VILLAGE OF MARVIN

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

VILLAGE COUNCIL MEETING MINUTES

September 14, 2021 – 6pm
Village Hall, 10004 New Town Road
Regular Meeting (Virtual Meeting)

A. AGENDA ITEM

1. **Call to Order**
   Mayor Pollino called the meeting to order at 6:02pm and determined a quorum was present.
   Present: Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Wortman
   Present Virtually via Webex: Councilman Lein, Councilman Marcolese
   Absent: None
   Staff Present: Christina Amos, Austin W. Yow, Hunter Nestor, Jamie Bays, Chaplin Spencer

2. **Consider Allowing Councilmembers to Participate Remotely**
   MOTION: Councilman Wortman moved to allow Councilmembers to participate remotely.
   VOTE: The motion passed unanimously, 4-0.

3. **Adoption of the Agenda**
   Mayor Pro Tem Vandenberg requested to make the following changes:
   - Remove "Consider Adoption of Revised Village Council Meeting Schedule" from the Consent Agenda and Move it to New Business Item #4

   MOTION: Mayor Pro Tem Vandenberg moved to adopt the agenda as amended.
   VOTE: The motion passed unanimously, 4-0.

4. **Pledge of Allegiance**
   Mayor Pollino led the pledge of allegiance.

5. **Public Comment Period**
   No comments were given.

B. REPORTS AND UPDATES

1. **Manager's Report** - No report was given.

   TIME STAMP 2:35

2. **Planner's Report**
   a. **Code Enforcement Update** *(See attached Item B.2., which is included as a reference in these minutes).*

   b. **Marvin Heritage District Update**
   Hunter Nestor, Planning & Zoning Administrator, stated he still needs to meet with Councilmembers about changes made to the form-based code. He stated that the small area plan has been reviewed by the MHD Strategic Plan Committee and the Planning Board will review it next week. He expects Council to review the small area plan and revised form-based code in the next month or two.

3. **Roads Report** - No report was given.

   TIME STAMP 3:50

4. **Deputy's Report** *(See attached Item B.4., which is included as a reference in these minutes).*
   Deputy Gallis gave his report on calls received in the previous month. He encouraged everyone to lock their vehicles.

5. **Planning Board Chair Report** - No report was given.

6. **PR&G Chair Report** - No report was given.

C. CONSENT AGENDA *(Consent items may be considered in one motion and without discussion except for those items removed by a Councilmember)*

TIME STAMP 5:45
MOTION: Councilman Marcolese moved to approve the consent agenda as amended.
VOTE: The motion passed unanimously, 4-0.

1. **Consider Approval of Amended Contract with Terracon in Amount of $7,615 for Village Hall Project** *(See attached Item C.1., which is included as a reference in these minutes).*

2. **Consider Approval of Amended Contract with Dewberry Engineers in Amount of $8,820 for Village Hall Project** *(See attached Item C.2., which is included as a reference in these minutes).*

3. **Consider Approval of Furniture for Village Hall Project with PMC in Amount Not to Exceed Total Product Cost of $96,000** *(See attached Item C.3., which is included as a reference in these minutes).*

4. **Consider Adoption of Proclamation to Proclaim October as Domestic Violence Awareness Month**

PROCLAMATION

2021-09-01

TO PROCLAIM THE MONTH OF OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of $11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 48,310 crisis calls and provided services to over 34,245 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic vioence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Joseph E. Pollino, Jr., Mayor of the Village of Marvin, do hereby proclaim October 2021 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Marvin to be affixed this the 14th day of September 2021.

Adopted this 14th day of September 2021.

5. **Consider Adoption of Proclamation to Proclaim September 17-23 as Constitution Week**

PROCLAMATION

2021-09-02

PROCLAIMING SEPTEMBER 17-23 AS CONSTITUTION WEEK

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2021, marks the two hundred thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Joseph E. Pollino Jr., Mayor of the Village of Marvin, on behalf of the Village Council and Citizens, do hereby proclaim the week of September 17 through 23, 2021 as:

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Marvin to be affixed this the 14th day of September 2021.

Adopted this 14th day of September 2021.

6. **Consider Adoption of Closed Session Minutes from the 7/13/21 and 8/10/21 Council Meetings**

7. **Consider Adoption of Council Minutes from the 7/29/21 (Work Session) and 8/10/21 (Regular) Meetings** *(Adopted minutes can be viewed online).*

8. **Consider Acceptance of Treasury Report for July 2021** *(Adopted treasury reports can be viewed online).*

D. PUBLIC HEARING

TIME STAMP 6:10

1. **Open the Public Hearing for Consideration of Special Use Permit Application #21-12695: 608 Running Horse Lane, Pool in Rear Yard that Abuts a Side Yard, as §151.054(E)(3)** *(See attached Item D.1., which is included as a reference in these minutes).*
MOTION: Mayor Pro Tem Vandenberg moved to open the public hearing.
VOTE: The motion passed unanimously, 4-0.

   a. **Public Comments**
   Austin W. Yow, Village Clerk & Assistant to the Manager, swore in Hunter Nestor, Planning & Zoning Administrator.

   Hunter Nestor gave a presentation on the application:
   Mr. Nestor explained that the applicant, Marc Denner of 608 Running Horse Lane, has applied for a Special Use Permit to install a pool in a rear yard that abuts a side yard. He explained that the proposed pool meets all setback and screening requirements. The applicant has also received approval from his neighbor and HOA. He added that the Planning Board and Staff recommends approval.

   MOTION: Mayor Pro Tem Vandenberg moved to close the public hearing.
   VOTE: The motion passed unanimously, 4-0.

b. **Discussion and Consideration**
MOTION: Councilman Wortman moved to approve the request for Special Use Permit Application #21-12695, for a pool in a rear yard that abuts a side yard, located at 608 Running Horse Lane, as required per §151.054(E)(3) and affirm the following findings of fact:
1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village of Marvin Land Use Plan.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 16:05

2. **Open the Public Hearing for Consideration of The Gates at Marvin Preliminary Plat and Construction Plans** *(See attached Item D.2., which is included as a reference in these minutes).*
MOTION: Mayor Pro Tem Vandenberg moved to open the public hearing.
VOTE: The motion passed unanimously, 4-0.

a. **Public Comments**
Mr. Nestor explained that Jones Homes has submitted the preliminary plat and construction plans for the Gates at Marvin, a six-home rural subdivision. He explained that the applicant previously applied for a text amendment to shrink the tract requirement for rural subdivisions. He then explained the sketch plan was administratively approved by staff and the that Planning Board has recommended approval of the preliminary plant and construction plans contingent upon outside agency approvals.

MOTION: Mayor Pro Tem Vandenberg moved to close the public hearing.
VOTE: The motion passed unanimously, 4-0.

b. **Discussion and Consideration**
MOTION: Mayor Pro Tem Vandenberg moved to approve the preliminary plat and construction plans for the Gates at Marvin, contingent upon outside agency approval.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 26:10

3. **Open the Public Hearing for the Zoning Designation of Newly Annexed Parcel 06210007A, 8802 Bonds Grove Church Road** *(See attached Item D.3., which is included as a reference in these minutes).*
MOTION: Councilman Wortman moved to open the public hearing.
VOTE: The motion passed unanimously, 4-0.

a. **Public Comments**
Mr. Nestor explained that staff and the Planning Board recommend to rezone the recently annexed parcel from Union County R-40 to R-Marvin Residential, as the surrounding properties in Marvin are also zone R-Marvin Residential.

MOTION: Mayor Pro Tem Vandenberg moved to close the public hearing.
VOTE: The motion passed unanimously, 4-0.

b. **Discussion and Consideration**
MOTION: Mayor Pro Tem Vandenberg moved to rezone the property located at 8802 Bonds Grove Church Road to R-Marvin Residential District and find that the proposed zoning map amendment is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest and are consistent with surrounding uses and zoning.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 28:25

4. **Open the Public Hearing for the Zoning Designation of Newly Annexed Parcel 06207005C, Marvin Efird Park** *(See attached Item D.4., which is included as a reference in these minutes).*
MOTION: Councilman Marcolese moved to open the public hearing.
VOTE: The motion passed unanimously, 4-0.

a. **Public Comments**
Mr. Nestor explained that staff and the Planning Board recommend to rezone the parcel from Union County R-40 to R-Marvin Residential as all neighboring Marvin properties have the same zoning.

MOTION: Mayor Pro Tem Vandenberg moved to close the public hearing.
VOTE: The motion passed unanimously, 4-0.

b. **Discussion and Consideration**
MOTION: Mayor Pro Tem Vandenberg moved to rezone the parcel located at Marvin Efird Park and further identified as Parcel 06-207005C to R-Marvin Residential District and find that the proposed zoning map amendment is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest and are consistent with surrounding uses and zoning.
VOTE: The motion passed unanimously, 4-0.

E. Village Hall

TIME STAMP 30:20
Christina Amos, Village Manager, explained that the framing of the new Village Hall is in progress and the roof will be going on next week. The expected move-in date is January or February.

F. Unfinished Business

TIME STAMP 32:55
1. **Discussion of National Night Out 2021**
Mayor Pro Tem Vandenberg stated that National Night Out is currently scheduled for Tuesday, October 5, 2021, from 5:30pm to 8pm. Council consulted with Village Attorney Chaplin Spencer about holding events with the COVID-19 health crisis. Mr. Spencer stated that it would be best to install social distancing signs and be prepared to make last-minute changes if the situation changes.

TIME STAMP 36:40
2. **Discussion of 2022 Marvin Day Celebration**
Council discussed the planning process for the 2022 Marvin Day Celebration in depth.

G. New Business

TIME STAMP 40:20
1. **Discussion and Consideration of Additional Roundabout Plantings**
Mayor Pro Tem Vandenberg explained that the PR&G Board wishes to add additional plants to the roundabouts, specifically boxwoods and additional lantana. She explained that Public Facilities Manager Derek Durst is working on getting an updated quote. She explained that a budget amendment will be needed.

TIME STAMP 45:55
2. **Discussion of Dates for Coffee with Council Events (October-December)**
Council discussed the dates and signed up to staff the Coffee with Council events from October through December.

TIME STAMP 49:25
3. **Discussion of Spring 2022 Town Hall Meeting**
Mayor Pro Tem Vandenberg asked Council if a Spring Town Hall Meeting is necessary given the 2022 Marvin Day Celebration being scheduled Saturday, May 21, 2022. Council agreed by consensus that the next Town Hall Meeting should be held with the grand opening of the new Village Hall early in 2022.

TIME STAMP 52:45
4. **Consider Adoption of Revised Village Council Meeting Schedule** *(See attached Item G.4., which is included as a reference in these minutes).*
Mayor Pro Tem Vandenberg explained that the PR&G Board has requested to hold a joint meeting with the Village Council on Tuesday, November 30 at 9am to discuss event planning for the 2022 Marvin Day Celebration. Staff has revised the Council meeting schedule with the proposed date.

MOTION: Mayor Pro Tem Vandenberg moved to adopt the revised Village Council Meeting Schedule as presented.
VOTE: The motion passed unanimously, 4-0.

H. Open Topics

Mayor Pollino explained that he will be speaking to the Union County Chamber of Commerce about what is going on in Marvin. He plans to speak about topics including: the Marvin/New Town Road roundabout, roads, the Marvin Heritage District, Village Hall, communications, Coffee with Council, the 2022 Marvin Day Celebration, solid waste and recycling services, and last year's form of government change.

I. Agenda Items

TIME STAMP 55:30

1. **Review of Action Items**
   - Mr. Durst will get an updated quote for the roundabout plantings.
   - Staff will get social distancing signs for National Night Out.

2. **Review of Ongoing Action Item List**
   Council reviewed the Ongoing Action Item List and made no changes.

TIME STAMP 56:35

3. **Council Comments**
   Mayor Pollino: He thanked staff for their hard work and said he was praying for Ms. Amos, whose father recently passed.

J. Closed Session

No closed session occurred.

K. Adjournment

MOTION: Mayor Pro Tem Vandenberg moved to adjourn the meeting at 6:59pm.
VOTE: The motion passed unanimously, 4-0.

Adopted: 10-12-2021

Kimberly Vandenberg, Mayor Pro Tempore
Village of Marvin

Austin W. Yow
Village Clerk & Assistant to the Manager

VILLAGE OF MARVIN
SEAL
N. C.

VILLAGE OF MARVIN

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

CODE ENFORCEMENT / ZONING
CASE ACTIVITY SUMMARY (Updated 9/3/2021)

	LOCATION	CASE TYPE	STATUS
1.	9807 Joe Kerr Rd (Beside Derek Durst)	Nuisance Violation (Tree Limbs / Brush against fence)	Site visit completed / Issued NOV Compliance deadline – 9/22/21
2.	Tom Short Rd. / Amber Meadows HOA	Nuisance Violation (Landscape Maintenance)	Met onsite with Amber Meadows HOA rep. Sent to Village attorney for guidance. Will continue to monitor
3.	**10507 New Town Rd.**	**Nuisance Violation (Vacant Home / Overgrown Lot)**	**NOV issued 8/16/31 – Compliance deadline 8/31/21. Continue monitoring**
4.	**2102 South Providence Rd.**	**Nuisance Violation (Overgrown Lot)**	**Issued initial notice 5/27/21 - Compliance deadline of 6/13/21 Continue monitoring**
5.	4000 Flowering Peach Rd.	Nuisance Violation (Overgrown Lot)	Violation corrected Case Closed
6.	**2004 Waxhaw-Marvin Rd.**	**Nuisance Violations Overgrown Grass / Weeds / Stagnant Water (portable pool)**	**Notice issued – Grass Compliance deadline - 8/28/21. Grass abatement has been initiated and should be completed by 9/9/2021. Lein will be put on property for cost of abatement. NOV deadline for weeds/stagnant water is 9/22/21**
7.	10018 Marvin School Rd	Nuisance Violation (Overgrown Grass)	Notice issued 8/18/21 Several inspections completed. Continue monitoring
8.	1308 Larkridge CT	Nuisance Violation Overgrown grass / weeds (Road frontage lot maintenance)	Notice issued 8/18/21 Met owner (Krystina Culp) at property on 8/30/21. Road frontage maintenance is underway. Owner agreed to continue maintaining area

Item 8.2.

9.	Luis Cruz Property Marvin School Rd	Nuisance Violation Dead Tree (Hazard)	NOV issued 8/18/21 Compliance deadline – 9/3/21 Believe the hazard has been abated. Continue monitoring
10.	Beachwood Dr.	Home Occupation Violation On-Street Parking Issues	Complaint filed by Joe McBride (2502 Beechwood Dr.) -Possible Home occupation violation - Parking commercial vehicles on lawn A site visit was conducted but no evidence of home occupation and no vehicles were parked on the lawn during the visit. There was evidence that NCDOT had spread gravel in the affected area of his lawn. Will continue to monitor
12.	348 Kindling Wood Land	Animal/Noise Violation	Staff received compliant about a dog habitually barking on 8/15/21 between the times of 3AM and 6AM at 348 KINDLING WOOD LN. Planning and Zoning Administrator Hunter Nestor has been in contact with the complainant and is monitoring the potential violation.
13.	9615 Belmont Lane	Safety/Hazard Violation	Staff received a call on 8/27/20021 from a gentleman in Canterfield Creek about his neighbor leaving/dropping rocks in the road. The complainant says "there are about 9 of them in the road from the mailbox to his property line and they are hazardous to for his walking and to car driving..." Staff conducted site visit and determined the neighbor is placing rocks (9) along the curb and gutter area of the cul-de-sac. The rocks were located in the neighbors yard in the grass area just behind the cul-de-sac but will need to discuss with Village staff on how to proceeded

Item B.4.

Eddie Cathey

Sheriff of Union County

3344 Presson Road

Monroe, North Carolina 28112

Telephone: (704) 283-3789

FAX: (704) 292-2700

Email: eddiecathey@co.union.nc.us

Deputy Report August 2021

911 Hang up calls	**34**
ACCIDENT PD	**6**

- **New Town Rd @ S. Providence Rd**
- **Waxhaw Marvin @ Cedar Knoll Dr**
- **Waxhaw Marvin Rd @ Crane Rd**
- **2800 Block of Crane Rd X 2**
- **Bonds Grove Church Rd @ Waxhaw Marvin Rd**

ACCIDENT HIT & RUN	2

- 2101 Highland Forest Dr
- Bonds Grove Church Rd @ Waxhaw Marvin Rd

ALARMS LAW	19
BUSINESS CHECKS	20
BURGLARY TO VEHICLES	5
DOMESTIC DISTRURBANCE	2
PREVENTATIVE PATROL	507
RADAR PATROLS	12
SUSPICIOUS VEHICLE	3
SUSPICIOUS PERSON	2
TRAFFIC STOP	32
TOTAL CALLS FOR SERVICE	719

Item C.1.

VILLAGE OF MARVIN

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

TO: Mayor and Village Council

FROM: Christina Amos, Village Manager

SUBJECT: Amended Contract

DATE: August 30, 2021

Current

There have been several expected unsuitable soil situations at the Village Hall site which has caused several additional trips for our third-party testing firm. In addition, we had to conduct some masonry tests for quality control. An additional $7,615 is expected to finish out the testing on the Village Hall site from Terracon.

IMPORTANT NOTE: This increase was not budgeted and will have to be taken from contingency which currently over 70% expended to date.

Requested Action

Consider Approval of Amended Contract with Terracon in Amount of $7,615 for Village Hall Project.

