



# VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

## VILLAGE COUNCIL MINUTES January 12, 2021 – 6:30pm Village Hall, 10004 New Town Road Regular Meeting (Virtual Meeting)

### A. AGENDA ITEM

5 MINUTES

#### 1. Call to Order

Mayor Pollino called the meeting to order at 6:30pm and determined a quorum was present.

**Present:** Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Lein

**Present Virtually:** Councilman Marcolese

**Absent:** Councilman Wortman

**Staff Present:** Christina Amos, Austin W. Yow, Rohit Ammanamanchi, Chaplin Spencer, Jamie Privuznak, Derek Durst (*by phone*)

#### 2. Adoption of the Agenda

Mayor Pro Tem Vandenberg requested to make the following changes:

- Add Unfinished Business #7, Update on Union Power
- Remove Presentations, Item #1 “Woodhall HOA Meeting”

**MOTION:** Councilman Lein moved to allow Councilman Marcolese to attend virtually.

**VOTE:** The motion passed unanimously.

**MOTION:** Mayor Pro Tem Vandenberg moved to adopt the agenda as amended.

**VOTE:** The motion passed unanimously.

#### 3. Pledge of Allegiance

Mayor Pollino led the pledge of allegiance.

#### 4. Public Comment Period

No comments were given.

### B. PRESENTATIONS

60 MINUTES

#### 1. ~~Woodhall HOA Meeting~~

**TIME STAMP 3:10**

#### 2. Union County 2050 Comprehensive Plan Presentation

Bjorn Hansen, Union County Long Range Planner, gave a presentation on the process, content, and feedback of the Union County 2050 Comprehensive Plan. (*See attached presentation, which is hereby incorporated as a reference into these minutes*).

### C. REPORTS AND UPDATES

20 MINUTES

**TIME STAMP 32:45**

#### 1. Administrator’s Report

Christina Amos, Village Manager, explained that a recent call with the Local Government Commission, a pre-application hearing for the financing of the new Village Hall, went well. In April, the Commission will review the Village’s application.

She also noted that a presentation on the Fiscal Year 2020 Audit will occur at the January 28 work session meeting.

**TIME STAMP 34:45**

#### 2. Planner’s Report

**a. CRTPO Discretionary Funding Update**

Mr. Ammanamanchi stated that the CRTPO awarded a \$1 million grant to the Village to expand the Marvin Loop Trail. The Village must match 40% of the funds to receive the grant. Council directed Mr. Ammanamanchi to inquire with CRTPO about providing resources to help the Village with easements for the Marvin Loop Trail expansion.

**b. Marvin Gardens Pocket Park Ownership Update**

Mr. Ammanamanchi stated that Village Attorney Chaplin Spencer has created a “Deed of Ownership” and staff is waiting to hear back from the developer of Marvin Gardens, so that the transfer of ownership of the 1.05 acres can move forward.

**c. Marvin Heritage District Strategic Plan Committee Meeting Recap**

Mr. Ammanamanchi gave a brief recap of the previous Marvin Heritage District Strategic Plan Committee. He passed out a draft list of commercial uses that was recommended by the Committee. *(See attached memo, which is hereby incorporated as a reference into these minutes)*. He stated that the Planning Board will review this list at their January 19 meeting. Council discussed this item in depth. Council directed Mr. Ammanamanchi to post this memo online for residents to review and to provide feedback.

**d. Invitation for Aventon Rezoning Public Input Meeting**

Mr. Ammanamanchi informed Council that he received an invitation to the first public input meeting for Aventon development rezoning request which, if approved by Union County, would allow for the construction of 310 apartments on 19 acres behind the storage facility near the intersection of Providence and New Town Road. This meeting is scheduled for January 27 at 6:30pm virtually on Zoom. Council directed Mr. Ammanamanchi to prepare an online post about the meeting.

**TIME STAMP 1:08:10**

**3. Roads Report**

Ms. Amos provided an update on conversations with NCDOT about the right of way costs of the proposed roundabout at Marvin and New Town Road. A representative will give a presentation at the January 28 work session meeting. The project is still slated for 2022. Council directed staff to place discussion of a bond on the agenda for the January 28 work session meeting.

**TIME STAMP 1:12:50**

**4. Deputy’s Report**

Deputy Montgomery gave his report on calls for November 2020. Council had no questions.

**TIME STAMP 1:13:50**

**5. Planning Board Chair Report**

Mr. Ammanamanchi informed Council about Marvin Gardens’ desire to construct “Welcome to Marvin” signage, which would require a text amendment. He also briefed Council on the Planning Board’s preliminary review of the new Village Hall elevations. Council briefly discussed the process for conditional use permits.

**6. PR&G Chair Report**

No report was given.

**D. CONSENT AGENDA** *(Consent Agenda Items may be considered in one motion and without discussion except for those items removed by a Council member)*

**5 MINUTES**

**TIME STAMP 1:18:10**

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the consent agenda as presented.

**VOTE:** The motion passed unanimously.

- 1. Consider Call for a Public Hearing to be Held on February 9, 2020 at 6:30pm for Conditional Use Permit Application #20-12548: Pool in Side Yard at 1901 Grigg Lane**
- 2. Consider Call for a Public Hearing to be Held on February 9, 2020 at 6:30pm for Conditional Use Permit Application #20-12554: Pool in Rear Yard that abuts Side Yard at 2028 Groves Edge Lane**
- 3. Consider Approval of Tax Refunds for December 2020 and January 2021**

## E. PUBLIC HEARING

0 MINUTES

No hearings were scheduled.

## F. VILLAGE HALL

10 MINUTES

**TIME STAMP 1:18:25**

### 1. Discussion of Occupancy Limits for Village Hall

Ms. Amos explained that the meeting room in the new Village Hall would have an occupancy limit of 62 people, while the other areas would allow for 48 people in total. Total occupancy for the new Village Hall would be 110 people.

**TIME STAMP 1:19:00**

### 2. Discussion of Village Hall Preliminary Site Plan

Ms. Amos distributed an update site plan, that show the building be turned to face New Town Road, rather than the roundabout at New Town and Marvin School Road. *(See attached preliminary site plan, which is hereby incorporated as a reference into these minutes).* She explained that turning the building would allow for future expansion on both wings of the building.

Council discussed possibly extending the bidding period and the project timeline in depth but decided to wait until the January 28 work session to decide. Ms. Amos added that it may be possible to move the timeline forward if the plans come back early.

## G. UNFINISHED BUSINESS

60 MINUTES

**TIME STAMP 1:31:50**

### 1. Discussion and Consideration of Petitioning NCDOT for Ownership of New Town Road

Ms. Amos stated that NCDOT is unwilling to resurface New Town Road before the Village would assume maintenance. The cost to repair New Town Road is \$18,000 for minor repairs or \$190,000 for major repairs. Council discussed this item in depth. Council agreed to place this item back on the agenda for the February retreat.

**TIME STAMP 1:43:05**

### 2. Consider Approval of Road Maintenance and Acceptance Policy

Ms. Amos briefed Council on the proposed revised policy that states that the Village will not address aesthetic road issues that do not affect functionality.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the Road Maintenance and Acceptance Policy as presented.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:44:45**

### 3. Discussion of 2021 Village Council Retreat

Ms. Amos asked Council to review past retreat agendas and agendas from other municipalities to help prepare for the retreat next month. Council discussed possible topics for the retreat in depth. Ms. Amos will prepare a draft retreat agenda to be reviewed at the January 28 work session meeting.

