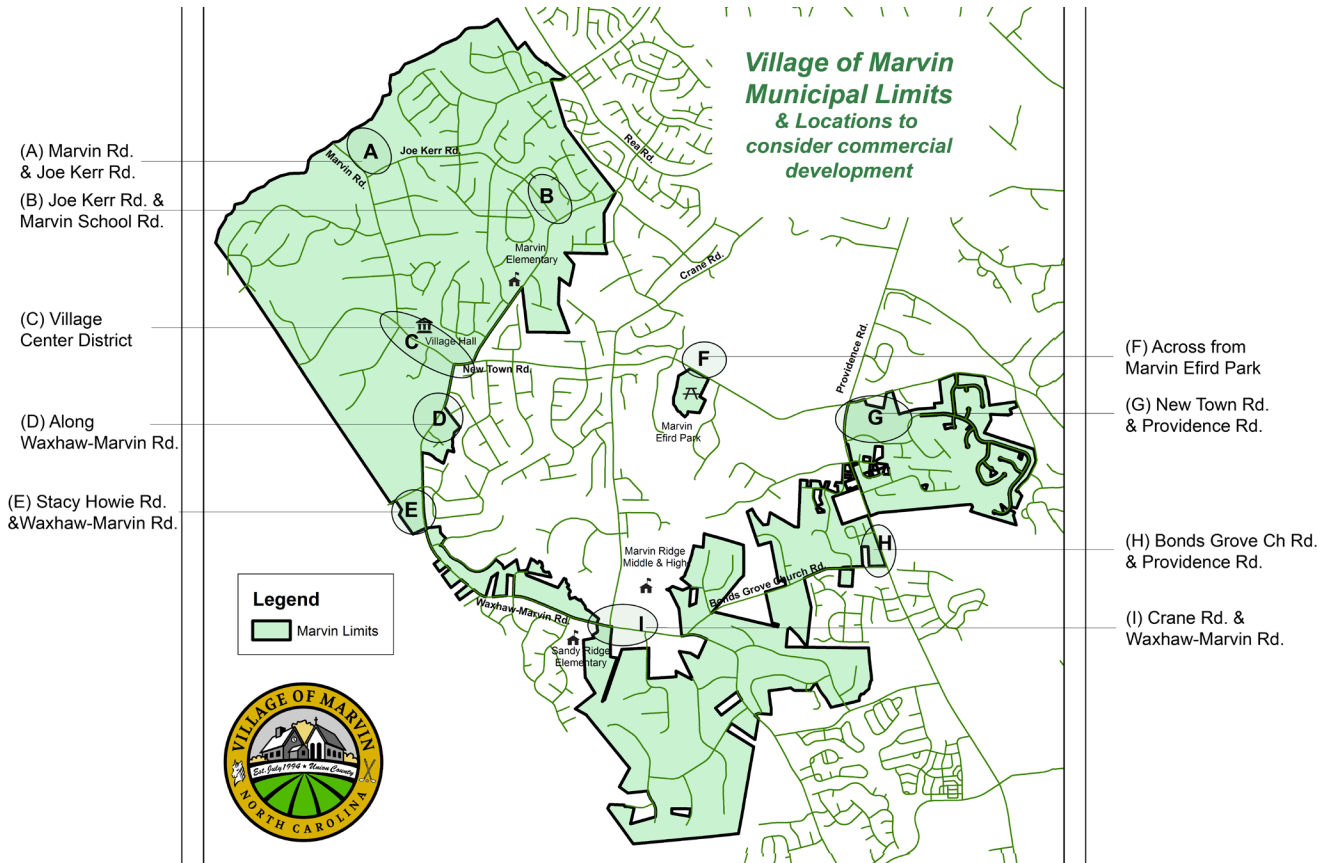
10. Would you like to see more commercial development in Marvin, other than in the Village Center District?

- Yes
- No
- Don't know / No opinion

11. **Outside** of the Village Center District, what non-residential development types would you like to see in the next 5 to 10 years? (select any that apply)


- Agricultural related business
- Professional services
- Office space
- Restaurants
- Retail
- Coffee Shops / Cafes
- Other (Please specify): _____


12. Where in Marvin would you prefer to see commercial development? (Check all locations that apply)



- (A) Marvin Rd. & Joe Kerr Rd.
- (B) Joe Kerr Rd. & Marvin School Rd.
- (C) Village Center District
- (D) Along Waxhaw-Marvin Rd.
- (E) Stacy Howie Rd. & Waxhaw-Marvin Rd.

- (F) Across from Marvin Efirid Park
- (G) New Town Rd. & Providence Rd.
- (H) Bonds Grove Ch Rd. & Providence Rd.
- (I) Crane Rd. & Waxhaw-Marvin Rd.

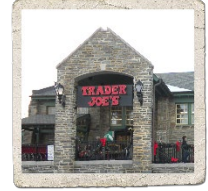
Legend
 Marvin Limits



- | | |
|--|--|
| <input type="checkbox"/> (A) Marvin Rd. & Joe Kerr Rd. | <input type="checkbox"/> (G) New Town Rd. & Providence Rd. |
| <input type="checkbox"/> (B) Joe Kerr Rd. & Marvin School Rd. | <input type="checkbox"/> (H) Bonds Grove Church Rd. & Providence Rd |
| <input type="checkbox"/> (C) Village Center District | <input type="checkbox"/> (I) Crane Rd. & Waxhaw-Marvin Rd. |
| <input type="checkbox"/> (D) Along Waxhaw-Marvin Rd. | <input type="checkbox"/> Don't know / No opinion |
| <input type="checkbox"/> (E) Stacy Howie Rd. & Waxhaw-Marvin Rd. | <input type="checkbox"/> I am not in favor of Commercial Development in Marvin |
| <input type="checkbox"/> (F) Across from Marvin Efirid Park | <input type="checkbox"/> Other (please specify):
_____ |

13. What should the maximum permissible building size be for an individual retail building in a development?

- Up to 4,999 (Avg. Starbucks 4,000 sf.)
- Up to 9,999 (Avg. Chili's Restaurant 9,000 sf.)
- Up to 19,999 (Avg. CVS 12,000 sf.)
- Up to 39,999 sf (Avg. Trader Joe's 35,000 sf.)