Terracon

COST ESTIMATE - Change Order #2
Construction Materials Testing Services
Marvin Village Hall
Marvin, North Carolina
Terracon Project No: 71211138

Task Description	Unit	Rate	Estimate	Cost
I Site Backfill				
Engineering Technician				
- Proofroll Subgrade -Estimate 1 trip at 4 hours per trip	hour	$60.00	4	$240.00
- Undercut Observations (if needed) - Estimate 1 trip at 8 hours	hour	$60.00	8	$480.00
- Site Backfill in Parking Area- Estimate 5 trips at 8 hours per trip	hour	$60.00	40	$2,400.00
Trip Charge				
- Including Trip Charge and Mileage	each	$40.00	7	$280.00
			Site Grading:	**$3,400.00**
II Masonry				
Engineering Technician				
- Observe reinforcing and grout placement - estimate 4 trips at 4 hours per trip	hour	$60.00	16	$960.00
Laboratory Testing				
- Grout compressive strength, 4 sets of 6 grout prisms	each	$35.00	24	$840.00
Trip Charge				
- Including Mileage	each	$40.00	4	$160.00
			Pavements:	**$1,960.00**
III Project Management				
Clerical				
- Report Preparation/Data Entry	hour	$50.00	7	$350.00
Project Manager				
- Report Review/Document Management/Meetings	hour	$145.00	12	$1,740.00
Senior Engineer				
- Evaluation/Consultation	hour	$165.00	1	$165.00
			Project Management:	**$2,255.00**
			Estimate of Construction Materials Testing Services:	**$7,615.00**

Item C.2.

VILLAGE OF MARVIN

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

TO: Mayor and Village Council

FROM: Christina Amos, Village Manager

SUBJECT: Amended Contract

DATE: August 30, 2021

Current

There have been some change orders to the Village Hall plans and require amended contract with Dewberry Engineers.

The generator removal and installation of the irrigation well requires updated plans and submittal coordination with Union County. This fee does not include any resubmittals/coordination with the County once the generator location is decided, additional plans will have to be created and resubmitted/coordinated at that time. The well is going to also require a power source. The plans for power source are included in this amendment from Dewberry; however, we will have to amend Randolph's agreement to install the power OR contract someone else which will be another contingency expense. The well driller will have to supply all specs for electrical, well design, etc. so they can be in the plans. NOT INCLUDED SUMMARY: Cost of irrigation lines from well to irrigation sites; installation of power source for well house; resubmittal of plans once generator site is decided; installation of generator once site is decided; cost of lines from main site stubs to generator location, once decided.

IMPORTANT NOTE: None of these items were budgeted and will have to be taken from contingency which currently over 70% expended to date.

Requested Action

Consider Approval of Amended Contract with Dewberry Engineers in Amount of $8820 for Village Hall Project.

AMENDMENT TO CONTRACT

Client Name:	Village of Marvin	**Amendment No.**	1
Address:	10004 New Town Road Marvin, NC 28173	**Contract Dated:**	12/02/2020
Attention:	Christina Amos	**Amendment Dated:**	8/26/2021
Project:	Village of Marvin – New Village Hall	**Dewberry Project #**	NA

The original agreement, dated December 2, 2020, will be amended as follows:

As directed by (CLIENT), Dewberry shall revise the approved site and utility plans for the proposed Village Hall to eliminate the generator, and include one (1) irrigation well – location of well shall be provided by well drilling contractor and the design of well pump and associated appurtenances shall be by others. Plans shall be submitted to the project architect for a revision to approved plans for the building permit to Union County. CLIENT shall be responsible for paying all fees associated with permit applications and submittals.

Due to additional field coordination and submittals from the contractor this amendment includes an increase of the Limited Construction Administration budget established in the original agreement. Our fee for these services shall be as shown below.

Revisions to Approved Plans – **$4,170 Lump Sum**
Additional Limited Construction Administration **-$4,650 Time and Materials (BUDGET)**

This amendment is hereby made a part of the original agreement referenced above and therefore subject to all provisions contained herein. Execution of this amendment will serve as Consultant's authorization to proceed.

Consultant:	**Dewberry Engineers Inc.**	**Client:**	**Village of Marvin**
By:		**By:**	
Title:	Vice President	**Title:**	
Date:	8/26/2021	**Date:**	

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Dewberry®

Item C.3.

VILLAGE OF MARVIN

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

TO: Mayor and Village Council

FROM: Christina Amos, Village Manager

SUBJECT: PMC Furniture Purchase

DATE: August 30, 2021

Current

At the 7/29/21 meeting, Council authorized the Village Hall furniture to be procured with PMC in the amount of $101,210.82; since then, the actual quote came back slightly higher than initially proposed. There was a disclaimer statement on the proposed invoice presented at the meeting stating the quote is subject to increase until a formal quote has been issued. The difference is from the initial approval is $911.

NOT INCLUDED: All lobby furniture which is TBD later.

IMPORTANT NOTE: In the initial estimates for Village Hall; staff had planned on a total cost for Furniture, Fixtures, and Equipment (including A/V and Security) at $175,000; anything over these total estimates will need to be pulled from Contingency.

Requested Action

Consider Approval Furniture for Village Hall Project with PMC in Amount not to Exceed Total Product Cost of $96,000.

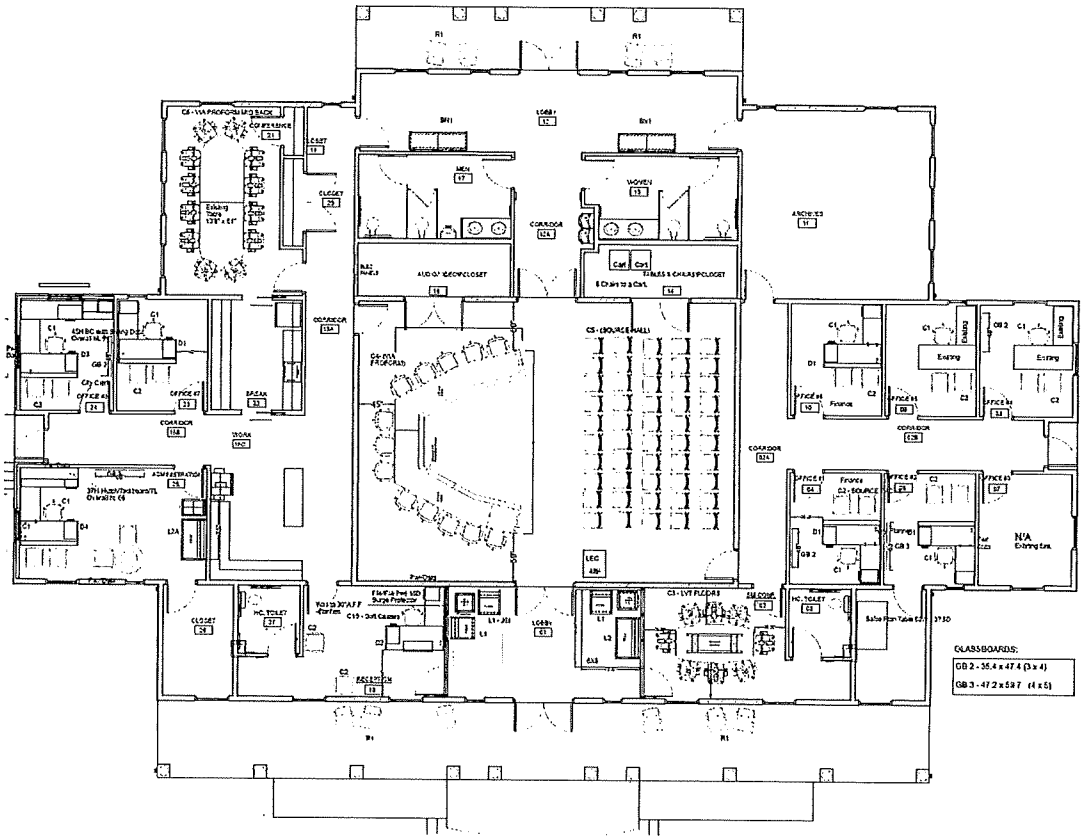
New Town Hall
Village of Marvin, NC

creating spaces that work wonders.

PMC COMMERCIAL INTERIORS
Prepared By: Taylor Miller
Taylor.Miller@pmc.works | 803.463.1169

Revised: 7-27-21

Floorplan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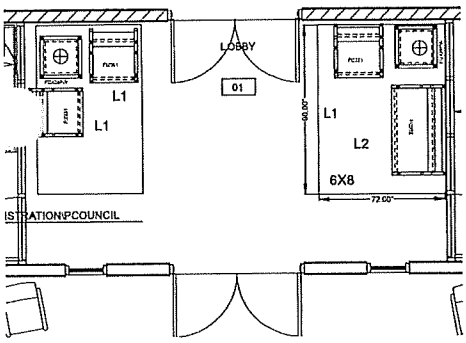
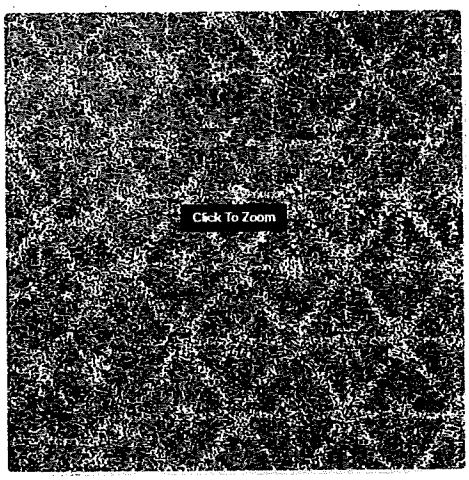
HC TOILET
RECEPTION
LOBBY
LOBBY
LOBBY
LEC
AV
GLASSBOARDS:
GB 2 - 35.4 x 47.4 (3 x 4)
GB 3 - 47.2 x 59.7 (4 x 5)

Product Solution

01 - Lobby Continued



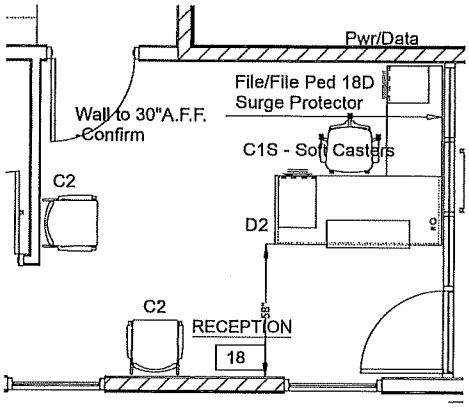
RUG - FLOR - Vintage Vibe - Shadow Silver
2 QTY - 6x8

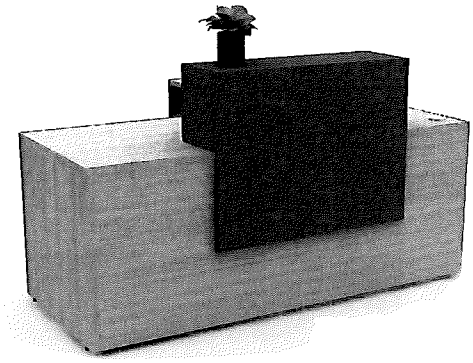


Product Solution

18 - Reception/Administrative

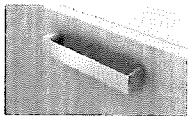
Marvin to Confirm – Wall to 30H
A.F.F then glass.



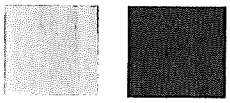


Visitor Side

User Side



Rectangular Pull



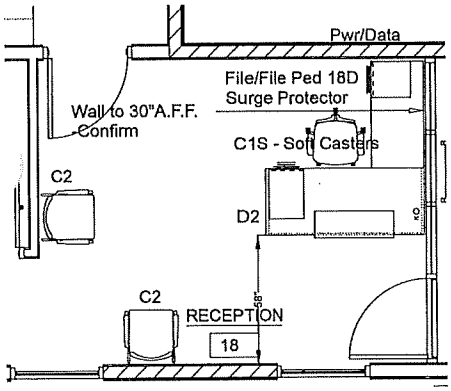
Laminate:
Looks Likatre

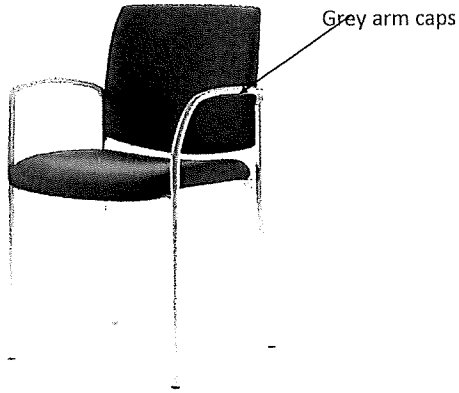
AIS CALIBRATE

- 30d x 72w Desk Shell with Full Modesty Panel
- 24d x 48w Worksurface Box/Box/File and File/File pedestal.
- Surge Protector

Product Solution

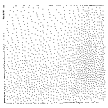
18 - Reception/Administrative And All Office Side Chairs



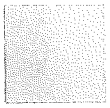


C 2
Cache Out

Seats & Back Upholstery: Mayer Ranchero Color Black RC006



Metal Finish: SCR Soft Chrome



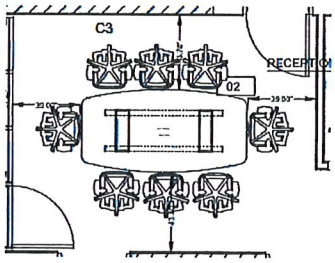
Plastic Arm Caps : Grey

SOURCE CACHE GUEST CHAIR

- Cache Out Style Back
- Plastic Arm Cover
- Fully Upholstered in Grade A Fabric(Vinyl)
- Glides for LVT Floors

Product Solution

02 - Public Meeting Room



AIS CONFERENCE TABLE

Laminate:
Storm

- 48d x 96w Boat shaped table.
- No power

C3

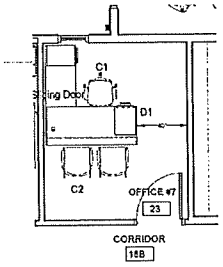
PROFORM HIGH BACK – CASTERS FOR LVT FLOORS

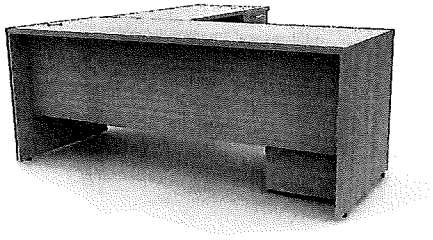
Upholstery : Spradling Whisper FOG
WHI-2157

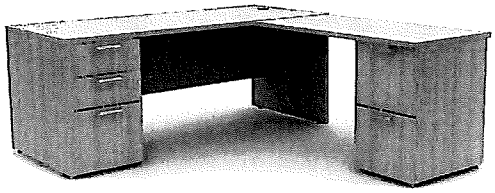
- High Back – Panel Stitching
- White Thread Stitching
- Height Adjustable Arm
- Basic Conference Control
- Black Poly Base.
- Soft Casters for LVT Floors

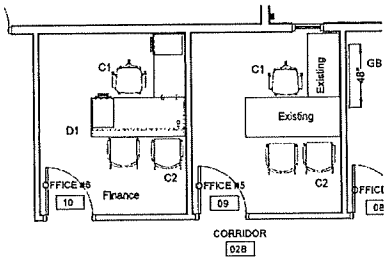
Product Solution

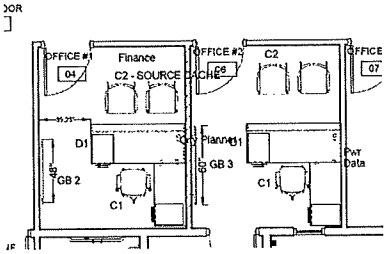
Offices 04, 06, 10, 23
Private Office Solution

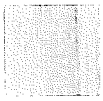




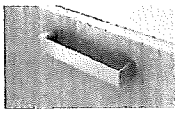








Laminate:
Looks Likatre



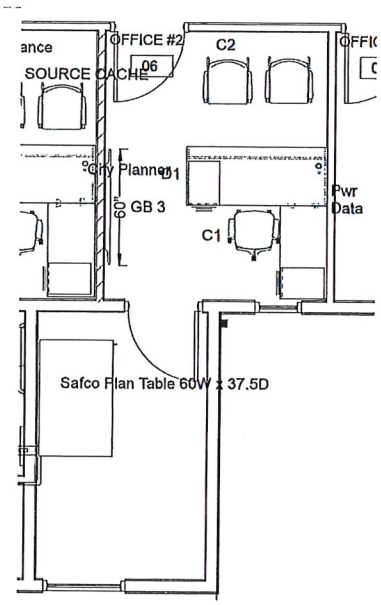
Rectangular Pull

AIS CALIBRATE

- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 48w Return
- Box/Box/File and File/File storage

Product Solution

06 - City Planner Plan Table



Laminate Top Color:
Nebula Graphite HPL

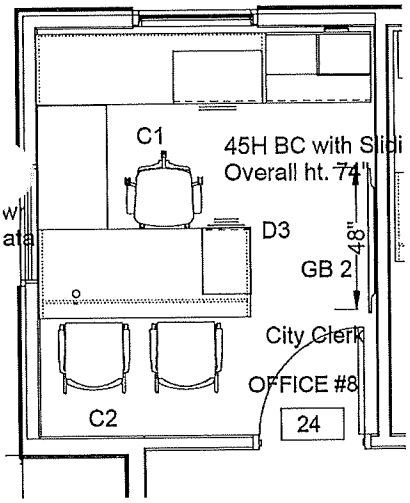
Metal Paint color: Powder Coat
Black Smooth