**TIME STAMP 1:51:20**

### 4. Consider Adoption of Revised 2021 Village Council Meeting Schedule

Austin W. Yow, Village Clerk & Assistant to the Manager, explained that the proposed schedule includes changing that the time of the May work session, at which the budget will be adopted, from 9am to 6:30pm and changing the location of the February retreat to Firethorne Country Club.

**MOTION:** Councilman Marcolese moved to approve the changes to the meeting schedule.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:52:45**

### 5. Discuss and Consider Adoption of Revised Fee Schedule

Jamie Privuznak, Finance Officer, explained proposed revisions to the fee schedule concerning the abolition of parking permits and the increase in the costs of professional access fees for Marvin Efird Park.

**MOTION:** Mayor Pro Tem Vandenberg moved to adopt the revise fee schedule as presented.

**VOTE:** The motion passed unanimously.

**TIME STAMP 1:57:15**

**6. Update on the Launch of MarvinNC.Gov**

Mr. Yow briefed the Village Council on the current ongoing maintenance of the new website. Since the new site was down, Council agreed to table this item to the January 28 work session.

**7. TIME STAMP 1:58:30**

**Update on Union Power**

Ms. Amos and Derek Durst, Public Facilities Manager, informed Council that he does not have an update yet but has spoken with a Union Power representative that said they are willing to fix the damaged berm adjacent to the Marvin Loop Trail if they damaged it. Council directed Mr. Yow to this item on the Ongoing Action Item List.

**MOTION:** Mayor Pro Tem Vandenberg moved to take a quick five-minute break.

**VOTE:** The motion passed unanimously.

**MOTION:** Mayor Pro Tem Vandenberg moved to come out of recess.

**VOTE:** The motion passed unanimously.

**H. NEW BUSINESS**

**60 MINUTES**

**TIME STAMP 2:00:30**

**1. Discussion of Park & Greenway Donations**

Ms. Amos explained that she and Mr. Durst have discussed has sponsorships would work for park and trail amenities. She explained these structures would go before the Parks, Recreation, and Greenways Board for review before they would be considered by Council. Chaplin Spencer, Village Attorney, explained the legality of sponsorships and types of sponsors that are typically not allowed. He encouraged having a policy in place to regulate sponsors. He also stated that donations for the park and trails are legal to accept.

Council inquired about the process of earmarking donations to ensure they are allocated to their intended purpose. Ms. Amos explained that the funds would go into the general fund, but the funds can be isolated in the software to ensure they are allocated properly. Council discussed this item in depth. Mayor Pro Tem Vandenberg and Mr. Durst will discuss this item with the PR&G Board at their next meeting.

**TIME STAMP 2:08:25**

**2. Consider Adoption of Professional Access Parking Permit Application**

Mr. Durst explained that the parking permit application has been revised with the recent fee schedule changes.

**TIME STAMP 2:09:30**

**3. Discussion and Consideration of Pocket Park Design**

Mr. Durst explained the recommended design for the pocket park to be located at Marvin Gardens. Staff distributed an updated sketch of the design (*See attached sketch, which is hereby incorporated as a reference into these minutes*).

**TIME STAMP 2:12:30**

**4. Discussion and Consideration of Displacing Solid Waste and Recycling Vendors with a Final Decision to be Made in Six Months and Not Commencing for 15 Months as a Municipal Service**

Ms. Amos reviewed previous discussions, as well as the pros and cons of establishing solid waste and recycling as a municipal service. She also explained the timeline for potentially establishing the service, which would commence in 2022. Council discussed this item in depth.

Council, agreed by unanimous consent, to allow Heather Hamilton, Sales Director of Active Waste Solutions to speak. She emphasized the need to consider vendors licensed for recycling, equipment, customer service, locally based vendors, etc. Council asked various questions to Mrs. Hamilton regarding their services and service area.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve moving forward with the displacement of private solid waste collection services with a final decision within six months and in no event will any such actual provision of municipal-related solid waste services commence for a period of 15 months from the date of first publication, which occurred on December 12, 2020.

**VOTE:** The motion passed unanimously. 2:30:21

5. **Discussion and Consideration of Providing Guidance to Staff in Preparing the Request for Proposals (RFP) for Solid Waste & Recycling AND Authorize Manager to Solicit Bids for Service**  
 Ms. Amos asked Council to select various options to help staff prepare the RFP, these options focused on types of services, level of service, carts, cart extras, trucks, collections, legal issues, and communications. Council discussed this item in depth. Staff will move forward with the RFP and will send it out for bid.

**MOTION:** Mayor Pro Tem Vandenberg moved to direct staff to prepare the Request for Proposals for solid waste with all of the considerations that were discussed.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:04:55**

6. **Discussion and Consideration of Entering Agreement with McConnell Grading for Miscellaneous Concrete and Construction at a Per Unit Cost Used Effective until November 2021 with an Option to Renew for Two Years Contingent Upon Attorney Review**

Ms. Amos briefed Council on the proposed contract with McConnell Grading to be paid at a per unit cost.

**MOTION:** Mayor Pro Tem Vandenberg moved to enter into agreement with McConnell Grading for miscellaneous concrete and construction at a per unit cost used effective until November 2021 with an option to renew for two years contingent upon attorney review.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:08:00**

7. **Discussion and Consideration of Authorizing McConnell Grading to Address All Identified Repairs in the Drainage, Curb, and Gutter Inventory 2019 at Price Not to Exceed \$51,600 with a 10% Contingency AND Authorize Manager to Issue Notice to Proceed**

Ms. Amos explained that this item is to address needed curb and gutter drainage repairs.

**MOTION:** Mayor Pro Tem Vandenberg moved to authorize McConnell Grading to address all identified repairs in the drainage, curb, and gutter inventory 2019 at price not to exceed \$51,600 with a 10% contingency and authorize manager to issue notice to proceed.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:09:40**

8. **Consider Adoption of OR-2021-01-01 for Additional Funding for Engineering for Streets and Curb and Gutter Repairs as Part of the Transportation Budget**

Ms. Amos explained that this is budget ordinance is to shift funds in the transportation budget to cover additional engineering costs and curb and gutter repairs.



**OR-2021-01-01**

**AN ORDINANCE AMENDING THE GENERAL FUND BUDGET ORDINANCE**

**BE IT ORDAINED** by the Village Council of the Village of Marvin, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

**SECTION 1.** To amend the General Fund Budget, the revenues and appropriations are to be changed as shown.

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT	FROM	TO
Expense	Road Resurfacing -Transportation (A/C #6330)	(\$45,000)	\$45,000	\$0

Expense	Stormwater/Gutter Repair & Maintenance – Transportation (A/C #6326)	\$37,752	\$18,900	\$56,652
Expense	Engineering for Streets - Transportation (A/C #6320)	\$7,248	-\$13,116	-\$5,867.97
Expense	Sidewalk Construction - Transportation (A/C #6315)	(\$15,000)	\$15,000	\$0
Expense	Engineering for Streets - Transportation (A/C #6320)	\$15,000	-\$5,867.97	\$9,132
Expense	Road Repair and Maintenance - Transportation (A/C #6325)	(\$9,000)	\$38,121	\$29,121
Expense	Engineering for Streets (A/C #6320)	\$9,000	\$9,132	\$18,132

**Reason:** To appropriate more funding in the Transportation budget for Engineering for Streets line-item overage and curb and gutter repairs.