- Up to 59,999 sf (Avg. Harris Teeter 55,000 sf.)
- Up to 79,999 sf (Avg. Sportsman WH 78,000 sf.)
- Over 80,000 sf (Avg. Target 100,000+ sf.)
- All of the Above



- None of the Above
 - Other (Please specify):
-

14. If you have concerns with commercial development, please select your top 3 concerns from the list below:

- | | |
|--|--|
| <input type="checkbox"/> Commercial Density | <input type="checkbox"/> Traffic |
| <input type="checkbox"/> Height of Commercial Buildings | <input type="checkbox"/> Security |
| <input type="checkbox"/> Reduction in available open space | <input type="checkbox"/> Strain on Emergency Services |
| <input type="checkbox"/> Stormwater Runoff / Flooding issues | <input type="checkbox"/> Impact on Residential Property Values |
| <input type="checkbox"/> Noise, Lights, and Nuisance | <input type="checkbox"/> Impact on Community Appearance |
| | <input type="checkbox"/> Other (Please specify): |
-

Land Use - Residential

15. Marvin currently allows for a limited number of lot sizes smaller than 1 acre in developments that set aside land for conservation purposes. What type of residential development do you feel would be appropriate in such a subdivision? (Check all that apply)

- Single-family homes on smaller lots
- Patio Homes (e.g. age restricted dwellings)
- Townhomes
- None of the above
- Don't know / No opinion
- Other (Please specify): _____

16. If a greater percentage of land in a development is reserved for conservation purposes, which of the following uses would you be in favor of? (Check all that apply)

- Parks (Public)
- Greenways
- Open fields
- Nature Preserve
- Municipal Services
- None of the above
- Don't know / No opinion
- Other (Please specify): _____

17. If Marvin were to consider residential development which would increase residential density, which of the following would you support? (Check all that apply)

- Full size homes with smaller setbacks
- Smaller single family homes
- Patio Homes (e.g. age restricted dwellings)
- Townhomes
- Apartments
- Residential above retail (3 stories or less)
- I am not in favor of increasing density
- Don't know / No opinion
- Other (Please Specify): _____

Parks, Recreation & Open Space

18. Would you like to see more parks, open space, or recreation options in Marvin?

- Yes
- No
- Don't know / No opinion

19. Is walkability (via sidewalks and greenways) important to you?

- Yes
- No
- Don't know / No opinion

20. What are the most important greenway connections? (select all that apply)

- Neighborhoods
- Outside trails (e.g. Carolina Thread Trail, Mecklenburg County Greenways, etc)
- Schools
- Park(s)
- Village Center District
- Don't know / No opinion
- Other (Please specify): _____

21. What additional amenities or activities would you like to see at Marvin Efird Park?

- Additional benches and picnic tables
- Additional restroom facilities
- Casual biking
- Dog park
- More events and entertainment
- Picnic Pavilion with grill
- Toddler playground
- Don't Know / No opinion
- Other (Please specify): _____

Municipal Amenities & Services

22. Which of the following services would you be willing to support with an increased tax rate? (If any) *estimated tax rate increase per year per \$500,000 house valuation

	Yes	No
Community provided trash and recycling collection (5-8 cents)*	<input type="radio"/>	<input type="radio"/>
Increased law enforcement (1 cent)*	<input type="radio"/>	<input type="radio"/>
Greater presence of traffic control officers (1 cent)*	<input type="radio"/>	<input type="radio"/>

23. What planning projects should the Village strive to accomplish, or improve, in the next five to ten years? Indicate with a Yes or No if the project should be undertaken.

	Yes	No
Developing a Village Center District	<input type="radio"/>	<input type="radio"/>
Developing Commercial Districts	<input type="radio"/>	<input type="radio"/>
Traffic Calming Programs	<input type="radio"/>	<input type="radio"/>
Historic Building Preservation	<input type="radio"/>	<input type="radio"/>
Sidewalks, greenways, and trails	<input type="radio"/>	<input type="radio"/>
Horse trails	<input type="radio"/>	<input type="radio"/>
Parks and Public greenspace	<input type="radio"/>	<input type="radio"/>

24. Please identify your level of support for the planning projects that the Village should strive to accomplish or improve in the next five to ten years.

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Developing a Village Center District	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing Commercial Districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic Calming Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic Buildings Preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks, greenways, and trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horse trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Public greenspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Engaging with the Village of Marvin

Please check any statement that applies to you:

- I am aware of the Village's website (www.marvinnc.org)
- I am subscribed to the Village's Resident List
- I have attended a Village event in the past year
- I have attended a Village meeting in the past year
- I have visited the Marvin Efird Park
- I have my Marvin Efird Park Parking Pass
- I am interested in volunteering
- I am interested in the newsletter

We're interested in your input. Do you have any additional comments you would like to contribute?

Thank you!

If you're interested in receiving official town communications about park and community events, sign up for the Village of Marvin's Resident's List at: www.marvinnc.org/sign-up-for-the-residents-list

We know your time is valuable. We are grateful for your participation in this survey and hold your input in the highest esteem. We'll share the results of this survey with you as soon as we're able.