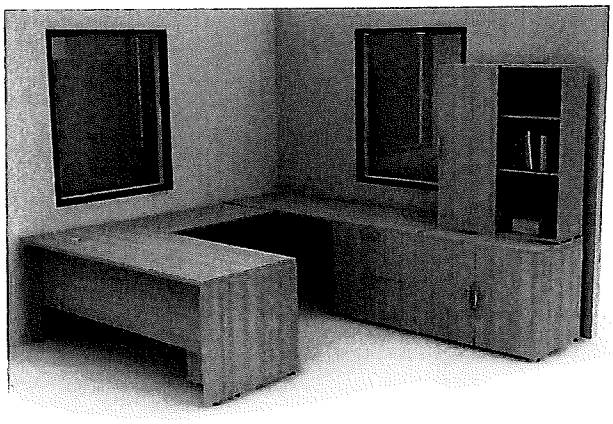
SAFCO Ranger Plan Table , No Drawer

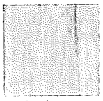
- 37.5D x 60W
- No Drawer

Product Solution

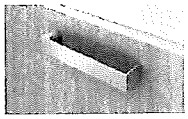
24 - City Clerk's Office







Laminate:
Looks Likatre



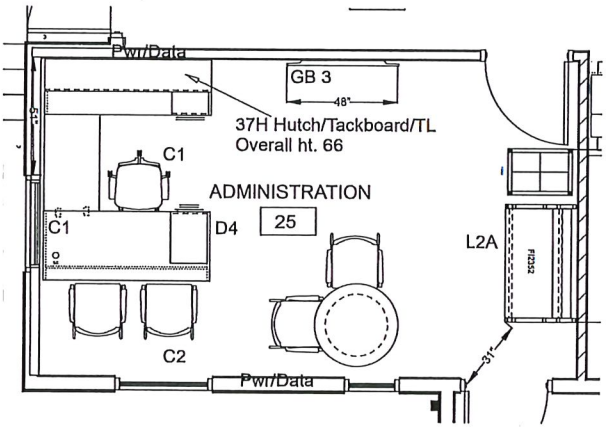
Rectangular Pull

AIS CALIBRATE

- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 42w Bridge
- 24d x 72w Credenza
- Box/box/file storage
- Lateral file
- 2 drawer cabinet with stack on bookcase and sliding door

Product Solution

25 - City Administrator's Office



Laminate:
Looks Likatre

Tackboard
Cape Cod
Color:
Harwich

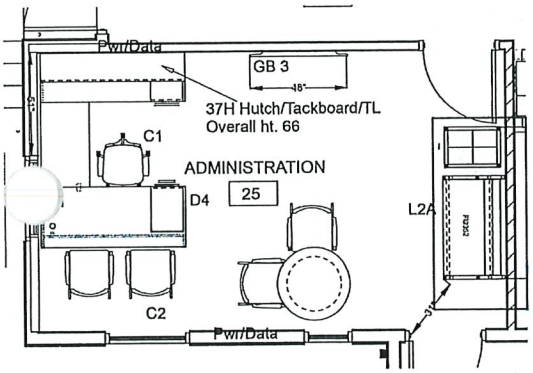
Rectangular Pull

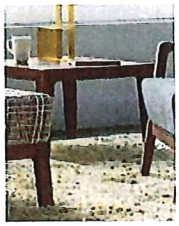
AIS CALIBRATE

- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 42w Return
- 24d x 72w Credenza
- Box/box/file and file/file storage
- Mounted Hutch 37H with mounted tackboard and LED Light underneath
- 36" Round Meeting Table with Disc base
- JSI Loveseat and Rectangular End Table

Product Solution

25 - City Administrator's Office





- JSI FINN Loveseat
- JSI FINN Endtable
  - To match seating legs

L2A

Wood Legs:
Praline or TBD

Upholstery
Stonson Lara
TINT LRA-80

Corner Table-
Rectanguar
Wood Top:
Praline or TBD

JSI FINN NU

Product Solution

C1 - Office Task Chair

C1

Seats:
Terrain Owl

Mesh:
Black

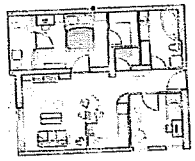
Frame and Base:
Black

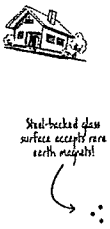
AIS DEVENS

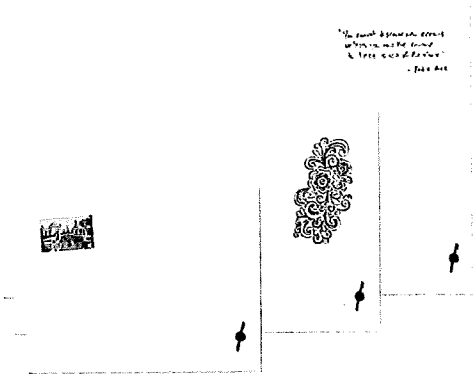
- High Back
- Mesh Back
- Grade A Seat Fabric
- Adjustable Lumbar Support
- Seat Depth Adjustment
- 4D Arms
- 10 Year Warranty
- One Chair to have Soft Casters for LVT Floors – 02 Reception/Administrative

Product Solution

Offices - Glassboards







GB2 - Qty. 3

Size: 3x4

GB3

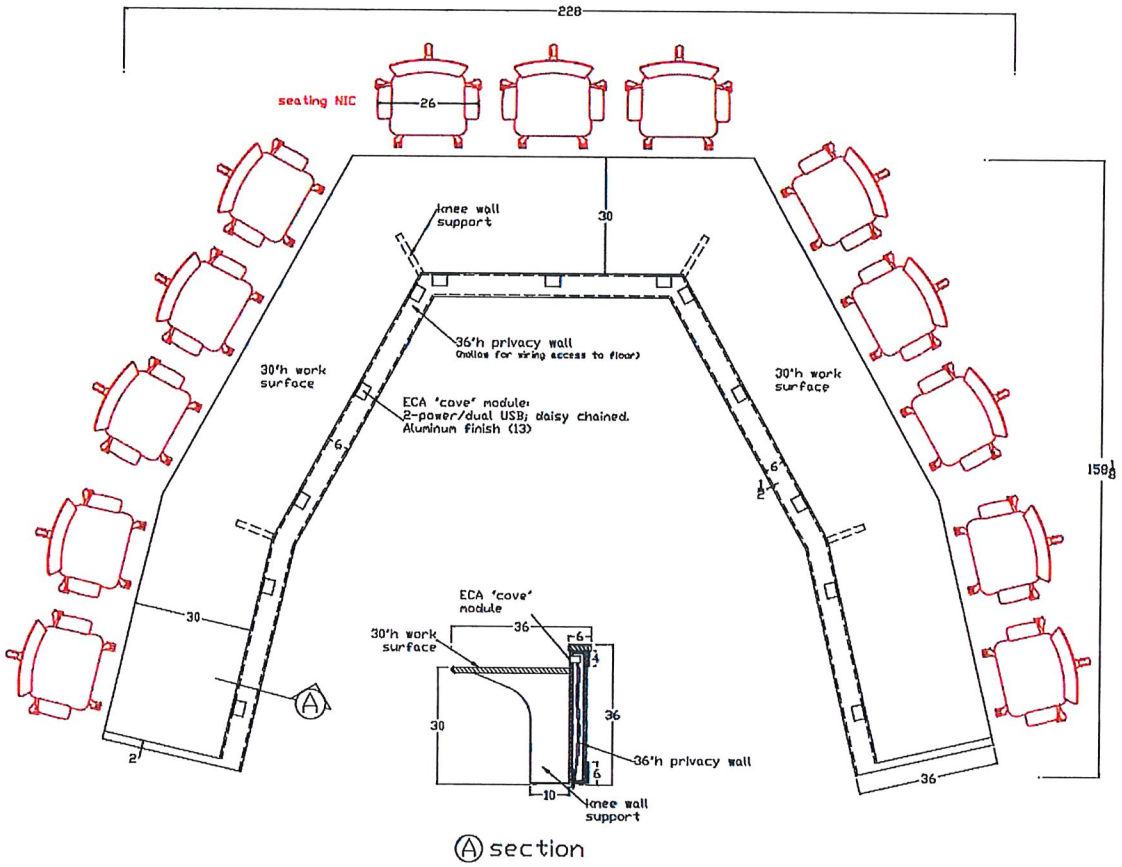
Size: 4x5 - Qty 2

Mooreco Glass Whiteboards

- Insight Glass Low Iron Board
- Mounts Vertically or Horizontally
- Durable Steel Backing
- Concealed Mounting
- Includes Glass Accessory Tray, Set of Rare-earth magnets, eraser

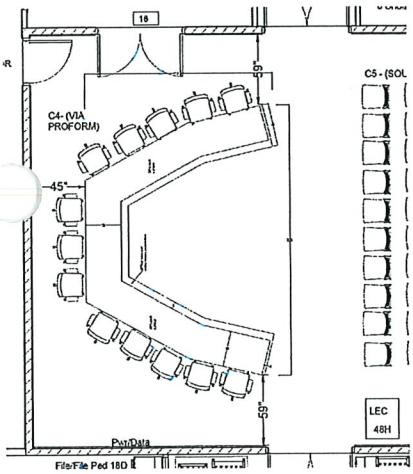
Product Solution

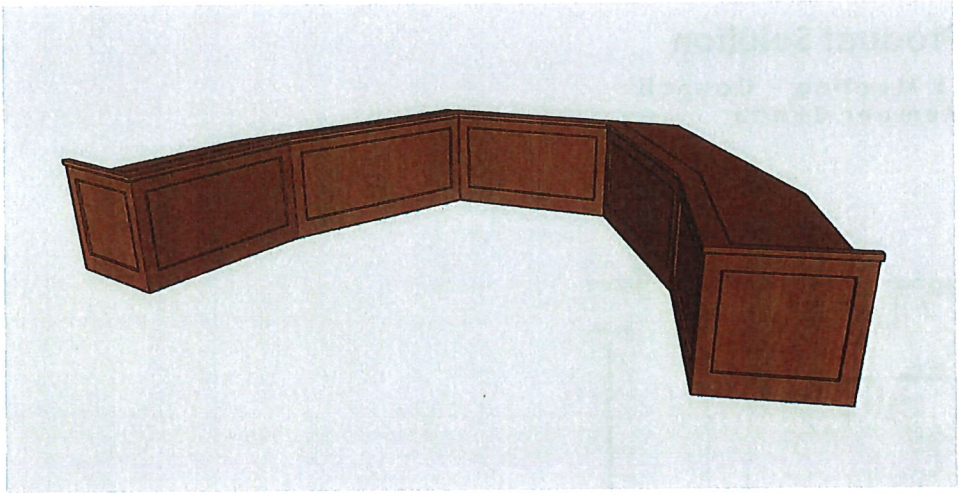
15 Meeting - Town Hall Dais- Detail View



Product Solution

15 Meeting - Town Hall Dais



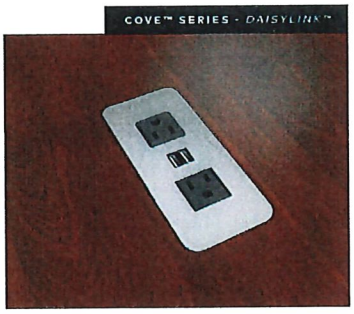


Wood Finish:
- Stain to Match

UNIQUE CONCEPTS – CUSTOM DIAS

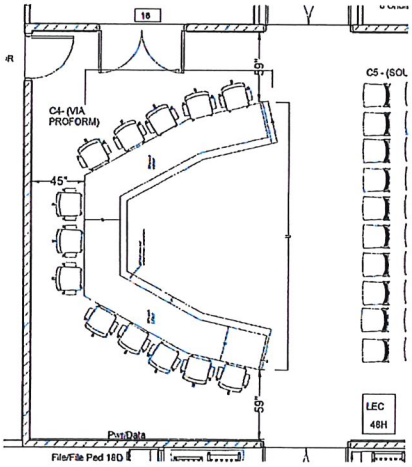
- Half Decagonal shaped (5-sided) board table.
- 228 x 158x36H
- 30D Worksurface
- 36"H Hollow modesty wall with 6" wide top cap.
- Includes wiring access ports within hollow modesty.
- All surfaces: plain sliced cherry veneer and solids w finish to match customer spec.
- Qty 13 Power Modules ECA Cove with 2 power & dual USB, Satin Alum. Finish.Icludes daisy chain connections.

- 10 weeks lead time.



Product Solution

15 Meeting - Council Member Chairs



C 4

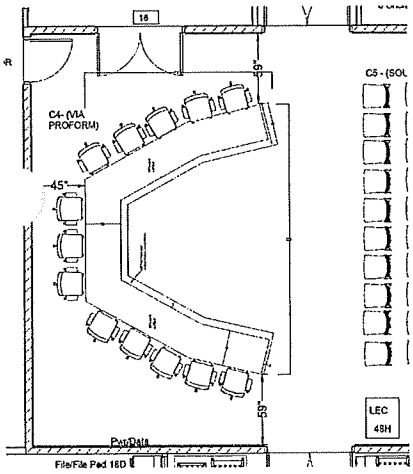
Upholstery: Whisper Vinyl
Color: Charcoal

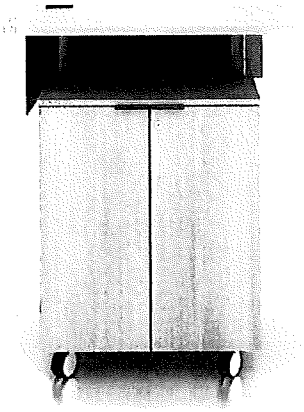
VIA SEATING – PROFORM CHAIR

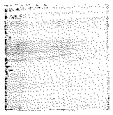
- Highback with parallel stitch lines.
- Height Adjustment, seat depth slider.
- Grade B Vinyl
- Polished Loop arm with Upholstered arm caps
- Aluminum Base
- Two-Toned Casters

Product Solution

15 Meeting - Lecturn







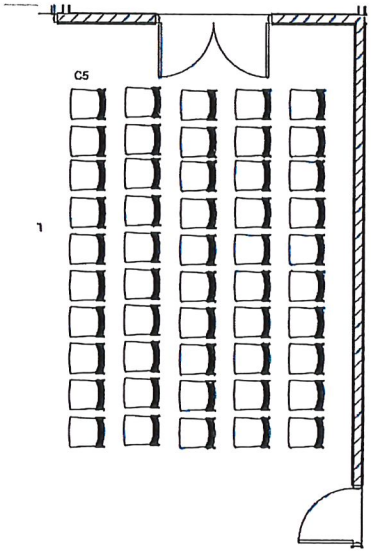
Laminate : Grey Elm 8201K12
Trim: Silver
Casters: White with Grey

LEC - Enwork Lectern

- Enwork Zori Command Center Lectern with Tech Cabinet, 26W 28D 34W 42H Fixed Height.
- Cabinet: 24D H29H
- .

Product Solution

15 Meeting - Chamber Guest Chairs



C 5

Polypropylene: White

Mayer Ranchero Color: Thunder

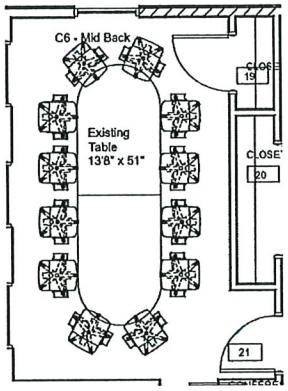
Legs: Chrome: Standard

SOURCE HALL CHAIR

- Upholstered Seat in Grade A Fabric
- No Arms
- Poly vented back
- Chrome Leg Finish
- Quoting 2 Chair Carts.