**SECTION 2.** Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 12th day of January 2021.

**MOTION:** Mayor Pro Tem Vandenberg moved to adopt OR-2021-01-01 for Additional Funding for Engineering for Streets and Curb and Gutter Repairs as Part of the Transportation Budget.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:11:00**

**9. Discussion and Consideration of Correction of Appointed Term for a Member of the Parks, Recreation, and Greenways Board**

Mr. Yow explained that due to a clerical error in February 2020, Kristyna Culp was appointed to an incorrect term on the Parks, Recreation, and Greenways Board. He stated that based on records, her term should be corrected to expire 9/1/2022.

**MOTION:** Mayor Pro Tem Vandenberg moved to revise Kristyna Culp’s term on Parks, Recreation, and Greenways Board to expire 9/1/2022.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:11:50**

**10. Discuss and Consider Appointment to the Board of Adjustment for a Term Expiring 3/1/2022**

Mr. Yow explained that Jason Traub applied to be an alternate on the Board of Adjustment.

**MOTION:** Mayor Pro Tem Vandenberg moved to appoint Jason Traub to the Board of Adjustment as an alternate for a Term Expiring 3/1/2022.

**VOTE:** The motion passed unanimously.

**TIME STAMP 3:13:10**

**11. Review and Consider Adoption of Council Meeting Minutes from the 12/8/2020 Regular Meeting**

Council reviewed the minutes from the 12/8/2020 regular meeting and made no changes.

**MOTION:** Mayor Pro Tem Vandenberg moved to approve the minutes as presented.

**VOTE:** The motion passed unanimously.

**I. OPEN TOPICS**

**TIME STAMP 3:15:20**

**Mayor Pro Tem Vandenberg,** citing the success of the previous “Year in Review” newsletter asked Mr. Yow if he could create a “Coming Soon” newsletter to highlight upcoming projects in 2021.

## J. AGENDA ITEMS

**TIME STAMP 3:17:30**

### 1. Review of Action Items

- Council will discuss bonds at the January 28 work session for roads.
- Ms. Amos will invite state representatives to the February 19 Council Retreat.
- Ms. Amos will prepare a sponsorship policy for the January 28 work session.
- Ms. Amos will bring the discussion of the New Town Road petition back to the Council Retreat.
- Ms. Amos will prepare the Council Retreat agenda.
- Mr. Ammanamanchi will ask CRTPO about resources on right-of-way acquisition.
- Mr. Ammanamanchi and Mr. Yow will send out information on the final days of the public comment period for the Union County 2050 Comprehensive Plan.
- Mr. Ammanamanchi and Mr. Yow will send out information on the proposed commercial uses for the Marvin Heritage District.
- Mr. Ammanamanchi and Mr. Yow will send out information on the January 27 public input meeting on the Aventon Rezoning Request.
- Mr. Yow will send out an "Upcoming Projects" newsletter.
- Mr. Yow will place "Discussion of Joint Meetings" on the agenda for the January 28 work session.
- Mr. Durst will update Council on the berm issue with Union Power at the January 28 work session.
- Mr. Durst and Mayor Pro Tem Vandenberg will brief the PR&G Board on the discussion of donations.
- Ms. Amos will revise the personnel policy (*added after Closed Session*).

### Review of Ongoing Action Item List

Council reviewed the Ongoing Action Item List and directed staff to make changes.

**TIME STAMP 3:23:00**

### 2. Council Comments

**Mayor Pollino:** He wished everyone a Happy New Year and hoped everyone had a good holiday season. He thanked staff, including Ms. Amos for her hard work, Mr. Ammanamanchi and PR&G Board member Dan Wilson for their work on the CRTPO grant, and Mr. Yow for his work on the new website. He thanked the Marvin Heritage District Strategic Plan Committee for all their work thus far. He thanked Planning Board Chairman John Jones for his involvement. He thanked Jason Traub for volunteering for the Board of Adjustment. He thanked Nancy Schneeberger, Tax Collector for her service and wishes her a well-earned requirement. He warned residents to stay safe with the current dense fog and icy patches.

**Mayor Pro Tem Vandenberg:** No comments.

**Councilman Lein:** He stated he wants greater public participation in meetings and with Coffee with Council. He thanked law enforcement and staff for their hard work.

**Councilman Marcolese:** He stated he hoped everyone had a good holiday season, despite COVID-19. He said he thought the Santa Parade last month went well. He thanked staff and is looking forward to taking on the challenges of 2021.

## K. CLOSED SESSION

**15 MINUTES**

**TIME STAMP 3:29:55**

### 1. Recess into Closed Session Pursuant to NCGS §143-318.11(a)(6) To Discuss Personnel

**MOTION:** Mayor Pro Tem Vandenberg moved to recess into closed session pursuant to NCGS §143-318.11(a)(6) to discuss personnel.

**VOTE:** The motion passed unanimously.

*[Recording omits Closed Session]*

**MOTION:** Mayor Pro Tem Vandenberg moved to move into open session from closed session.

**VOTE:** The motion passed unanimously.

## L. OPEN SESSION

**5 MINUTES**

**TIME STAMP 3:30:25**

### 1. Allow Village Manager to Extend Offer Letter to Applicant for the Position of Park Attendant

Council directed Ms. Amos to revise the personnel policy, considering the form of government change. Council also directed Ms. Amos to revise section 29 to only apply to full-time office staff.

**MOTION:** Mayor Pro Tem Vandenberg moved to hire John Gulley for as a part-time park employee.

**VOTE:** The motion passed unanimously.

**M. ADJOURNMENT**


**MOTION:** Mayor Pro Tem Vandenberg moved to adjourn the meeting at 10:28pm.

**VOTE:** The motion passed unanimously.

Adopted: \_\_\_\_\_

1-28-21

  
\_\_\_\_\_  
Joseph E. Pollino Jr., Mayor  
Village of Marvin

  
\_\_\_\_\_  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin







# VILLAGE OF MARVIN

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Unsealed  
2/22/2023

## VILLAGE COUNCIL MEETING MINUTES

January 12, 2021 – 6:30pm  
Village Hall, 10004 New Town Road  
Regular Meeting (Virtual Meeting)  
**Closed Session**

### CLOSED SESSION

#### 1. Recess into Closed Session Pursuant of NCGS §143-318.11(a)(6) To Discuss Personnel

**MOTION:** Mayor Pro Tem Vandenberg moved to Recess into Closed Session Pursuant of NCGS §143-318.11(a)(6) to Discuss Personnel.

**VOTE:** The motion passed unanimously.

There were discussions of current park staff vacancies and the terms for filling such vacancies.

There were discussions of the Village’s personnel policy and restrictions on hiring relatives of councilmembers.