Product Solution

21 – Large Conference Room



C 6

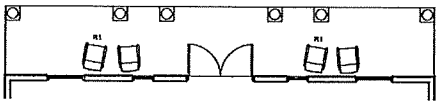
Upholstery:
Staple – Color Academy STP73

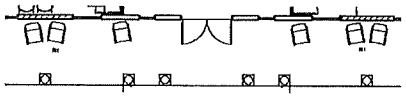
VIA PROFORM

- Highback
- Fully Upholstered in Grade B Vinyl
- Height Adjustable Arms
- Black Nylon Base
- Two Toned Casters

Product Solution

Patio Furniture



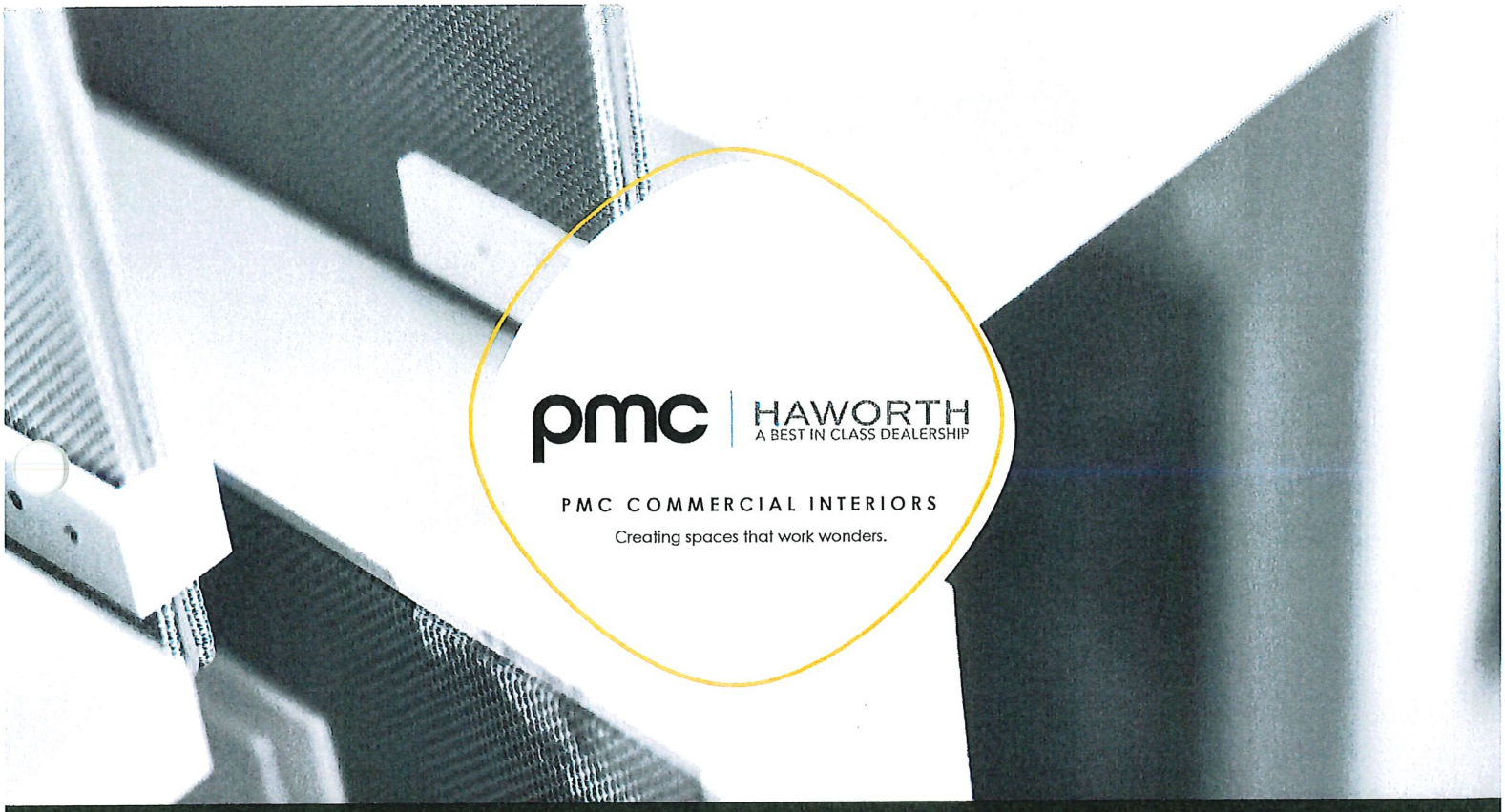


R1

Polywood:
Black

POLYWOOD ROCKING CHAIR

- Constructed of genuine POLYWOOD lumber, a proprietary blend of recycled plastics
- Durable, all-weather lumber not prone to splinter, crack, chip, peel or rot.
- 3 Year Commercial Use Warranty.
- Additional colors available for an upcharge



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PMC COMMERCIAL INTERIORS

Creating spaces that work wonders.

Prepared By: Taylor Miller
Taylor.Miller@pmc.works | 803.463.1169

Issued: 5/25/21

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Columbia, SC 29201
888.859.0888

previous submittal to Council

pmc | Village of Marvin, NC - Marvin Village Hall

Revised on: 07.26.21
Project #: PR
Quote / Sales Order #: QU / SO

Tag	Item	Qty	Unit $	Ext $	Lead time (*Estimated)	Item notes
FRONT LOBBY						
	Vintage Vibe - Shadow/Silver - (2) 6x8 Rugs	2	$ 682.02	$ 1,364.04		
			SUBTOTAL	$ 1,364.04		
PUBLIC MEETING ROOM						
	48x86 AIS Calibrate Table	1	$ 863.40	$ 863.40		
	Via Proform High Back	8	$ 599.00	$ 4,792.00		Black Adjustable Arms and Base
			SUBTOTAL	$ 5,655.40		
RECEPTION/ADMIN.						
	AIS Calibrate Reception Desk	1	$ 1,641.90	$ 1,641.90		
	AIS Devens Task Chair	1	$ 385.00	$ 385.00		
	Source Cache Guest Chair	2	$ 236.50	$ 473.00		
	Cable Wholesale Surge Protector	1	$ 22.50	$ 22.50		
			SUBTOTAL	$ 2,522.40		
PRIVATE OFFICE						
	AIS L-Shaped Desk	4	$ 1,371.00	$ 5,484.00		Other Offices to keep existing furniture
	AIS Devens Task Chair	7	$ 385.00	$ 2,695.00		Including all offices
	Souce Cache Guest Chair	12	$ 236.50	$ 2,838.00		Only for new desk furniture offices.
	MooreCo 3x4 White Board	3	$ 316.83	$ 950.49		Planner and Finance Offices only
	SAFCO Ranger Planner Table	1	$ 980.13	$ 980.13		Only for City Planner Office
			SUBTOTAL	$ 12,947.62		
CITY CLERK OFFICE						
	AIS Desk	1	$ 3,326.40	$ 3,326.40		
	AIS Devens Task Chair	1	$ 385.00	$ 385.00		
	Source Cache Guest Chair	2	$ 236.50	$ 473.00		
	MooreCo 4x5 White Board	1	$ 518.39	$ 518.39		
			SUBTOTAL	$ 4,702.79		
ADMINSTRATOR OFFICE						
	AIS Desk	1	$ 2,770.50	$ 2,770.50		Includes Grade A Tackboard
	AIS 36" Round Table	1	$ 396.60	$ 396.60		
	Source Cache Guest Chair	4	$ 236.50	$ 946.00		
	AIS Devens Task Chair	1	$ 385.00	$ 385.00		
	JSI Finn End Table	1	$ 550.35	$ 550.35		
	MooreCo 4x5White Board	1	$ 518.39	$ 518.39		
	JSI Finn Sofa	1	$ 1,002.50	$ 1,002.50		
			SUBTOTAL	$ 6,569.34		
CONFERENCE ROOM						
	Via Proform High Back	12	$ 599.00	$ 7,188.00		Staple-Color Academy -
			SUBTOTAL	$ 7,188.00		
CHAMBERS						
	Via Proform Executive High Back	13	$ 714.50	$ 9,288.50		
	Unique Concepts Dais w/ Power	1	$ 18,341.18	$ 18,341.18		Half Hexagon-Seats 13. Finishes TBD
	Unique Concepts Power Modules, 2 Power, Dual USB, Satin Aluminum Finish	13	$ 235.29	$ 3,058.77		
	Enwork Zori Command Center	1	$ 1,698.90	$ 1,698.90		Grey Elm
	Source Hall Chairs w/o Arms	50	$ 164.50	$ 8,225.00		Grade A Seat Upholstery (Vinyl)
	Source Chair Cart (Stacks 6 High)	2	$ 275.50	$ 551.00		
			SUBTOTAL	$ 41,163.35		
PATIO						
	Polywood Black Rocking Chair	10	$ 215.00	$ 2,150.00		
			SUBTOTAL	$ 2,150.00		

PRODUCT SUBTOTAL	$	84,262.94
Delivery / installation (*Estimated)	$	6,735.00
Freight from all manufacturers (*Estimated)	$	750.40
Design, Spaceplanning, Receiving, Project Management (Estimated)	$	3,269.47
PROJECT SUBTOTAL	$	**95,017.81**
Sales tax (6.75% Marvin, NC) (*Estimated)	$	6,193.01
PROJECT TOTAL	$	**101,210.82**

Please note:
Pricing shown on this budget/summary document remains **subject to change** until a formal quote has been issued. Before your order can be placed, PMC requests (1) a 50% deposit payment, (2) a signed copy of the formal quote, and (3) a signed copy of the final product selection / finishes proposal. New customers will also be asked to fill out additional forms to get set up in our system. Ask us about our financing options!

*PMC Stores Purchased Product for free, up to 30 days. If storage is required past the first 30 days, due to construction delays or change in move-in date, each additional month will be charged to client at 1% of Product Sell Price.

Quote

PMC Commercial Interiors, Inc.
1201 Main Street
Suite 210
Columbia, SC 29201

Quote Number	:	QU35532
Date	:	Aug 24, 2021
Project Name	:	PR10119 Marvin Village Hall Marvin Village Hall

BILL TO

Village of Marvin, NC
10004 New Town Road
Marvin NC 28173
United States

SHIP TO (INSTALL AT)

Village of Marvin, NC
10006 Marvin School Road
Marvin NC 28173
United States

SITE/INSTALL CONTACT
Please let us know who our site contact will be.

Total **$102,122.20**

Expires: SEP 23, 2021

NC State Contract 420A

8/30/21

ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
2	CARPET SQUARES	FLOR CARPET SQUARES - Vintage Vibe - Color Shadow Silver	40	$38.00	$1,520.00
		Tag: 01 LOBBY , RUG - TAYLOR			
	Subtotal	01 LOBBY			$1,520.00
3	X-CTB4896R	Cbx Table Boat 48d X 96w 2mm 1 Sec 2 A-base	1	$863.40	$863.40

RO-L1009	Casegoods Storm
RO-E183	2MM T-Mold - Storm
G_NONE	NO GROMMET
LAMCT-A	AIS GRADE A CONF TABLE LAMINATES
RO-L0321-09	LAMINATE STORM PEEL COAT HPL 1 LBB "

Tag: 02 SM MEET RM

Taylor Miller | Account Executive
taylor.miller@pmc.works
(803) 463-1169

PMC Commercial Interiors, Inc.
1201 Main Street
Suite 210
Columbia, SC 29201

Quote Details

Quote Number	:	QU35532
Date	:	Aug 24, 2021
Project Name	:	PR10119 Marvin Village Hall Marvin Village Hall

ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
4	172-67C-38A	Proform parallel high back, synchro, basic arms.	8	$599.00	$4,792.00
		GR-B GRADE B TEXTILE. WHISPER IN STOCK SPRADLING WHISPER ? VINYL. 18BB ------ UNSELECTED ------ 16HP STANDARD BLACK BASE. ~ STANDARD BLACK SOFT/CARPETED ~ FLOOR CASTERS. ~ STANDARD CASTERS. ~ STANDARD ADJUSTABLE HEIGHT 6 BACK. ~ NO ENHANCED STITCH. N/A. #6 ARM CAP NOT SELECTED.			
		Tag: 02 SM MEET RM , C3 , NO SEAT SLIDER			
	Subtotal	01 CONF			$5,655.40
5	CUSTOM	Quote Date 7-26-21. Half Decagonal Shaped (5 Sided) board Table . CONT	1	$18,341.18	$18,341.18
		Size: 228 X 158 X 36H. Depth: 30D. Wall 36H HOLLOW MODESTY WALL WITH Wall FRAME Cont AND RECESSED PANEL DETAIL. Wall 6 WIDE TOP CAP Cont. INCLUSED WIRING ACCESS PORTS Includes: WITHIN HOLLOW Cont. MODESTY. Surfaces: PLAIN SLICES CHERRY VENEER & Finish: SOLIDS Note: TO MATCH CUSTOMER SPEC. BASED ON UC DRAWING 7-16-21 & SKETCH 6.9.21 "			
		Tag: 15 MEETING , DIAS			
6	CUSTOM	Power Modules: ECA "cove" each with 2-power & dual USB; satin aluminum finish. CONT	13	$235.29	$3,058.77
		CONT INCLUES DAISY CHAIN" CONNECTIONS.|"			
		Tag: 15 MEETING , DIAS			
	Subtotal	15 MEETING - DIAS			$21,399.95
7	CYL5FC	Zori Command Center with Tech Cabinet, 28"D x 34"W, Fixed Height	1	$1,698.90	$1,698.90
		S Silver W White with Grey Trim J Wilsonart Grey Elm (8201K-12)			
		Tag: 15 MEETING , PODIUM			

PMC Commercial Interiors, Inc.
1201 Main Street
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Quote Details

Quote Number	:	QU35532
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Project Name	:	PR10119 Marvin Village Hall Marvin Village Hall

ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
8	172-67C-61A	Proform parallel high back, synchroe, polished loop arm with upholstered armrest. GR-B — GRADE B TEXTILE. WHISPER — IN STOCK SPRADLING WHISPER WHI-2155 — VINYL. 18BA — CHARCOAL 16HP — BRUSHED ALUMINUM BASE. ~ — STANDARD BLACK SOFT/CARPETED ~ — FLOOR CASTERS. ~ — STANDARD CASTERS. GR-B — STANDARD ADJUSTABLE HEIGHT WHISPER — BACK. WHI-2155 — NO ENHANCED STITCH. SS — GRADE B TEXTILE. IN STOCK SPRADLING WHISPER VINYL. CHARCOAL SEAT SLIDER Tag: 15 MEETING , C4	13	$714.50	$9,288.50
9	360-FL-CHR-NA	Hall Four Leg Frame, Chrome Frame Finish, Armless 005 — SHELL: White PG — GLIDE: Glides (Std) ~ — FOAM: NO - 1/2Â" extra Foam for Seat GRADE — FAB: Fabric Grade A A — RANCHERO(VINYL) FABRIC: — THUNDER - RC016 COLOR — CAL133: No - CAL 133 Fire Rating ~ Tag: 15 MEETING , C5	50	$164.50	$8,225.00
10	360FW	Four Wheel Storage Dolly Tag: 15 MEETING , DOLLY	2	$275.00	$550.00
	Subtotal	15 MEETING			$19,762.40
11	172-67C-38A	Proform parallel high back, synchro, basic arms. GR-B — GRADE B TEXTILE. GR — INPUT A CUSTOM GRADED IN GRADE B — B TEXTILE. Stinson — COLOR ACADEMY STP73 Staple — STANDARD BLACK BASE. 18BB — STANDARD BLACK SOFT/CARPETED 16HP — FLOOR CASTERS. ~ — STANDARD CASTERS. ~ — STANDARD ADJUSTABLE HEIGHT ~ — BACK. ~ — NO ENHANCED STITCH. 6 — N/A. ~ — #6 ARM CAP NOT SELECTED. Tag: 21 CONF , C6 , NO SEAT SLIDER	12	$599.00	$7,188.00
	Subtotal	21 CONF			$7,188.00

PMC Commercial Interiors, Inc.
1201 Main Street
Suite 210
Columbia, SC 29201

Quote Details

Quote Number	:	QU35532
Date	:	Aug 24, 2021
Project Name	:	PR10119 Marvin Village Hall Marvin Village Hall

ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12	X-DS7230-3QM	Cb Desk Shell 3/4 Mod Recessed 30dx72wx29h	4	$345.90	$1,383.60
		RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W-			
		Tag: DESKING , D1			
13	W-WS2448	Rectangular - 2mm Edge - 24D x 48W	4	$129.60	$518.40
		EDGE 2mm Grade A RO-E093-V2 2mm Edge - Looks Likatre RW-GRRA Option A - No additional grommets LAMAISMO AIS Grade A Laminates RO-L0384 Laminate - Looks Likatre - (A-T-W-			
		Tag: DESKING , D1			
14	WPS-FP	Flat Plate	8	$7.50	$60.00
		Tag: DESKING , D1			
15	X-BBFPFS23	Cbx Partial Depth Bbf Ped 23dx28hx16w	4	$438.90	$1,755.60
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre "			
		Tag: DESKING , D1			
16	X-FFPFS23	Cbx Partial Depth Ff Ped 23dx28hx16w	4	$425.70	$1,702.80
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre "			
		Tag: DESKING , D1			
17	W-GROMMET	GROMMET COVER 3"	4	$8.40	$33.60
		W-GRC3GV1 Grommet Cover - Grey|			
		Tag: DESKING , D1			
18	S-W1CORE2	Key Alike Kit (2 Cores) - Wesko Type	4	$7.50	$30.00
		Tag: DESKING , D1			
	Subtotal	D1 - ROOMR 4, 6, 10,23			$5,484.00
19	7736	RANGER PLAN TABLE, 60W, No Drawer 37.5D .	1	$1,357.50	$1,357.50
		Tag: PLAN TABLE , ROOM 06			
	Subtotal	PLAN TABLE - ROOM 6			$1,357.50

PMC Commercial Interiors, Inc.
1201 Main Street
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Quote Details

Quote Number	:	QU35532
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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
20	X-DS7230	Cb Desk Shell Full Mod Recessed 30dx72wx29h	1	$363.30	$363.30
		RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W-			
		Tag: DESKING , D2 , FULL MOD B/C SILL HT			
21	X-DR4824L	CB Desk Return LH 24Dx48Wx29H	1	$256.20	$256.20
		RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W-			
		Tag: DESKING , D2			
22	WPS-FP	Flat Plate	2	$7.50	$15.00
		Tag: DESKING , D2			
23	X-BBFPFS23	Cbx Partial Depth Bbf Ped 23dx28hx16w	1	$438.90	$438.90
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre "			
		Tag: DESKING , D2			
24	X-FFPFS18	Cbx Full Depth Ff Ped 18dx28hx16w	1	$399.90	$399.90
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre "			
		Tag: DESKING , D2			
25	X-RDSO1236	Calibrate Reception Stack On 12x36	1	$296.70	$296.70
		RO-L0319 Laminate - Storm - (A-T-S) RO-L0319 Laminate - Storm - (A-T-S)			
		Tag: DESKING , D2			
26	W-GROMMET	GROMMET COVER 3"	2	$8.40	$16.80
		W-GRC3GV1 Grommet Cover - Grey|			
		Tag: DESKING , D2			
27	S-W1CORE2	Key Alike Kit (2 Cores) - Wesko Type	1	$7.50	$7.50
		Tag: DESKING , D2			
	Subtotal	D2 - ROOM 18 RECEPTION			$1,794.30
28	X-DS7230-3QM	Cb Desk Shell 3/4 Mod Recessed 30dx72wx29h	1	$345.90	$345.90
		RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W-			
		Tag: DESKING , D3			

PMC Commercial Interiors, Inc.
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Quote Details

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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
29	W-WS2442	Rectangular - 2mm Edge - 24D x 42W	1	$119.10	$119.10
		EDGE 2mm Grade A RO-E093-V2 2mm Edge - Looks Likatre RW-GRRA Option A - No additional grommets LAMAISMO AIS Grade A Laminates RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D3			
30	WPS-FP	Flat Plate	4	$7.50	$30.00
		Tag: DESKING , D3			
31	X-DSFM7824	Cb Desk Shell With Full Mod Flush 24dx78wx29h	1	$347.70	$347.70
		RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D3			
32	X-BBFPFS23	Cbx Partial Depth Bbf Ped 23dx28hx16w	1	$438.90	$438.90
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre " Tag: DESKING , D3			
33	X-LAT2DFS3023	Cbx 2d Partial Depth Lat 23dx28hx30w	1	$714.90	$714.90
		RO-L1024 Casegoods Dark Rum Cherry RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre " Tag: DESKING , D3			
34	X-DDC3024	Cbx Full Depth 2d Cab 24dx28hx30w	1	$524.70	$524.70
		RO-L1029 Casegoods Looks Likatre RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL " Tag: DESKING , D3			
35	W-WS2430	Rectangular - 2mm Edge - 24D x 30W	1	$100.80	$100.80
		EDGE 2mm Grade A RO-E093-V2 2mm Edge - Looks Likatre RW-GRRA Option A - No additional grommets LAMAISMO AIS Grade A Laminates RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D3			

PMC Commercial Interiors, Inc.
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Quote Details

Quote Number	:	QU35532
Date	:	Aug 24, 2021
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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
36	X-SOSDR4530	Cbx Stack On Bookcase With Sliding Door Rh 14dx45hx30w RO-L1029 Casegoods Looks Likatre RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL " Tag: DESKING , D3	1	$615.90	$615.90
37	W-GROMMET	GROMMET COVER 3" W-GRC3GV1 Grommet Cover - Grey| Tag: DESKING , D3	2	$8.40	$16.80
38	S-W1CORE3	Key Alike Kit (3 Cores) - Wesko Type Tag: DESKING , D3	1	$11.40	$11.40
39	RH-WFB12	WESKO FILE BAR 12" Tag: DESKING , D3	2	$15.00	$30.00
	Subtotal	D3- ROOM 24 - CITY CLERK			$3,296.10
40	X-DS7230-3QM	Cb Desk Shell 3/4 Mod Recessed 30dx72wx29h RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D4	1	$345.90	$345.90
41	X-DB4224	Cb Desk Bridge With Full Mod Flush 24dx42wx29h RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D4	1	$183.30	$183.30
42	WPS-FP	Flat Plate Tag: DESKING , D4	4	$7.50	$30.00
43	X-DSS7224	Cb Desk Shell With Access Mod 24dx72wx29h RO-L0384 Laminate - Looks Likatre - (A-T-W- G_NONE NO GROMMET RO-L0384 Laminate - Looks Likatre - (A-T-W- Tag: DESKING , D4	1	$328.20	$328.20
44	X-BBFPFS23	Cbx Partial Depth Bbf Ped 23dx28hx16w RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre " Tag: DESKING , D4	1	$438.90	$438.90

PMC Commercial Interiors, Inc.
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Quote Details

Quote Number	:	QU35532
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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
45	X-FFPFS23	Cbx Partial Depth Ff Ped 23dx28hx16w	1	$425.70	$425.70
		RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL RO-L1029 Casegoods Looks Likatre "			
		Tag: DESKING , D4			
46	X-SHCD4572	Cbx Single Hutch With Cabinet Doors 14dx45hx72w	1	$763.50	$763.50
		RO-L1029 Casegoods Looks Likatre RO-L1029 Casegoods Looks Likatre RH-HANDSQ-S BRIGHT SILVER 6 RECTANGLE PULL "			
		Tag: DESKING , D4			
47	A-LEDTL-61024	24 Led Task Light, W/ Dimmer & Transformer	1	$121.80	$121.80
		Tag: DESKING , D4			
48	X-TACKHM2872	Cbx Tackboard Hutch Mount 28hx72w	1	$218.40	$218.40
		FAB-XA037 FABRIC MODULAR CHOICE GRADE A (1:1) FAB-AD Directional Fabric - Grade A RO-F2713-V2 FABRIC PANEL CAPE COD HARWICH 02184 075 8516			
		Tag: DESKING , D4			
49	T-RDR3629DSG	TBL, RND, 2mm, 36Dx29H, DISC, GLD	1	$396.60	$396.60
		EDGEC 2mm T-Mold Edge - Grade A - Curved Edging RO-E193 2MM T-Mold - Looks Likatre LAMTABA TABLE GRADE A LAMINATES LAMAISM AIS Grade A Laminates RO-L0384 Laminate - Looks Likatre - (A-T-W- PAINTDB-A001 TABLE DISC BASE GRADE A PAINT SELECTION RO-P0093 MS - Metallic Silver			
		Tag: DESKING , D4			
50	W-GROMMET	GROMMET COVER 3"	2	$8.40	$16.80
		W-GRC3GV1 Grommet Cover - Grey|			
		Tag: DESKING , D4			
51	S-W1CORE2	Key Alike Kit (2 Cores) - Wesko Type	1	$7.50	$7.50
		Tag: DESKING , D4			
	Subtotal	D4 DESKING			$3,276.60

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Quote Details

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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
52	FI2028PW	Finn Nu 28d x 20w x 16h End Table w/Wood Top	1	$550.35	$550.35
		M — Maple Wood Species NTO — Night Owl MTG — Rubber Cushion Metal Glides (Standard) Tag: 25 ADMIN , TABLE			
53	FI2352	Finn Nu Two Seat w/Arms	1	$1,002.50	$1,002.50
		M — Maple Wood Species NTO — Night Owl B — Grade B Stinson — Stinson Fabric Lara — Lara LRA80 — Tint MTG — Rubber Cushion Metal Glides (Standard) Tag: 25 ADMIN , L2 OPTION			
	Subtotal	25 ADMIN LOUNGE			$1,552.85
54	4600C	Devens Black Configurable Task Chair	9	$385.00	$3,465.00
		CP-46-4DARM — BLACK 4D ARMS PAIR C P - C H - N O - ASSY — UNASSEMBLED CP-4600BASE — BLACK BASE CP-46BACK-L — BLACK FRAME/BLACK MESH BACK STANDARD W/BLACK CP-46HARD — BLACK HARD CASTERS FOR CARPET FLOORS STANDAR CP-46SBFAB — GRADED SEAT UPHOLSTERY CFAB4900 — SEAT FABRIC CHOICE 49/44/46 CFAB4900-A — FABRIC MODULAR CHOICE NATICK SEAT- GRADE A/C FCUAD — FABRIC MODULAR CHOICE GRADE A UPHOLSTERY DIR CTERRAIN — CULP TERRAIN RO-FU1325 — FABRIC UPHOLSTERY TERRAIN OWL Tag: OFFICES - TASK CH , C1			
55	4600C	Devens Black Configurable Task Chair	1	$385.00	$385.00
		CP-46-4DARM — BLACK 4D ARMS PAIR C P - C H - N O - ASSY — UNASSEMBLED CP-4600BASE — BLACK BASE CP-46BACK-L — BLACK FRAME/BLACK MESH BACK STANDARD W/BLACK CP-46SOFT — BLACK SOFT CASTER FOR HARD FLOORS CP-46SBFAB — GRADED SEAT UPHOLSTERY CFAB4900 — SEAT FABRIC CHOICE 49/44/46 CFAB4900-A — FABRIC MODULAR CHOICE NATICK SEAT- GRADE A/C FCUAD — FABRIC MODULAR CHOICE GRADE A UPHOLSTERY DIR CTERRAIN — CULP TERRAIN RO-FU1325 — FABRIC UPHOLSTERY TERRAIN OWL Tag: RECEPTION , C1-S			
	Subtotal	C1 - OFFICE TASK CHAIRS			$3,850.00

PMC Commercial Interiors, Inc.
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Quote Details

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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
56	765-FL-CA	Cache Out fully Uph	20	$265.00	$5,300.00
		FL FOUR LEG (STANDARD) SCR SOFT CHROME CAG CACHE GREY ARM PG GLIDE: PLASTIC GLIDE (STD) STD CAL117-2013 STANDARD STD BOOK: NO - BOOK RACK STD NO SELECTION GRADE FAB: FABRIC GRADE A A MAYER RANCHERO FABRIC: BLACK COLOR:			
		Tag: CHAIRS GUEST , C2			
	Subtotal	C2 - OFFICE -RECEPTION GUEST CHAIRS			$5,300.00
57	83908	Mooreco 3x4 Insight Low Iron Concealed Hanger Mag Board. QUO0048864	3	$352.03	$1,056.09
		Tag: GLASSBOARD , GB2			
58	83906	Mooreco 4X5Insight Glass Low Iron Concealed Hanger Magnetic Board. QUO0048864	2	$518.39	$1,036.78
		Tag: GLASSBOARD , GB3			
	Subtotal	GLASSBOARDS			$2,092.87
59	R199BK	Polywood Estate Rocking Chair - Black	10	$199.00	$1,990.00
		Tag: W-PATIOS , R1			
	Subtotal	PATIOS			$1,990.00
60	CUSTOM	Cable Wholesale Surge Protector Flat Rotation Plug 6 Outlet with 10' Crd, Grey	1	$25.00	$25.00
		Tag: RECEPTIONIST			
61	O R D E R PROCESSING FEE	NC State Administration Fee. 1.75% NET. REViSED 7-27-21	1	$20.50	$20.50
62	FREIGHT	Polywood Freight	1	$300.00	$300.00
63	FREIGHT	Enwork Freight Min.	1	$150.00	$150.00
64	FREIGHT	Mooreco Freight - Quoted	1	$0.00	$0.00
65	FREIGHT	Cable Wholesale Freight. UPS Ground.	1	$10.00	$10.00
66	FREIGHT	FLOR FREIGHT	1	$75.00	$75.00
	Subtotal	FREIGHT & MISC			$580.50
67	PMFD	Design, Spaceplanning	1	$1,837.38	$1,837.38
68	PMFW	Warehouse Receiving and Inspection for 30 days. No Unique Concepts. Products stored at PMC Warehouse, after 30 days will occur a monthly fee of 1% total sell price.	1	$1,409.38	$1,409.38

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Quote Details

Quote Number	:	QU35532
Date	:	Aug 24, 2021
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ID#	ITEM NUMBER	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED
69	LABOR QUOTED	Labor to install During Normal Business Hours. Quoted 8-9-21 Scope to Include: DESKS, TASK CHAIRS, GUEST CHAIRS, CONFERENCE TABLE, COUNCIL CHAIRS, STACK CHAIRS, WHITEBOARDS, ETC.	1	$6,435.00	$6,435.00
	TERMS STD	• Deliver/install during STANDARD business hours Mon Fri • Space clear and ready for install (construction complete) • Access to loading dock and elevator no stair carry • Accommodates 26' truck size • No special safety requirements or security clearance needed • Data, electrical, computer and monitor connections provided by others			
70	GOVCON	Safco - Dealer Commission	1	$0.00	$0.00

Subtotal	$95,782.23
Tax	$6,339.97
Total	$102,122.20

Terms:
No merchandise may be returned for credit without our consent. PMC has the right to retain security interest in the above merchandise to secure the payment of the purchase price (including interest, collection, and attorney's fees).
A 3% administrative charge will be applied to purchases and customer deposits paid by credit card.

Accepted by:

Signature:

Item D.1.

VILLAGE OF MARVIN

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

DATE: September 8, 2021

TO: Village Council

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Special Use Permit Application #21-12695: 608 Running Horse Ln, Pool in Rear Yard that Abuts a Side Yard, as Required per §151.054(E)(3)

Background

The property is located at 608 Running Horse LN in Marvin, NC (Marvin Creek Subdivision) and is zoned R-Marvin Residential. This lot is adjacent to one side yard at 612 Running Horse LN and all the surrounding properties are zoned R-Marvin Residential.

The applicant is proposing to construct an in-ground swimming located in the rear yard. Anthony and Sylvan applied for an Accessory Structure permit for the pool on 6/28/2021. However, the rear yard of 608 Running Horse LN abuts the side yard of the neighboring property of 612 Running Horse LN. Therefore, a Special Use Permit (SUP) is required for a pool located in the rear yard on a lot where the rear yard abuts the side yard of an adjacent lot per §151.054(E)(3) of the Marvin Code of Ordinance. The applicant then applied for a Special Use Permit on 7/21/2021.

Overview

APPLICANT
Anthony and Sylvan Pools

PROPERTY OWNERS:
Marc and Kerri Denner

REQUEST: Applicant requests a Special Use Permit to allow a swimming pool located in the rear yard of a residential lot located at 608 Running Horse LN that is abutting the side yard of adjoining residential lot (612 Running Horse LN).

LOCATION:
608 RUNNING HORSE LN (Parcel Number 06-222338)

LAND USE AND ZONING:
The property is zoned R - MARVIN RESIDENTIAL DISTRICT. The property is located within the Marvin Creek Subdivision.

VILLAGE OF MARVIN

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

Surrounding Zoning:
North: R-Marvin Residential
South: R-Marvin Residential
East: R-Marvin Residential
West: R-Marvin Residential

Surrounding Land Use:
North: Residential
South: Residential
East: Residential
West: Residential (612 Running Horse LN)

Review/Discussion

A Special Use Permit is a process which allows the Planning Board and Village Council to review and approve specific uses that are in keeping with the intent and purpose of the zoning district but may have substantial impacts on the surrounding area. This process allows conditions or restrictions to be placed on an approval that would minimize impacts to the surrounding area.

Swimming pools are an accessory use allowed in the R-Marvin Residential District, provided that the pool is located in the rear yard and the following setback requirements are met:

Swimming pool, measured from water's edge	20 feet rear yard 20 feet side yard or the principal structure on the street side
Pool Equipment	20 feet side and rear yard
Pool Decking	15 feet rear yard 20 feet side yard or the principal structure on the street side
Pool houses, cabanas, and the like	See §151.054 (B)

All swimming pools located on lots where a rear yard abuts a side yard of an adjacent lot shall be subject to a special use permit as provided for in § 151.100.

The proposed pool complies with all setback requirements, having a 144' rear yard setback (minimum 20') and 67'/48' left/right side setbacks (minimum 20'). There is existing heavy screening including evergreens. Attached is the zoning permit the applicant has applied for with this additional information. Additionally, the applicant has secured written testimony of the neighbors whose side yard is abutting to the rear yard of his property. The letter is attached with the SUP application.

All adjoining property owners were notified by mail on 8/26/2021, a Public Hearing notice was published in the Enquirer Journal on Saturday, September 4, 2021 & Saturday, September 11, 2021 and a notice of Public Hearing was posted at 608 Running Horse LN on 8/30/2021.

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Finding of Facts

In consideration of the request for a Special Use Permit, the Village Council will need to make the following findings as outlined in § 151.103(D) of the Marvin Code of Ordinances (***Staff Findings are in BOLD**):

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan; **(Applicant Complies)**
2. The use meets all required conditions and specifications; **(Applicant Complies)**
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity; **(Applicant Complies)**
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village Land Use Plan; **(Applicant Complies)**
5. Additional review criteria, as stated in this chapter shall also be considered and addressed where required. *There are no additional review criteria for the proposed use.*

Staff Recommendation

Staff recommends that the Village Council Call approve Special Use Permit Application #21-12695: 608 Running Horse Ln, Pool in Rear Yard that Abuts a Side Yard, as presented. Staff has identified that the applicant is proposing above-average distance and screening of this lot and the proposed pool complies with all other applicable sections of the Code of Ordinances.

Planning Board Recommendation

The Planning Board reviewed and discussed SUP Application 21-12695 during their regular scheduled Planning Board meeting on August 17, 2021. The Planning Board unanimously voted to recommend approval of SUP 21-12695 as submitted, contingent upon the submittal of an approval letter from the neighbor at 612 Running Horse LN (Applicant has secured the letter of approval).

Recommended Motion

"I, _____, make the motion to approve the request for Special Use Permit Application #21-12695, for a Pool in Rear Yard that Abuts a Side Yard, located at 608 Running Horse Ln, as Required per §151.054(E)(3) and affirm the following findings of fact:

1.The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village Land Use Plan.

[redacted] SUP 21-12695

VILLAGE OF MARVIN

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CONDITIONAL USE PERMIT APPLICATION

Application Number: 21-12683-ZP Application Date: 7-21-21

Applicant's Name: Anthony & Sylvan Pools - Leah

Property Owner's Name: Marc & Kerri Denner

704-773-4436 (Applicant's phone) 631-807-6117 (Owner's phone) _____ (FAX) _____ (Mobile)

Relationship of Applicant to Property Owner: Contractor

Property Location: 608 Running Horse lane

Parcel Number: 06222338 Deed Book and page #: 4307 / 598

Existing Zoning: Marvin

Proposed Conditional Use: Inground Pool 20'x40'

A completed written application for a Conditional Use Permit shall be filed with the Zoning Administrator. The application, at a minimum, shall include the following required information:

1. A scaled boundary surveyed drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina, showing the total acreage, present zoning classification(s), date and north arrow. On this survey shall be sketched the information required in sections 3, 4, 5, 6, and 7.

2. The owners' names, addresses, and tax parcel numbers (as shown on the current year Union County Tax Records), and the uses and current zoning classifications of all adjacent properties.

3. All existing easements, reservations, rights-of-way and all yard requirements for the zoning district.

4. A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size, layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate square

footage of all structures and an outline of the area where the structures will be located.

5. Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets.

6. Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, including walls, fences or planted areas as well as treatment of any existing natural features.

7. Plans and elevations for all proposed structures.

8. Depending on the nature of the proposed conditional use, the Zoning Administrator (or the Planning Board or Village Council) may require that the following information be submitted in scaled form along with other required information:

   a) Delineation of the areas within the floodplain as shown on the official flood hazard boundary maps.

   b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U.S. Department of Agriculture.

   c) Existing and proposed topography at five (5) feet contour intervals.

   d) Plans for providing potable water and for the treatment of wastewater.