**MOTION:** Mayor Pro Tem Vandenberg moved to return to open session.

**VOTE:** The motion passed unanimously.

Adopted: 3-10-21

\_\_\_\_\_  
Joseph E. Pollino Jr., Mayor  
Village of Marvin

\_\_\_\_\_  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin



**Union County  
Government**

EST. 1842

# UNION COUNTY 2050 DRAFT PLAN

January 2021



Item  
B. 2

# WHAT IS THE PROCESS?

- Process started in January and will be complete in early 2021
- We are in the third phase – Plan Development
- The final step is asking the Union County Planning Board and Board of Commissioners approve the plan, which will be in the spring of 2021

Union County 2050 Comprehensive Plan Committee Phases and Schedule

Month	January	February	March	April	May	June	July	August	September	October	November	December	January
Phase and Task	Visioning												Plan Development
Introductions and establish schedule													
Background information													
Signs of success													
Drafting vision													
Community feedback on vision			Three community meetings										
Finalize vision				Decision meets by coordinating committee									
Develop alternate scenarios													
Develop metrics for scenarios													
Community feedback on scenarios							Three community meetings						
Choose scenario									Decision made by coordinating committee				
Develop land use map													
Develop tools to implement scenario													
Develop plan text													
Community feedback on plan													
Plan comments by subcommittees and recommendation by coordinating committee												Three community meetings	Decision made by coordinating committee

## **OPPORTUNITIES FOR INPUT**

1. Initial comment period from Nov. 24 - Dec. 18
2. On-Line Outreach
  - A. Facebook
  - B. Union County website
  - C. Union County employee newsletter
  - D. Emails to HOAs and interested residents
3. In-Person Outreach
  - A. Municipal presentations to Weddington and Stallings governing boards
  - B. Four input meetings Dec. 2 - 15
  - C. Two municipal drop in meetings Dec. 10 and 11

## **COMMUNICATION RESULTS**

1. 300 views of video
2. Over 1,000 visitors to plan web site
3. 40 attendees at in person or online input sessions
4. 98 completed surveys



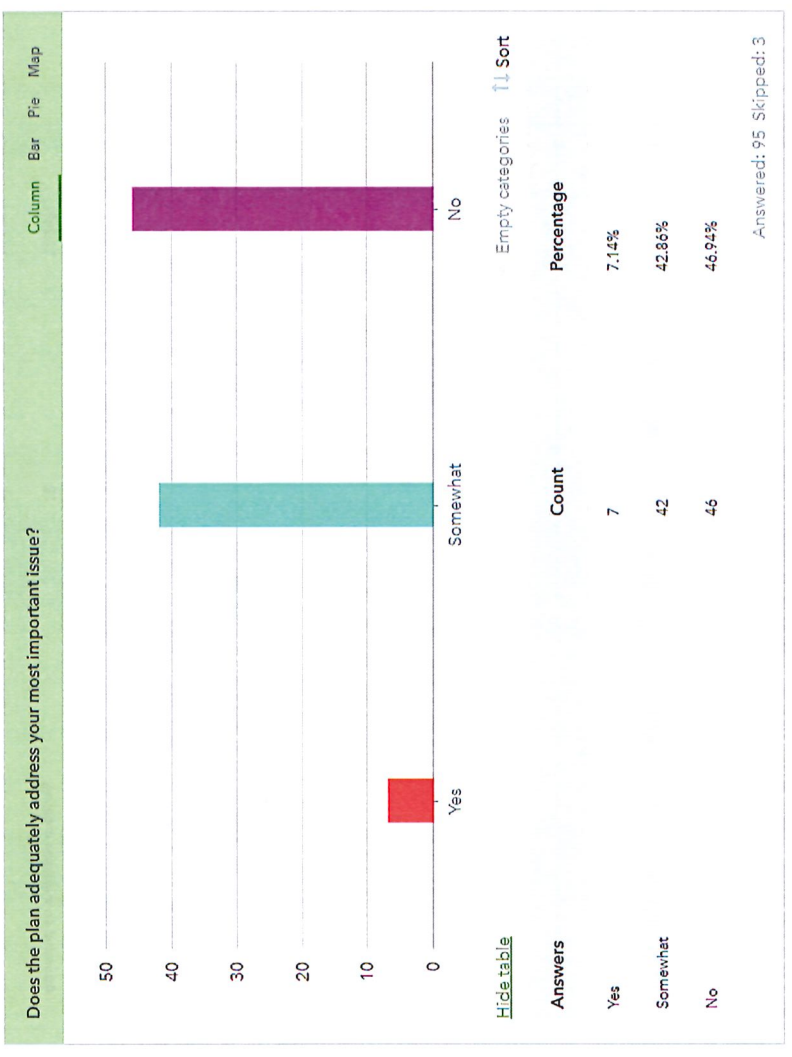


# FEEDBACK RESULTS

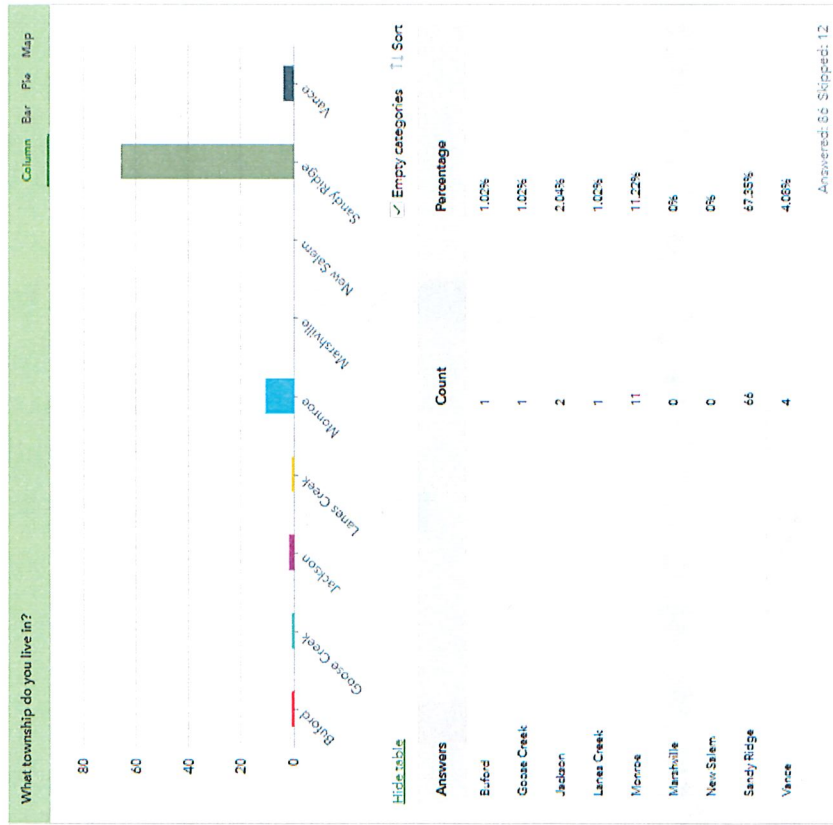




# FEEDBACK RESULTS



# WHO PARTICIPATED?



# WHO PARTICIPATED?



# WHO PARTICIPATED?





## COORDINATING COMMITTEE RESPONSES

**Public Comment:** "The proposed quarter-cent sales tax should be used to help pay for public transportation projects, such as the proposed light rail route from Mecklenburg County into Stallings and Indian Trail."

**Explanation:** Some residents and municipalities asked for the quarter-cent sales tax revenue to be made available to help pay for this proposed service.

**Response:** The Coordinating Committee did not support this proposal. They felt the light rail project did not have details on budget or schedule, and the sales tax revenue would not be enough to fund both road and transit projects.

## **COORDINATING COMMITTEE RESPONSES**

**Public Comment:** "Expand transition zones even more to take in nearly all land between municipalities in western Union County."

**Explanation:** Multiple municipalities and residents have commented that the County should not make land use decisions on the edges of the municipalities.

**Response:** The Coordinating Committee supported some expansion of the transition zones and lowered density away from primary roads, but not necessarily all land use decisions in the unincorporated parts of western Union County.