9. Proposed phasing, if any, and approximate completion time of the project.

   a) All applications shall be signed by the applicant and shall be submitted with any application fee required by the Village.

   b) The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided in the Article for receipt of a completed conditional use application.

   c) The Planning Board shall have a maximum of thirty (30) days from the date at which it met or until its next regularly scheduled meeting, whichever is longer, to review the application and to submit its recommendation to the Village Council. If a recommendation is not made during said time period, the application shall be forwarded to the Village Council without a recommendation from the Planning Board.

   d) When dealing with the Conditional Use Permit process, it may be desirable to request additional information in order to evaluate a proposed use and its relationship to the surrounding area. Therefore, the Planning Board and/or Village Council may request needed additional information as they deem necessary.

   e) Once the application is forwarded to the Village Council from the Planning Board, the Village Council shall consider conducting a public hearing as prescribed in Article 12.1.7 (a public

hearing is required if CUP is to be approved). In the event the Village Council deems a public hearing appropriate, due notice of such public hearing shall be as prescribed in Article 12.1.7(A) and (B) of the Village of Marvin Zoning Ordinance.

☑ This completed application shall be submitted to the Zoning Administrator and shall not be considered complete unless accompanied by all required information and a fee in accordance with the current Fee Schedule adopted by the Village of Marvin. Please note: all fees for regulation approval in the Village of Marvin are non-refundable, and checks that are returned will be subject to a returned check fee in accordance with the current fee schedule adopted by the Village of Marvin.

To the best of my knowledge, all information herein submitted is accurate and complete.

[signature] 7-21-21
Signature of Property Owner Date

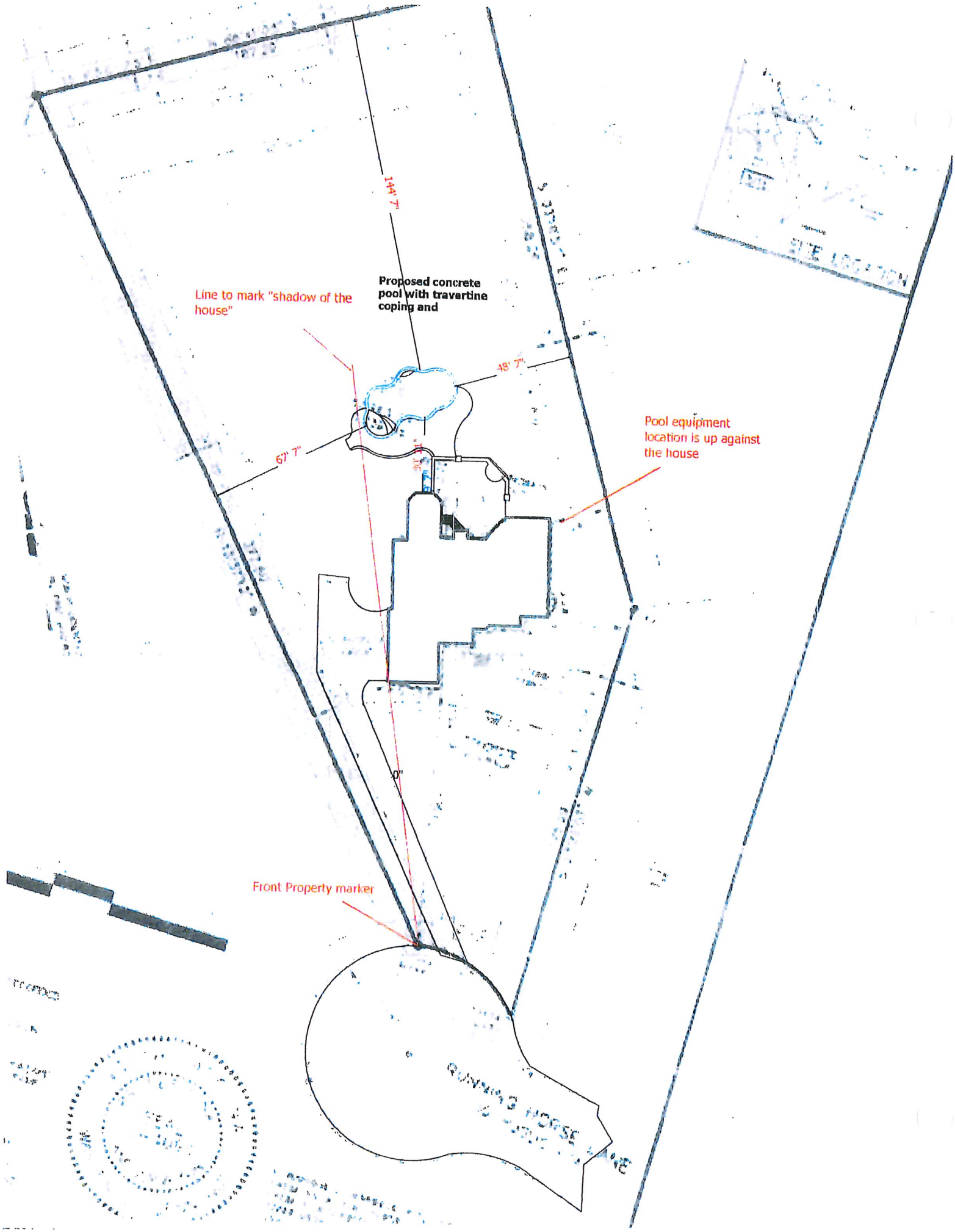
[signature] 7-21-21
Signature of Applicant Date

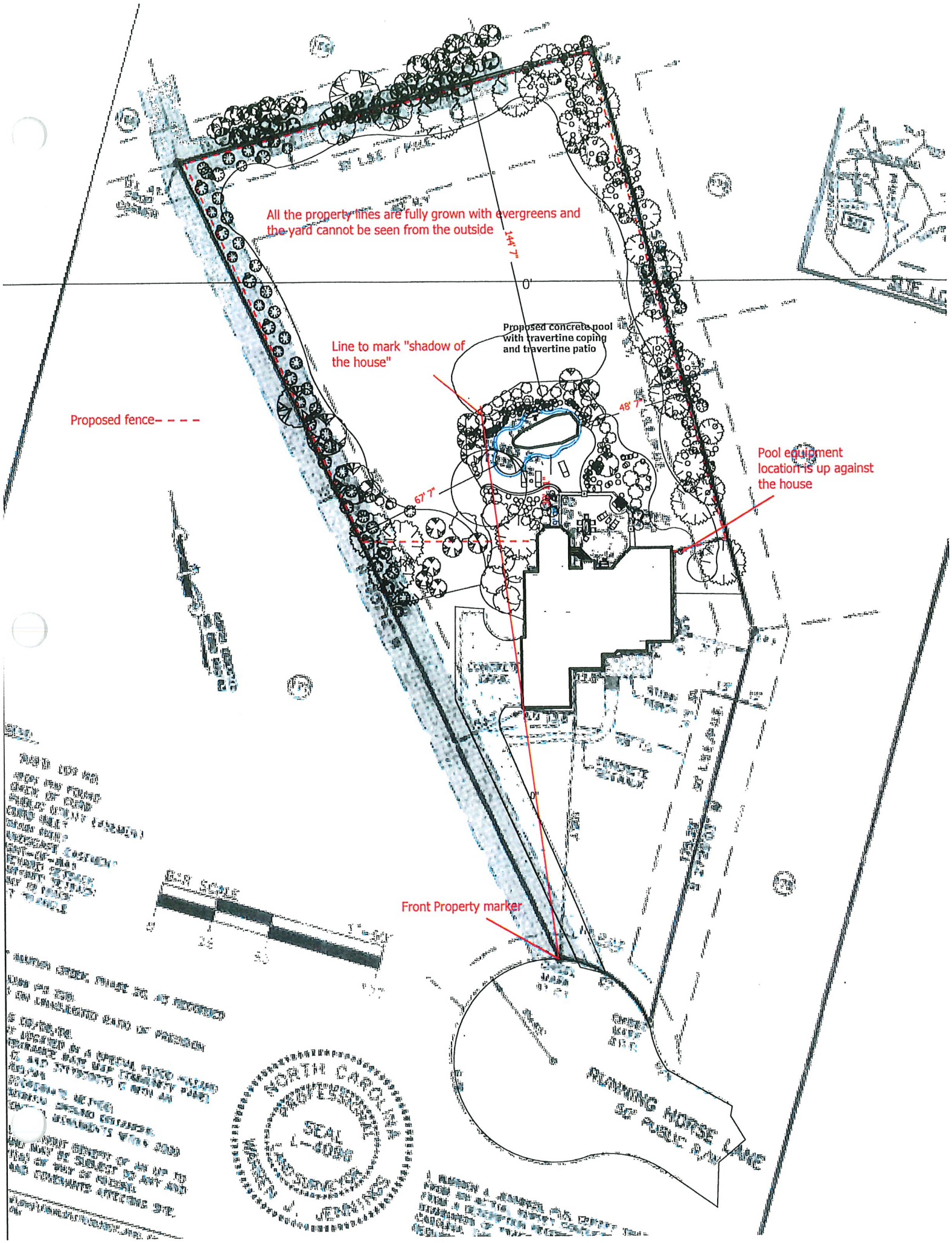
All of the information herein required has been submitted by the applicant and is included or attached with this application.

Hunter Nestor
Signature of Zoning Administrator Date

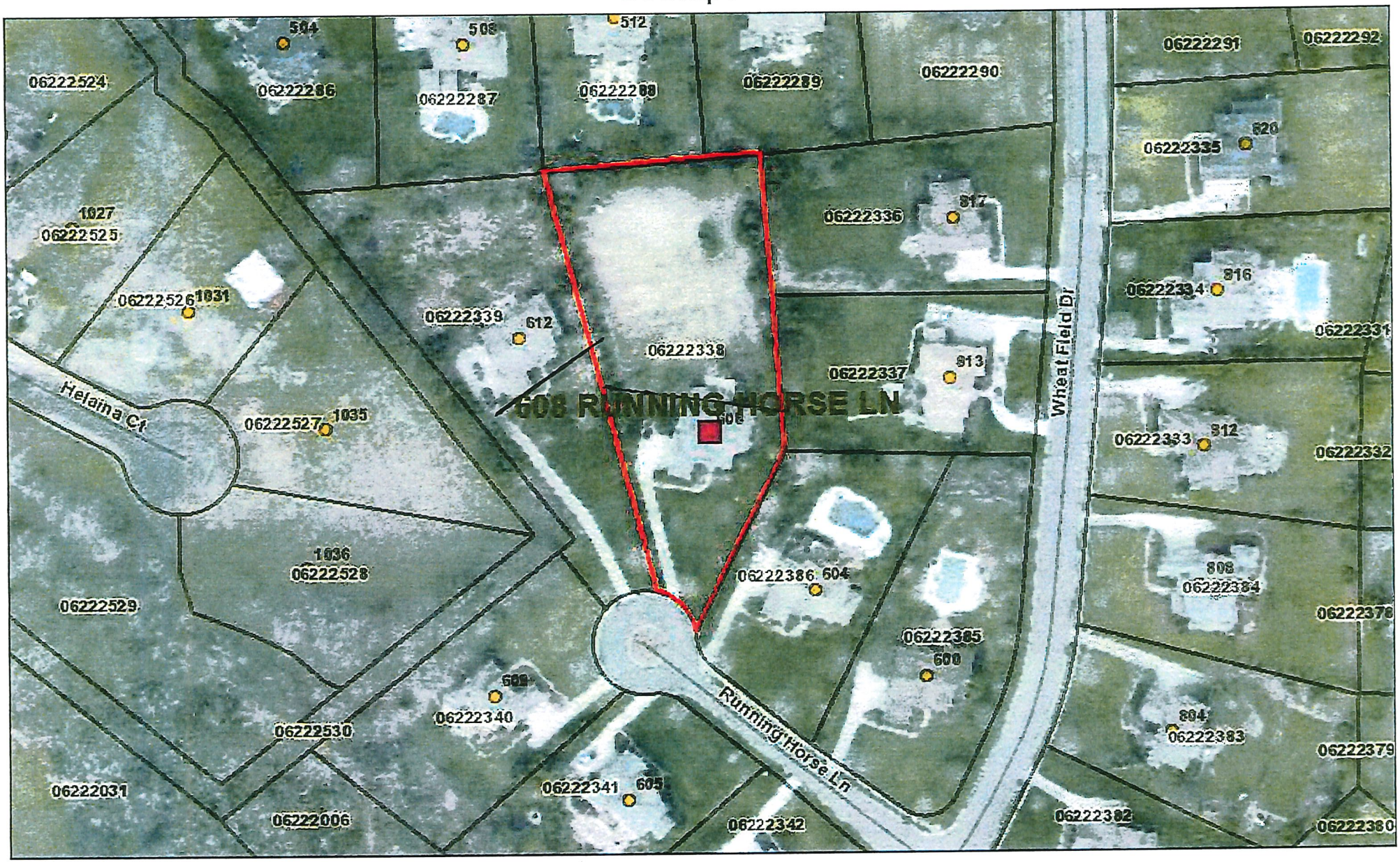
This section to be filled out by the Zoning Administrator

1. Completed application submitted on 7/21/2021
2. First reviewed by Planning Board on 8/17/2021
3. Action by the Planning Board taken on Recommend Approval on 8/17/21
4. Action of the Planning Board: Recommend approval of SUP 21-12695 Contingent upon the submittal of approval letter fel neighbor (612 Running Horse Ln)
5. First reviewed by Village Council on 8/26/21
6. Public Hearing held on 9/14/2021
7. Notification posted on Village of Marvin bulletin board on _____
8. Publication notices filed in _____ (name of newspaper)
   on _____ (date of publication) and _____ (date of publication)
9. Action by the Village Council taken on: _____
10. Action of the Village Council: _____


144' 7"
Proposed concrete pool with travertine coping and
Line to mark "shadow of the house"
48' 7"
67' 7"
Pool equipment location is up against the house
0"
Front Property marker
SITE LOCATION
RUNNING HORSE LANE


All the property lines are fully grown with evergreens and the yard cannot be seen from the outside
144' 7"
0'
Proposed concrete pool with travertine coping and travertine patio
Line to mark "shadow of the house"
48' 7"
Proposed fence- - - -
Pool equipment location is up against the house
67' 7"
0'
Front Property marker
PRAIRIE HORSE LANE
SE PUBLIC R/W

GoMaps



July 19, 2021

1:1,711

0 0.0125 0.025 0.05 mi

0 0.0225 0.045 0.09 km

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

8/19/2021

MARC/KERRI,

I APPROVE YOUR DECISION TO GET A POOL IN YOUR BACKYARD WITH THE ONLY CONDITION THAT THE PUMP NOT BE INSTALLED NEAR THE TREELINE/FENCE ON MY SIDE GIVEN MY BEDROOM IS RIGHT THERE AND I WORRY ABOUT THE NOISE IF THAT CLOSE. THANKS STEVE

STEVE POLACEK
612 RUNNING HORSE LN
MARVIN, NC
678-939-4829

8/19/21

To Whom It May Concern:

We approve for Marc and Kerri Denner to put a pool in.

Laurie Rosser Dave Rosser

Laurie and Dave Rosser

604 Running Horse Lane

Waxhaw, NC 28173

Phone: (704) 843-1680
Fax: (704) 843-1660
www.marvinnc.org

VILLAGE OF MARVIN
ACCESSORY STRUCTURE PERMIT APPLICATION

10004 New Town Rd.
Marvin, NC 28173

Revised 06/16

PERMIT NUMBER: 21-126831 APPLICATION DATE: 6/28/21

APPLICANT INFORMATION

NAME: Anthony & Sylvan Pools PHONE #: 704-734-4006 FAX#: _____

ADDRESS: 9201C Southern Pine Blvd, Charlotte EMAIL: LtPoolPermits@yahoo.com
(Include city, state and zip code)

LOT INFORMATION

PARCEL #: 06222338 SUBDIVISION: Marvin Creek

LOT#: 176 LOT ADDRESS: 608 Running Horse lane

ZONING DISTRICT *Please circle one:* R RUC

PROPERTY OWNER INFORMATION: ***(fill in only if different than applicant)***

NAME: Marc & Kerri Denner PHONE #: 631-807-6117

ADDRESS: 608 Running Horse lane

RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contractor

LOT AND STRUCTURE INFORMATION

PROPOSED USE: (Please be specific) Inground Pool 20'x40'

SETBACKS structures physically attached or connected to the principal structure will be subject to the setback requirements for the principal structure

Side Yard Setback 67', 48' (Left/Right)

Rear Yard Setback 144'

*****On survey, please show approximate location of swimming pool equipment.*****

This information not required for swimming pools or attached structures:

PRINCIPAL STRUCTURE SQ FT _____

NEW ACCESSORY STRUCTURE SQ FT 600

total square footage of ***all*** detached accessory structures shall not exceed 2/3 of the footprint of the principal building. Provide square footage of ALL accessory structures on property: _____

To be in compliance, an accessory structure must not include the presence of a range or oven, or utility connections suitable for servicing a range or oven.

GRADING: Any proposed grading or fill that will alter the existing topographic conditions of the lot more than two feet or any alteration to existing channels, swales, or easements shall require Village approval. **No grading shall take place prior to approval.**

Please check one of the following:

- ☐ This project requires the existing topographic conditions to be altered more than 2 ft. and/or requires an existing channel, swale, or easement to be altered. I have attached the required Grading Review Application and all necessary attachments.
- ☑ This project **does not** require alteration of more than 2 ft to the existing topography nor does it require alteration of an existing channel, swale, or easement.

FLOODPLAIN: Development within a Floodplain is severely restricted per Section 14.14(1) of the Zoning Ordinance. *Please **initial** one of the following:*

____There is existing floodplain located on the lot to which this permit applies and this floodplain is indicated on the attached survey. Base Flood Elevation (BFE) and Regulatory Flood Protection Elevations (FPE) are provided.

AA There is no existing floodplain located on the lot to which this permit applies.

Is there a creek within 200 feet of your lot? ____If so, what is the approximate distance? _____

TREE REMOVAL: A Tree Removal Permit is required before removing:

1. Canopy trees twelve (12) inches or larger in diameter-at-breast-height (dbh) and understory trees four (4) inches or larger dbh excluding individually owned, residentially zoned lots of record that existed on or before October 19, 2004 that are less than five (5) acres in area.
2. Trees growing on a slope greater than twenty-five (25) percent.
3. Any threatened or endangered species of tree as defined by the North Carolina State Department of Environmental Conservation or any Heritage or Specimen trees, as defined by the Village, regardless of size.

*Please **initial** one of the following:*

AA This project does not require the removal of any trees from the lot.

____ This project does require the removal of trees from the lot, but we are exempt from a Tree Removal Permit for the following reason(s): _____

_____

____ Tree Removal Permit Application is attached.

OTHER ORDINANCE REQUIREMENTS: *(Please **initial** that you have read each of the following notices)*

AA Any approved permit shall be valid for six months from the date of issuance.

AA **Effective October 10, 2006, all new swimming pools must provide a permanent barrier to restrict access to the pool per the Union County Swimming Pool Barrier Ordinance, which was adopted by the Village of Marvin Council. This ordinance requires a barrier consisting of fencing, wall, building wall or any combination thereof be constructed around new swimming pools. (see www.marvinnc.org/ordinances)**

AA All outdoor lighting installed must comply with the Village of Marvin Lighting Ordinance.

AA Foundation permits and certificates of compliance shall be required for new and expanded residential structures. (Some accessory structures may be exempt. Ask Zoning Administrator for details.)

CERTIFICATION:

I hereby certify that the information provided herein, to the best of my knowledge is correct. Any violation of an approved zoning permit may be grounds for its revocation along with any associated building permit.

I have attached the following: (please check)

- ☒ A fee, in accordance with the current fee schedule adopted by the Village of Marvin. Please note: all fees for regulation approval in the Village of Marvin are non-refundable, and checks that are returned will be subject to a returned check fee in accordance with the current fee schedule adopted by the Village of Marvin.
- ☒ A copy of a scaled, sealed dimensional survey drawn by a registered surveyor or engineer which shows the exact shape and dimensions of the lot to be built on; the exact shape, dimensions, use and location of other structures on the lot; the exact location of the proposed structure and required setback lines. If the residence to be constructed is located on a lot of 10+ acres, the survey need not be drawn and certified by an engineer or surveyor provided that the proposed residence is located not closer than two-hundred (200) feet from any lot boundary line.
- ☒ A floor plan of the proposed structure.
- ☒ A drawing showing the exterior of the building including height and drawn to scale.

The attached survey was completed by Warren Jennings (name of surveyor), and was sealed on _____ (date).

[signature] 6/28/21
Applicant's Signature Date

_____ _____
Property Owner's Signature (If different from applicant) Date

RETURN INFORMATION ***Please check:***

___*Fax certificate to me* ___*Mail permit to me* ___*Call when ready & I will pick up* ✓ Email

No application shall be considered complete unless accompanied by all information required above.

THIS SECTION FOR OFFICE USE ONLY

To the best of my knowledge, this application is complete. Based on such information, I hereby _____ _____ this zoning permit.
Approve Disapprove

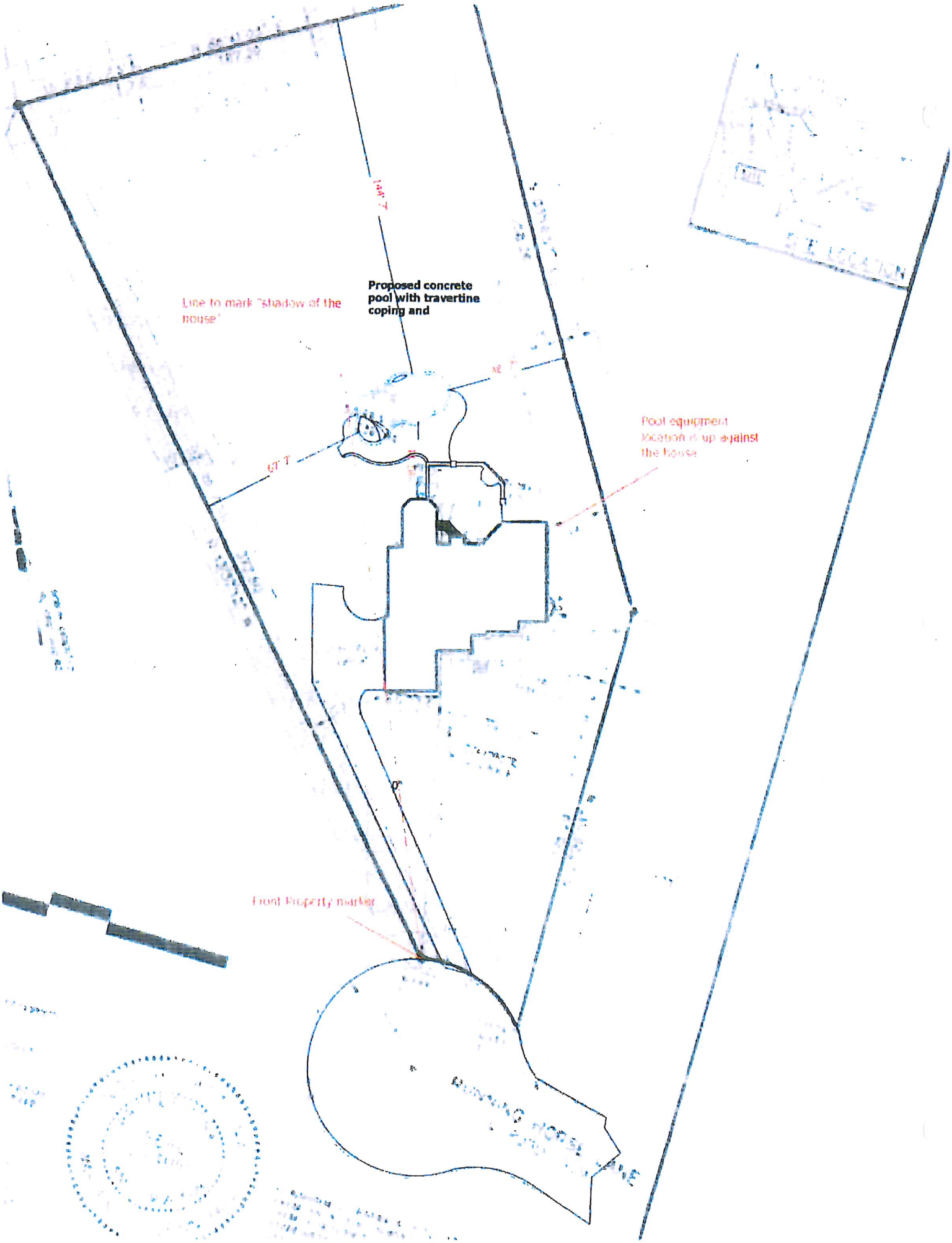
(If Applicable) Tree Removal Permit # N/A Grading Permit # N/A

Conditions placed on this permit are as follows: _____

_____

_____

_____ _____
Zoning Administrator Date


Line to mark "shadow of the house"
Proposed concrete pool with travertine coping and
Pool equipment location is up against the house
Front Property marker
BUNNING HOUSE

Item D.2.

VILLAGE OF MARVIN

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

DATE: September 8, 2021

TO: Village Council

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Consideration of The Gates at Marvin Rural Subdivision Preliminary Plat and Construction Plans

Background

Jones Homes has submitted their preliminary plat and construction plans for a 6 Lot Rural Subdivision located at 18.0940 Acres located on the corner of Waxhaw-Marvin Road and Stacy Howie RD (Parcel Number: 06228003L). Planning Staff has determined that the submitted plans, after a round of revisions, meets all requirements of the Marvin Code of Ordinance (Specifically, the architecture, landscape, buffer, and signage requirements). The applicant has revised is revising the plan and will have a final updated set of plans prior to the meeting. Everything in the new construction plans other that the Landscape/Tree Mitigation Plan, have been reviewed and approved by the Village Engineer. Staff plans to have the Village Engineers review and comments before the meeting.

Back in February and March of 2021. An application was submitted to amend the Rural Subdivision language. Village Council voted to amend the language for Rural Subdivisions to the new language below/

(1) A subdivision that meets all of the following requirements:
   (a) Involving not more than eight lots;
   (b) With a parent tract of at least 12 acres;
   (c) Minimum lot sizes are two acres;
   (d) A minimum of half of the resulting lots are larger than 2.5 acres; and
   (e) No more than one new road is created, which must be platted for public dedication

Sketch Plan

Per the process in Village of Marvin Code of Ordinances § 150.048 PROCEDURE FOR SECURING APPROVAL FOR RURAL SUBDIVISIONS, the Zoning Administrator administratively approved the proposed sketch plan in April of 2021 and directed the applicant to begin working on their preliminary plat and construction plans.

Attached is a copy of the submitted preliminary plat/construction plans. I have also proved copies of § 150.048 PROCEDURE FOR SECURING APPROVAL FOR RURAL SUBDIVISIONS. An overview and recommendations are on the following pages of this memo.

VILLAGE OF MARVIN

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Overview

LOCATION:
18.0940 Acres located on the corner of Waxhaw-Marvin Road and Stacy Howie RD (Parcel Number: 06228003L)

	Existing Land Use	Zoning Designations
Subject Property	Vacant	R-Marvin Residential
North	Residential	Union County R-40
South	Residential	Union County R-40
East	Providence Down South	Union County R-40
West	Residential/Vacant	Union County R-40 Lancaster County, SC Rural Neighborhood (R-N)

The Gates at Marvin Rural Subdivision consists of 6 Lot Rural Subdivision located at 18.0940 Acres. The overall density is .33 residential units per acre. The average lot size is 3.05 acres. The minimum lot size is 2 acres and more than half of the lots are over 2.5 acres which qualifies the subdivision to follow the Rural Subdivision standards and ordinances outlined in 151.081. All lots meet the minimum lot widths as well as the front, side, and rear yard setbacks.

Review and Discussion

Following the hearing and review of the plat and plans, Council will vote to approve or deny or request additional relative information and changes to the submitted documents. The final approved Construction Plans will then be reviewed by the Staff, the Village Engineer and all applicable outside agencies again if any changes are made. So long as those revisions do not affect the zoning regulations in a way that reduces the quality, the construction plan need not be reviewed again by the Planning Board and Council

Approval of the Preliminary/Construction Plat shall not authorize the installation of improvements. The applicant is to get a land development permit. The Land Development Permit shall not be issued until all conditions, if any, on the approved preliminary/construction plat, are satisfied. Prior to final plat approval all performance bonds for improvements will be required.

VILLAGE OF MARVIN

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

Staff Recommendation

Staff recommends Village Council approve the Preliminary Plat and Construction Plans for the Rural Subdivision contingent upon the condition that other applicable governmental agencies' requirements and applicable permits have been obtained by those agencies.

Following vote by Council, the Construction Plan will be reviewed by the Village Engineer and all applicable outside agencies. So long as those revisions do not affect the zoning regulations in a way that reduces the quality, the construction plan need not be reviewed again by the Planning Board and Council.

Planning Board Recommendation

Recommendation:
The Planning Board reviewed and discussed The Gates at Marvin Preliminary Plat and Construction Plans during their regular scheduled Planning Board meeting on August 17, 2021.

The Planning Board unanimously voted to recommend approval of the preliminary plat and construction plan for the Gates at Marvin subdivision, contingent upon submission of the landscape and tree mitigation plan and contingent upon approval from the Village Engineer and outside agencies.

LAND DEVELOPMENT PLANS FOR

THE GATES AT MARVIN

JCH NC, LLC

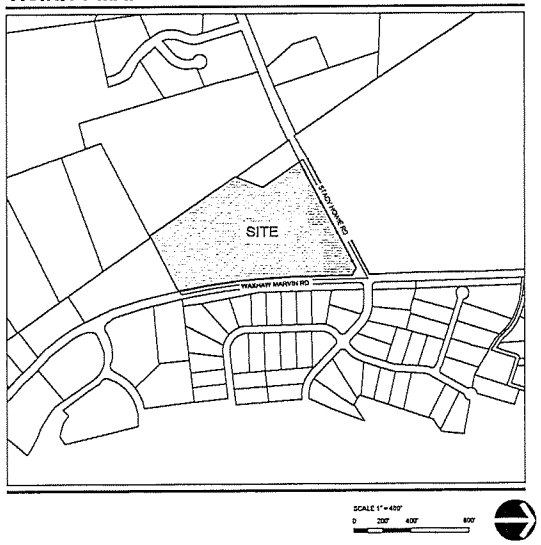
VILLAGE OF MARVIN, NC

JUNE 29, 2021

SHEET INDEX

C1.00	COVER SHEET
C1.01	EXISTING SURVEY
C1.02	LAYOUT PLAN
C1.03	UTILITY PLAN
C1.04	UTILITY DETAILS
C1.05	EROSION CONTROL PLAN
C1.06	EROSION CONTROL DETAILS

VICINITY MAP



PROJECT TEAM

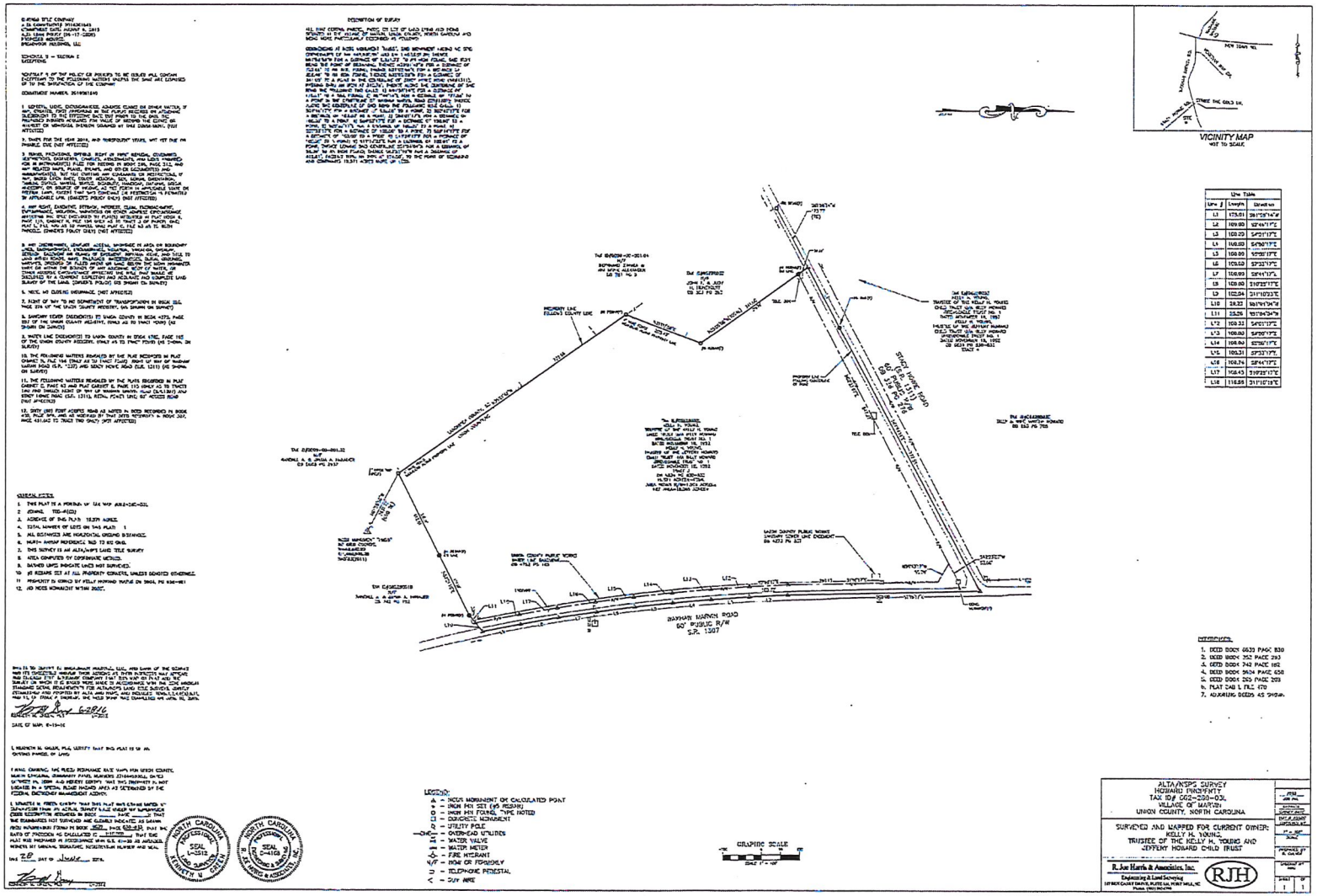
DEVELOPER
JCH NC, LLC
370 CENTERPOINTE CIRCLE
SUITE 1136
ALTAMONTE SPRINGS, FL 32701
704.906.9246
CONTACT: BEN KUHN

SURVEYOR
R. JOE HARRIS & ASSOCIATES, INC.
127 BEN CASEY DRIVE, SUITE 101
FORT MILL, SC
803.802.1799
CONTACT: KENNETH GREEN

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: MARK KIME

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: ALYSSA M. MONIACI, PE

LandDesign.