## COORDINATING COMMITTEE RESPONSES

**Public Comment:** "Enact a policy to deny rezonings that add traffic until funded road projects are completed."

**Explanation:** NC 16, NC 84, Monroe Road, and many other smaller projects continue to be delayed. Multiple residents have commented that new developments should not be permitted until the road improvements are complete, which could be five to 10 years from now.

**Response:** The Coordinating Committee strongly supported this proposal, and would like the municipalities to enact similar policies.



## COORDINATING COMMITTEE RESPONSES

**Public Comment:** "Eliminate all multi-family (apartments and townhouses) land uses from the land use map in western Union County."

**Explanation:** Multiple residents from Sandy Ridge Township felt that higher density was incompatible with the current development pattern, and would add too much traffic and students, as well as harm the natural environment.

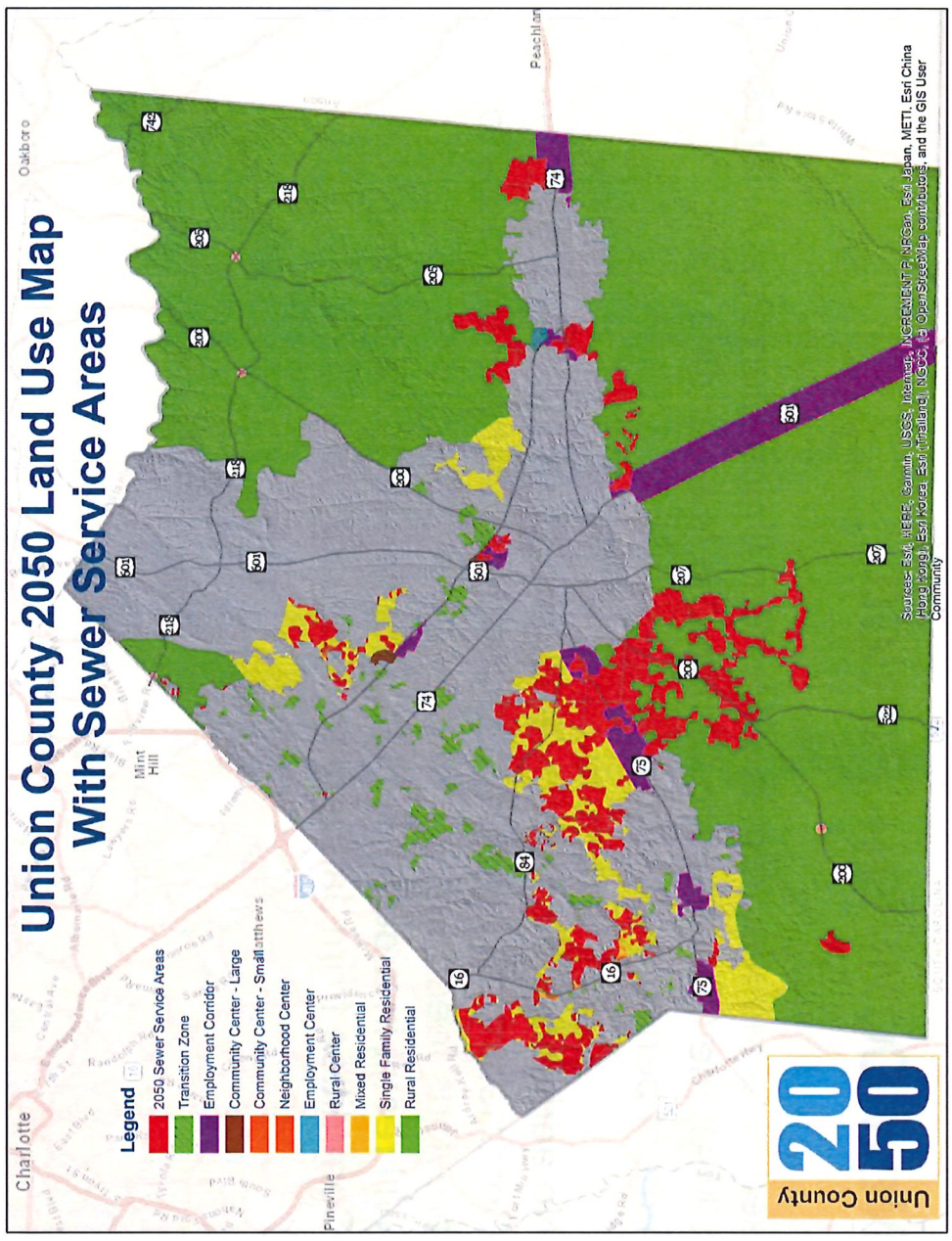
**Response:** The Coordinating Committee felt the new land use map already significantly reduces the amount of land for such land uses, and they are limited to key intersections along current or future multi-lane roads. Such development would not be supported until the road widenings are complete, however.

## **NEW COMMENT PERIOD**

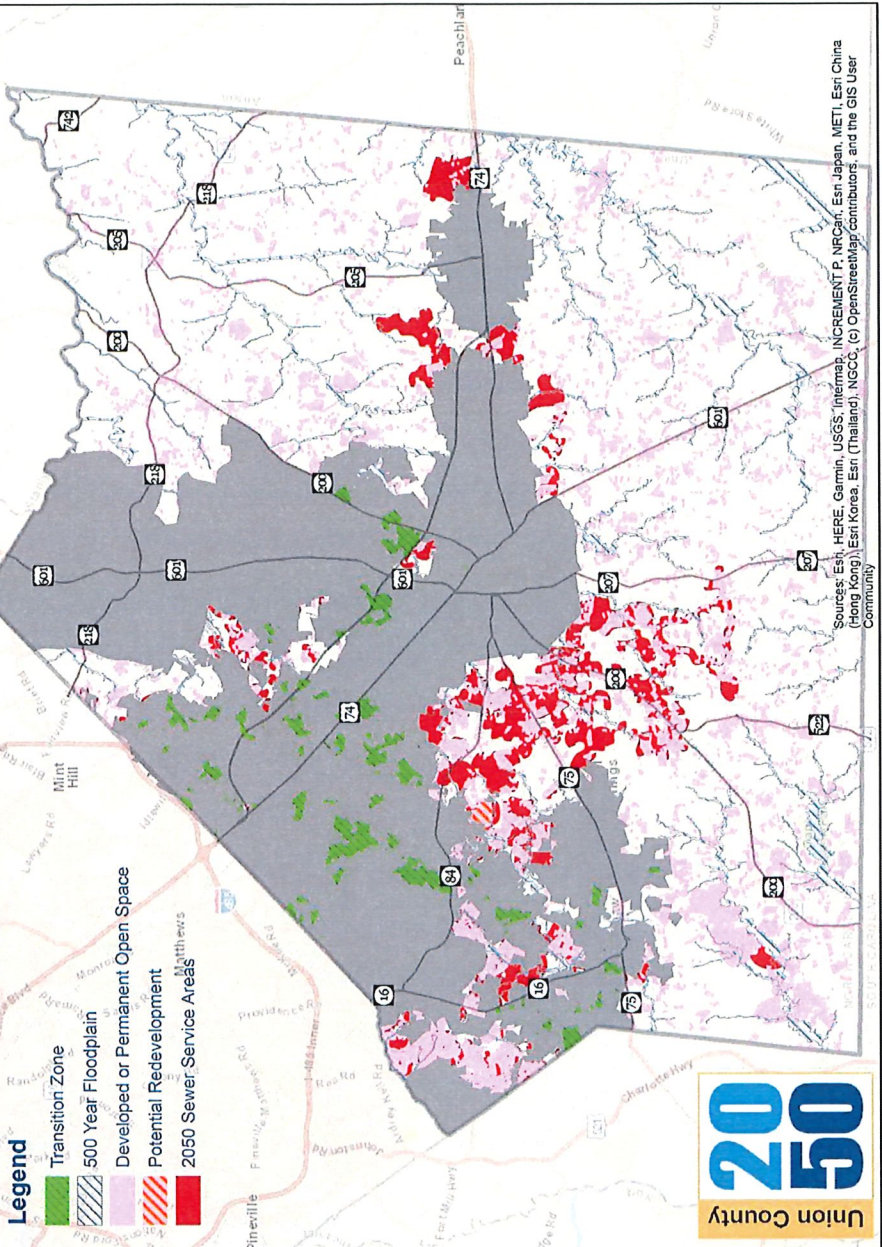
Based on a request from the Western Union Municipal Alliance (WUMA), the Coordinating Committee is extending the comment period to January 15.

- No additional in-person meetings planned
- Comment form revised to include Committee responses to previous feedback
- Will result in a delay of plan adoption by Coordinating Committee from January to February

# Union County 2050 Land Use Map With Sewer Service Areas



# Developable Areas in Unincorporated Union County



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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**TO:** Mayor and Village Council  
**FROM:** Rohit Ammanamanchi, Village Planner  
**SUBJECT:** Planner's Report: Commercial Uses and Subzones of the Marvin Heritage District  
**DATE:** January 11, 2021

Before the November Meeting of the Marvin Heritage District Strategic Plan Committee, a survey was distributed which polled all committee members about which Commercial Uses could be considered. 7 out of 9 members responded to the survey, and below are the results to this question.

- 1/7 Child Care
- 0/7 Hospital
- 0/7 Urgent Care
- 4/7 Medical Offices (e.g. Dentist)**
- 5/7 Professional Services (e.g. Lawyer)**
- 2/7 Tailoring Services
- 1/7 Laundry/Dry Cleaning
- 4/7 Art Gallery/Studio**
- 1/7 Cosmetic Services (e.g. Nail Salon)
- 4/7 Therapeutic Services (e.g. Spa)**
- 5/7 Fitness Studio (e.g. Yoga, Crossfit)**
- 2/7 Fitness Center (e.g. Gym)
- 1/7 Print and Copy Services (e.g. Kinkos)
- 3/7 Post Office
- 2/7 Financial Institution
- 1/7 Pharmacy without Convenience Store
- 0/7 Pharmacy with Convenience Store
- 2/7 Veterinary Clinic
- 3/7 Non-Public Office Rental Space
- 6/7 Restaurant, Dine-in**
- 0/7 Restaurant, Take-out only
- 6/7 Ice Cream, Coffee Shop, Café**
- 7/7 Restaurant serving alcohol**

- 3/7 Bar
- 6/7 Brewery, Microbrewery
- 2/7 Cornerstore (limited grocery and convenience sales)
- 7/7 Specialty food market (e.g. butcher, fish market)
- 5/7 Gourmet Grocery Store (e.g. Reid's, Trader Joes)
- 0/7 Regular Grocery Store (e.g. Publix, Harris Teeter)
- 5/7 Farmer's Market
- 0/7 Flea Market
- 1/7 Vitamin and Supplements Store
- 0/7 Cat Cafe
- 1/7 Plant Sales (e.g. Nursery)
- 2/7 Mobile Food Establishment
- 0/7 Movie Theater
- 2/7 Bed and Breakfast
- 0/7 Hotel
- 4/7 Maker Space/ Artisan Retail (i.e. Products sold are made in the store)
- 3/7 Music Lessons and Sales
- 6/7 Small Retail Sales (e.g. clothing, furniture) less than 3,000 s.f.
- 2/7 Medium Retail Sales between 3,000 s.f. and 5,000 s.f.
- 1/7 Large Retail Sales greater than 5,000 s.f.
- Other (1 entry): Space for kid and youth activities (coding, book clubs, science labs)

The uses which received 4/7 or more are listed below, the uses which received 3/7 are grouped below that, which were added to the uses allowed on a case-by-case basis.

**Uses which received a majority vote, and uses which received a 3/7 vote but approved:**

- 4/7 Medical Offices (e.g. Dentist)
- 5/7 Professional Services (e.g. Lawyer)
- 4/7 Art Gallery/Studio
- 4/7 Therapeutic Services (e.g. Spa)
- 5/7 Fitness Studio (e.g. Yoga, Crossfit)
- 6/7 Restaurant, Dine-in
- 6/7 Ice Cream, Coffee Shop, Café
- 7/7 Restaurant serving alcohol
- 6/7 Brewery, Microbrewery (discussed in depth as different than a brew-pub or bar)
- 7/7 Specialty food market (e.g. butcher, fish market)
- 5/7 Gourmet Grocery Store (e.g. Reid's, Trader Joes)
- 5/7 Farmer's Market
- 4/7 Maker Space/ Artisan Retail (i.e. Products sold are made in the store)
- 6/7 Small Retail Sales (e.g. clothing, furniture) less than 3,000 s.f.
- 3/7 Non-Public Office Rental Space (Limit size to <1,500 s.f. space) ( Yes )
- 3/7 Music Lessons and Sales ( Yes )

*Uses which received a 3/7 vote, were considered on a case-by-case basis:*

- 3/7 Post Office ( No )*
- 3/7 Non-Public Office Rental Space (Limit size to <1,500 s.f. space) ( Yes )*
- 3/7 Bar ( No )*
- 3/7 Music Lessons and Sales ( Yes )*

Suggestion provided in the open-ended Comment:

(Planner's Note: This may be considered a Civic Use, not a Commercial Use, where Civic uses such as library, government building, museum, rec center, etc. were intended to be a separate list)

- Space for kid and youth activities (coding, book clubs, science labs)

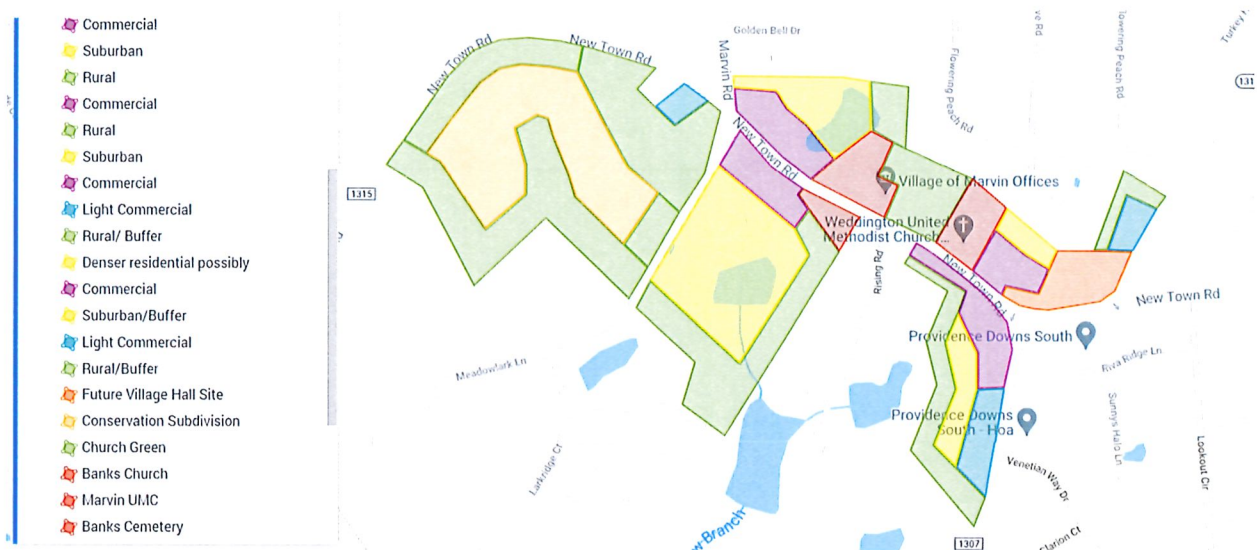
**Action requested:** Review the list presented by the committee, and keep it in consideration when voting on (potentially at the Council Retreat) whether to move forward with the district.

# Commercial Uses and Subzones

The Uses allowed will be critical in determining the spirit of this district. Furthermore, certain uses can be allowed in some subzones and not allowed in others. For simplicity for now, we will only be discussing uses that would be allowed in the district in general. At a later meeting, we will develop a matrix of which uses are allowed in which subzones. For reference, a concept map of subzones is below.

Generally speaking, below are the conceptual subzones (These are subject to change through the course of discussions):

- Commercial West (Purple on left)
- Commercial East (Purple on right)
- Light Commercial (Blue)
- Civic (Red)
- Residential Behind Commercial (Yellow)
- Residential on Residential-Only Tracts (Orange)
- Less Dense Housing and/or Buffers (Green)





Item F. 2.



Dewberry Engineers, Inc.  
 800 North Center Parkway, Suite 200  
 Phoenix, Arizona 85008  
 Tel: (602) 998-1000  
 Fax: (602) 998-1001  
 www.dewberry.com

VILLAGE OF MARVIN  
 PRELIMINARY  
 SITE DEVELOPMENT PLAN

MARVIN, AZ

PRELIMINARY NOT  
 FOR CONSTRUCTION

SEAL

KEY PLAN

SCALE 1" = 20'



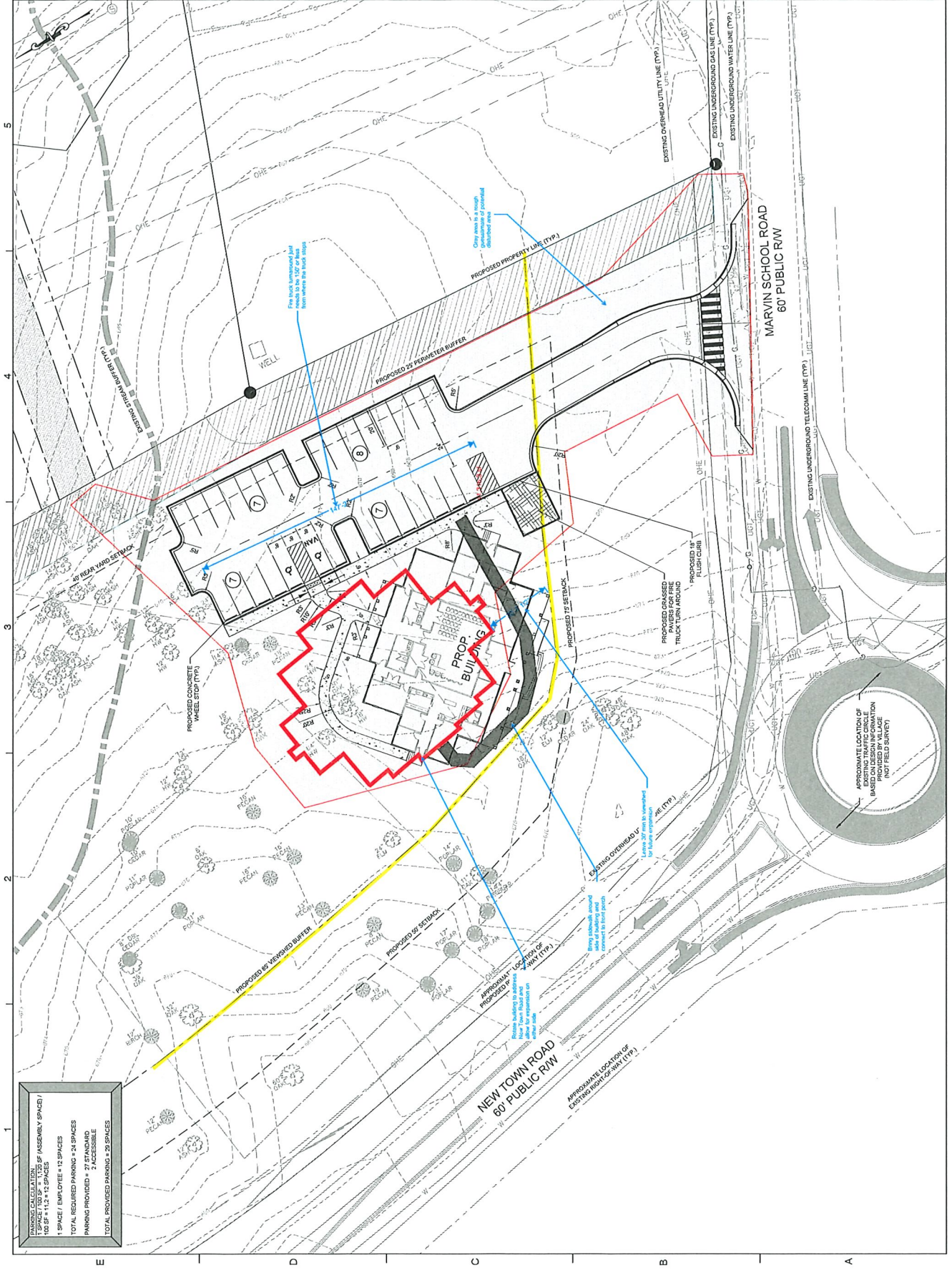
NO.	DATE	BY	DESCRIPTION

DESIGNED BY	DJV
DRAWN BY	DJV
APPROVED BY	DJV
CHECKED BY	TMM
DATE	JANUARY 6, 2011

TITLE

SITE PLAN

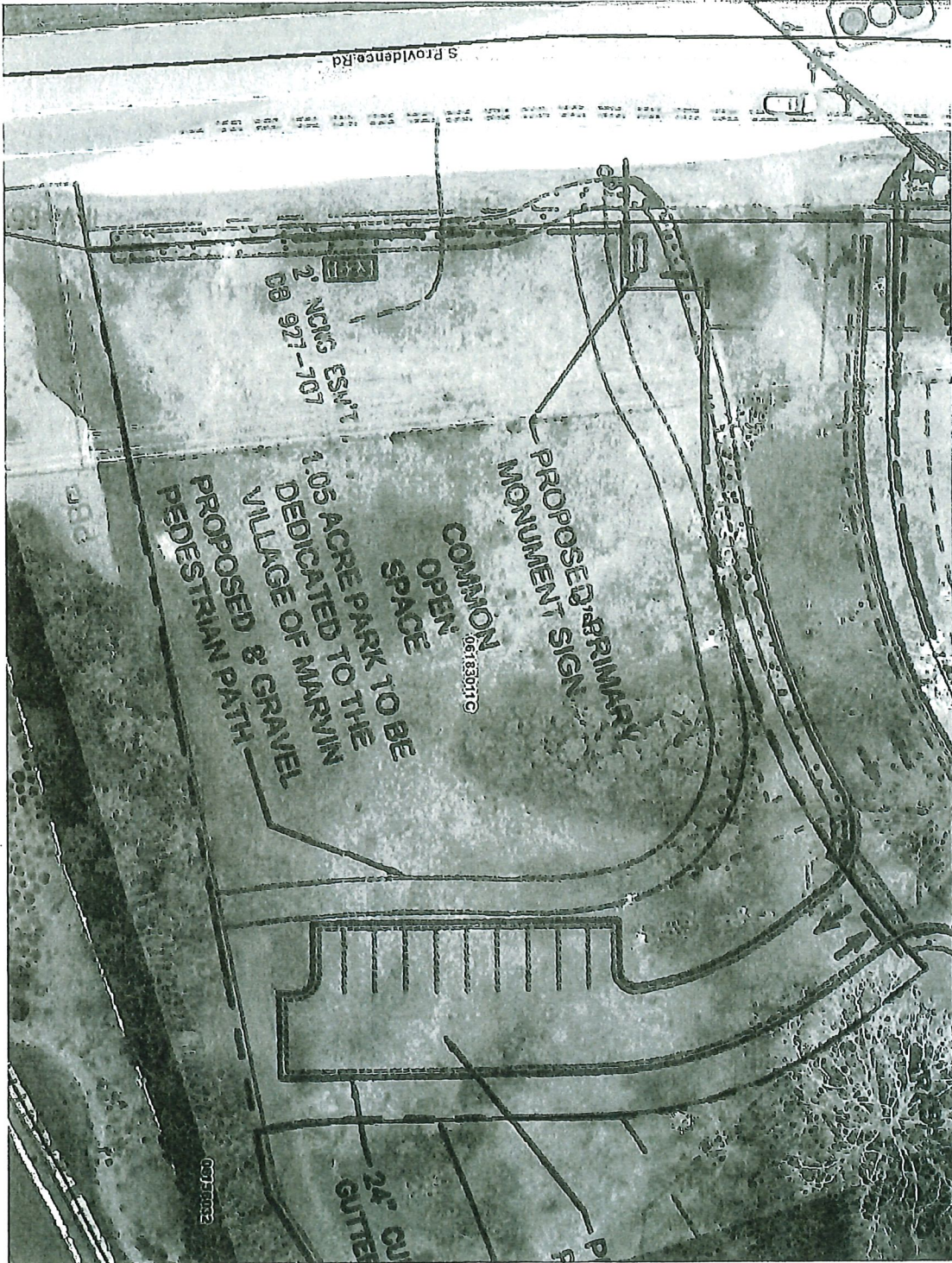
PROJECT NO. 091071  
 SHEET NO. C1.01



PARKING CALCULATION (SEE ASSEMBLY SPACE)	
1	SPACE / EMPLOYEE = 15 SPACES
150	SF = 12 x 12 SPACES
TOTAL REQUIRED PARKING	= 24 SPACES
PARKING PROVIDED	= 27 ACCESSIBLE
TOTAL PROVIDED PARKING	= 23 SPACES

1 2 3 4 5  
 E D C B A

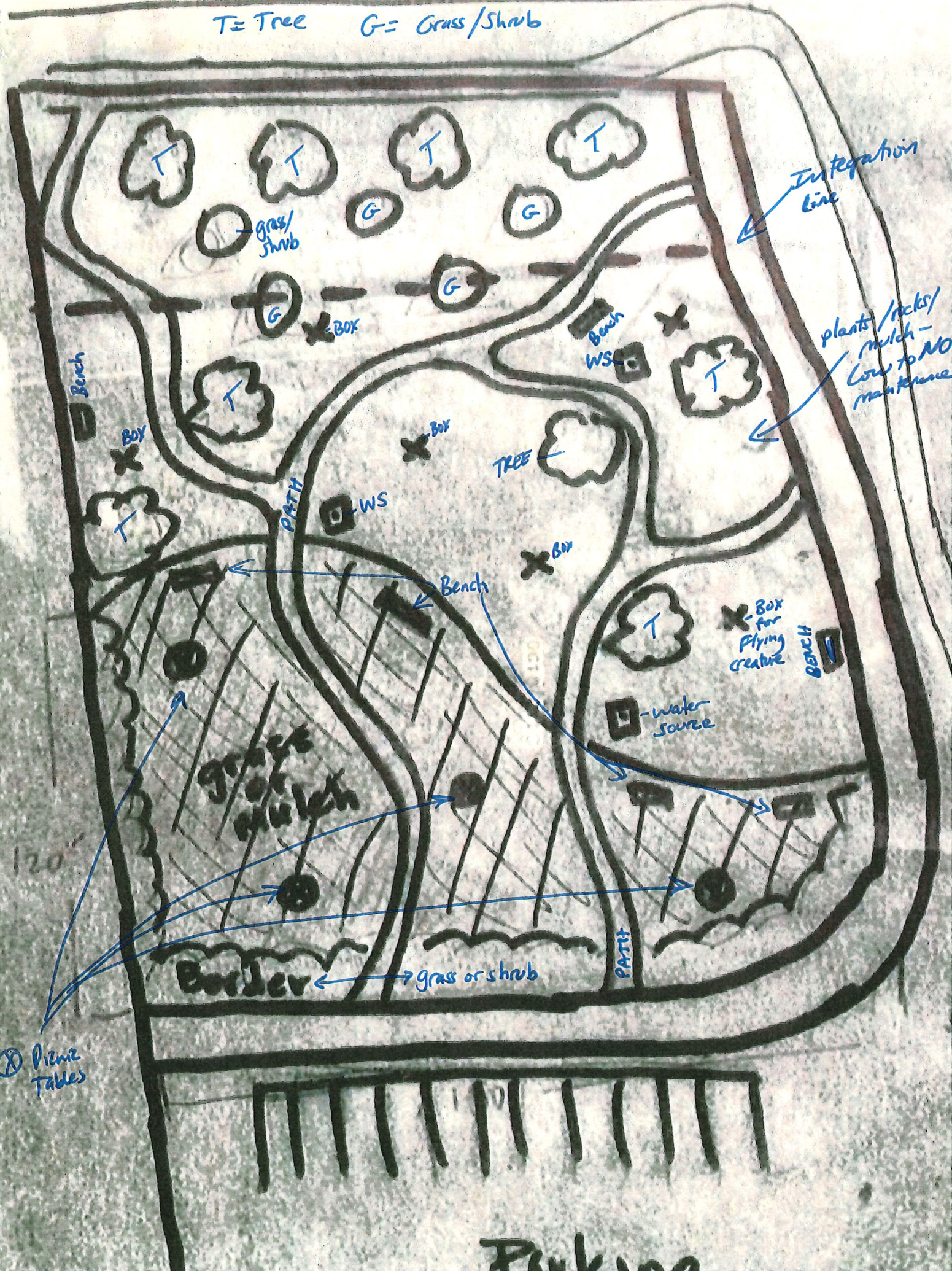
Item H3  
Pocket Park - Proposed Layout from  
PR+G. Plants TBD at a later Date



1/12/2021

Mail - Derek Durst - Outlook

T = Tree    G = Grass/Shrub



Integration line

plants/rcks/mulch - low to NO maintenance

⊗ Picnic Tables

Parking

120°

Border

gras or shrub

PATH

Bench

Bench

Bench

Box for Flying creature

water source

TREE

WS

BOX

BOX

BOX

gras/shrub

Bench

BOX

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