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

PROJECT

THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

LANDDESIGN PROJ #: 1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

SCALE: NORTH

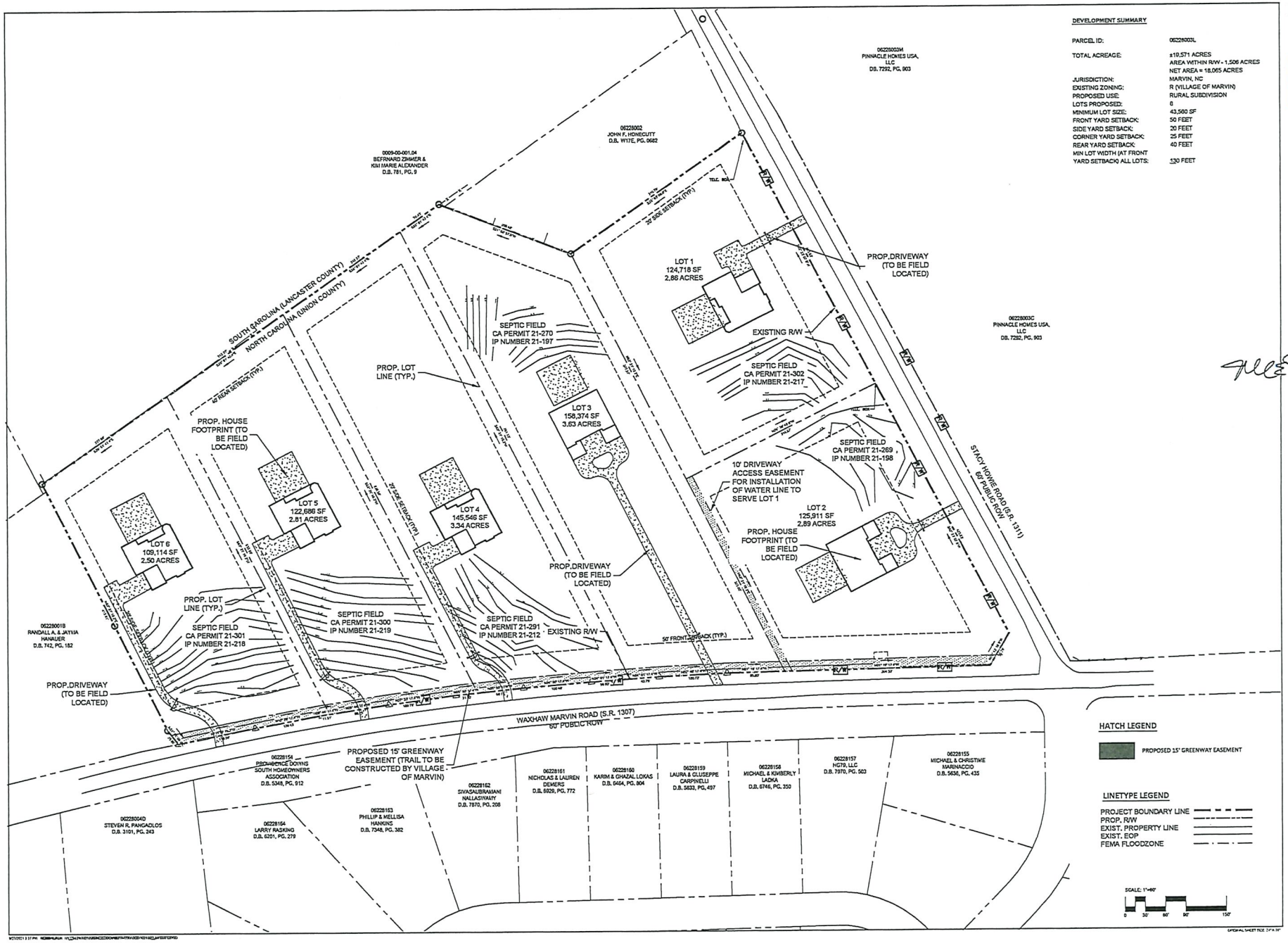
VERT: N/A
HORZ:

SHEET TITLE

EXISTING SURVEY

SHEET NUMBER

C1.01



DEVELOPMENT SUMMARY

PARCEL ID:	06228003L
TOTAL ACREAGE:	±19.571 ACRES AREA WITHIN R/W - 1.506 ACRES NET AREA = 18.065 ACRES
JURISDICTION:	MARVIN, NC
EXISTING ZONING:	R (VILLAGE OF MARVIN)
PROPOSED USE:	RURAL SUBDIVISION
LOTS PROPOSED:	6
MINIMUM LOT SIZE:	43,560 SF
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	20 FEET
CORNER YARD SETBACK:	25 FEET
REAR YARD SETBACK:	40 FEET
MIN LOT WIDTH (AT FRONT YARD SETBACK) ALL LOTS:	130 FEET

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CHARLOTTE, NC 28202
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NC ENG. FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

VICINITY MAP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 21523 MARK E. KEAR

PROJECT

THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

LANDDESIGN PROJECT 1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

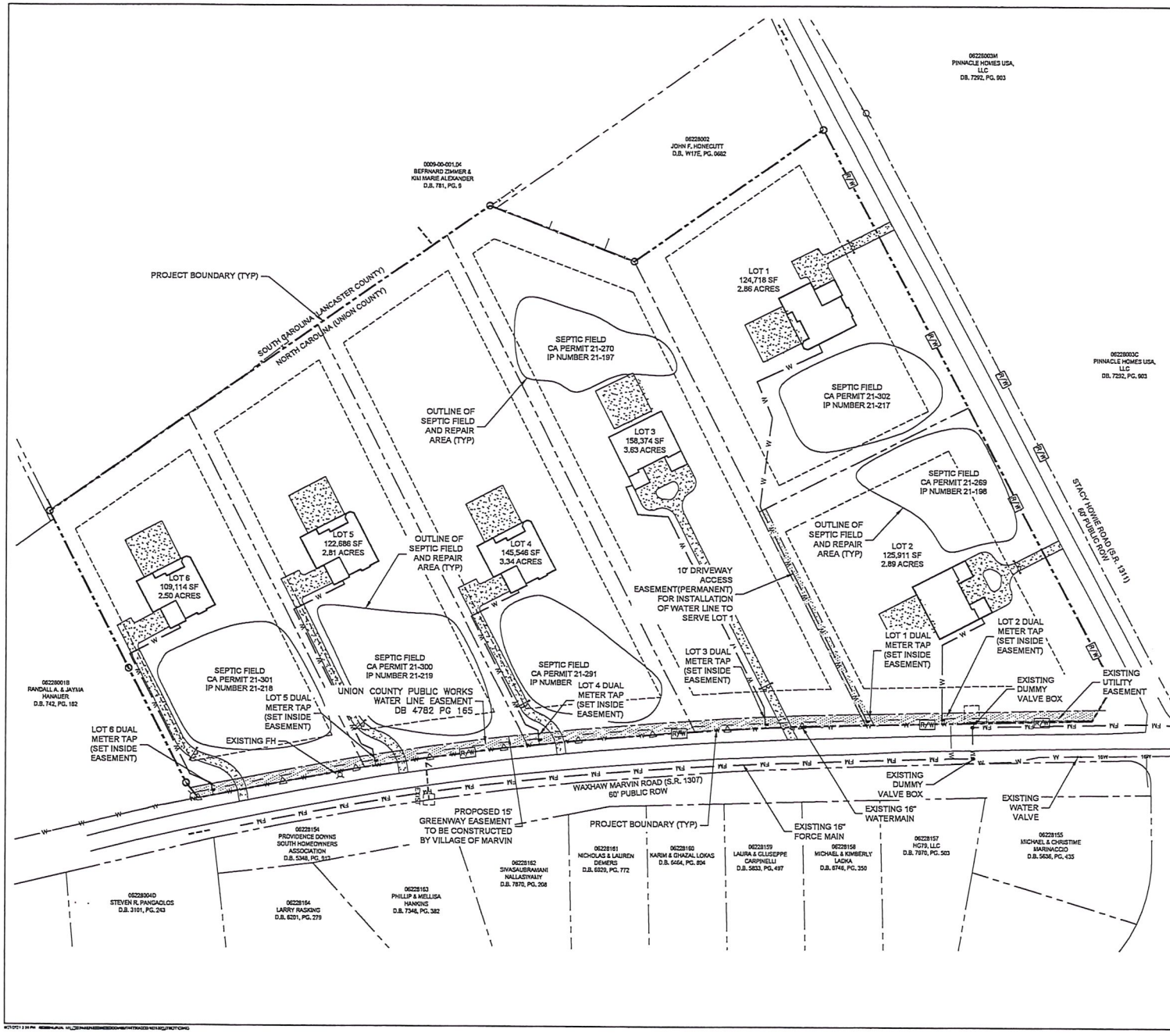
SCALE: VERT: N/A HORZ:

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

C1.02



DEVELOPMENT SUMMARY

PARCEL ID:	06228003L
TOTAL ACREAGE:	±18.09 ACRES
JURISDICTION:	MARVIN, NC
EXISTING ZONING:	R (VILLAGE OF MARVIN)
PROPOSED USE:	RURAL SUBDIVISION

DEVELOPER: US LAND HOLDINGS, LLC
P.O. BOX 78726
CHARLOTTE, NC 28271
MEL GRAHAM
MEL@GRAHAMENTERPRISES.ORG
704-532-5338

LAND OWNERS: BHR LAND HOLDINGS, LLC
4389 INDIAN TRAIL-FAIRVIEW ROAD
INDIAN TRAIL, NC 28079

ENGINEER: LANDDESIGN, INC.
223 NORTH GRAHAM ST.
CHARLOTTE, NC 28202
704-333-0325
ALYSSA M. MONIACI, PE
AMONIACI@LANDDESIGN.COM

DEVELOPMENT NOTES:

1. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING CONSTRUCTION WITHIN THE PROJECT LIMITS ADHERES TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. ANY WELLS OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE CONSTRUCTION PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY ENVIRONMENTAL HEALTH TO OBTAIN NECESSARY PERMITS.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR HIRING A LICENSED UTILITY CONTRACTOR FOR MAKING THE TAPS FOR THIS PROJECT AT THEIR EXPENSE.
4. THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF STRUCTURE, PLANT TREES, OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAN WILL RESULT IN THE INTERFERENCE OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS/EGRESS.
5. NO GRADING WILL BE ALLOWED INSIDE UCWS EASEMENT, UNLESS PRIOR APPROVAL IS GIVEN BY UCW
6. HORIZONTAL AND VERTICAL CONTROL.
   HORIZONTAL DATUM: NAD 83 (2011)
   VERTICAL DATUM: NAVD 88
7. UCW IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE WALKING TRAIL AND WILL NOT BE RESPONSIBLE FOR REPAIRS OF THE WALKING TRAIL DUE TO MAINTENANCE OF ITS ASSETS, NO PLANTINGS THAT IMPEDE THE MAINTENANCE OF THE WATER MAIN WILL BE ALLOWED IN THE UNION COUNTY WATER EASEMENT.

UTILITY NOTES:

1. WATER LINES SHALL BE BURIED AS SPECIFIED IN UNION COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR ROADS, STRUCTURES AND UTILITIES (LATEST EDITION). WATER MAINS SHALL NOT BE PLACED UNDER BUILDINGS OR STRUCTURES EXCEPT TO SUPPLY A SPRINKLER SYSTEM. THE MINIMUM COVER FOR WATER MAINS
2. WATER MAINS SHALL BE PLACED NO CLOSER THAN 4 FEET FROM THE BACK OF CURB TOWARD THE STREET. (4" PROPOSED)
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET LATERALLY FROM EXISTING AND PROPOSED SANITARY SEWERS.
4. WHERE IT IS NECESSARY FOR WATER MAINS TO CROSS OVER SEWER MAINS, VERTICAL 18" CLEARANCE IS REQUIRED.
5. EXISTING WATER SERVICES THAT WILL NOT BE UTILIZED MUST BE KILLED AT THE MAIN AND REMOVED AT CORP. STOP.
6. VALVES SHALL BE INSTALLED ON ALL BRANCHES FROM FEEDER MAINS AND BETWEEN MAINS AND HYDRANTS AS FOLLOWS:
7. PRIVATE WATER SYSTEMS MUST HAVE SUFFICIENT VALVE PLACEMENT AND NUMBER SO THE PRIVATE SYSTEM CAN BE ISOLATED FROM A PUBLIC WATER SYSTEM.
8. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEANOUTS, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.
9. REFER TO UNION COUNTY SPECIFICATIONS, UNION COUNTY WATER AND SEWER EXTENSION POLICY AND TO UNION COUNTY WATER SEWER EXTENSION ORDINANCES.

ESTIMATED SEWER FLOWS:

SINGLE FAMILY 6 HOMES = SEPTIC LOTS

TOTAL ESTIMATED DEMAND = 0 GPD

NATURE OF WASTEWATER: DOMESTIC
SEPTIC LOTS

ESTIMATED WATER FLOWS:

SINGLE FAMILY 6 HOMES @ 400GPD = 2,400 GPD

IRRIGATION
HOME METERS 6 HOMES @ 200 GPD = 1,200 GPD

TOTAL ESTIMATED DEMAND = 3,600 GPD

FIRE FLOW - 2,000 GPM FOR 2 HOUR DURATION = 240,000 GALLONS

ESTIMATED WATER METERS:

6 - 3/4" WATER METERS
6 - 3/4" IRRIGATION METERS

SCALE: 1"=60'
0 30' 60' 90' 150'

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NC ENG. FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044144 ALYSSA M. MONIACI
Aug 30 2021 3:50 PM
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PROJECT
THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

LANDDESIGN PROJ#
1021020

REVISION / ISSUANCE

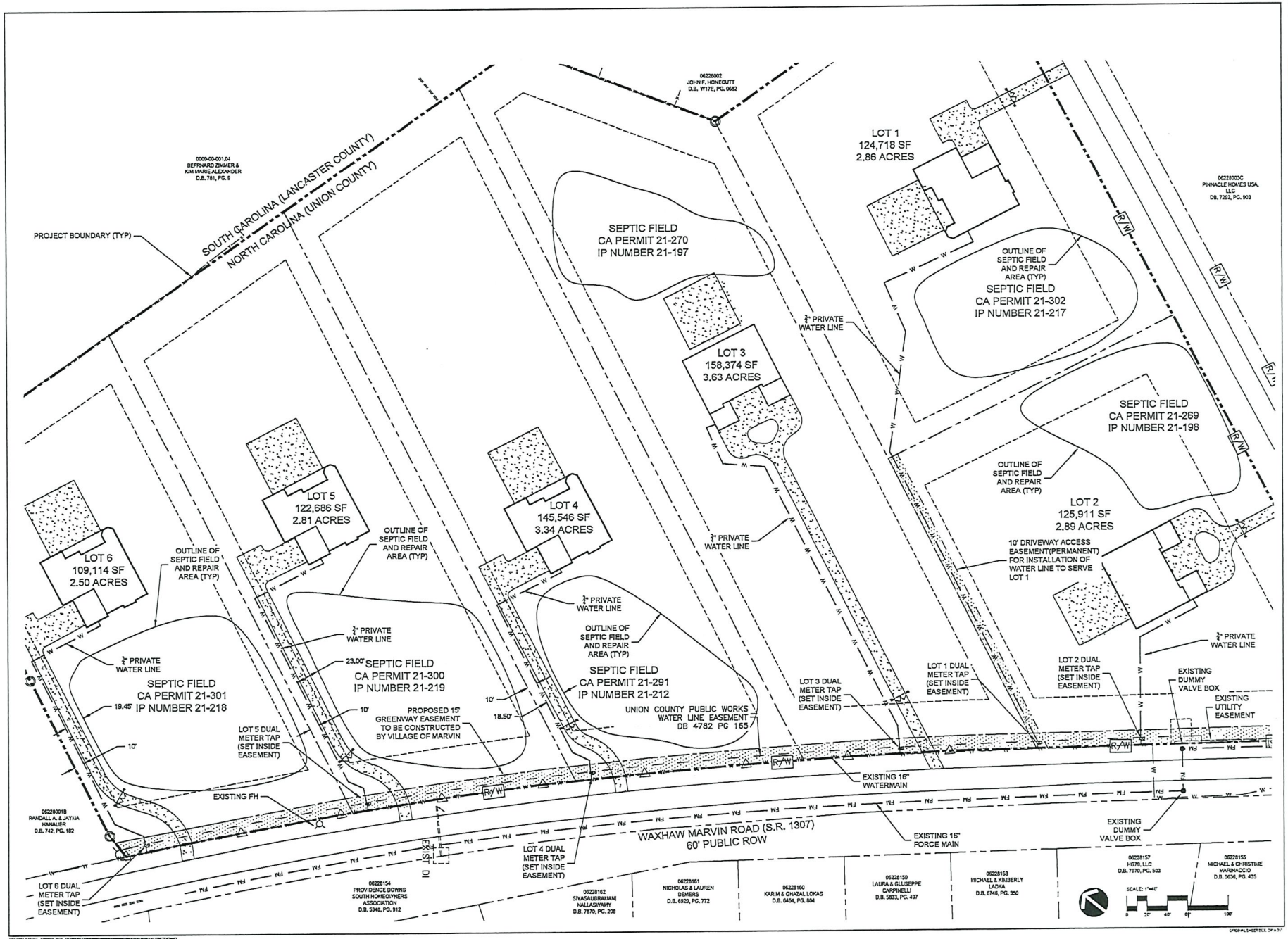
NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

SCALE: DEPTH
VERT. N/A
HORZ:

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C1.03



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JONES HOMES USA

The Gates at Marvin

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046164 RYAN J. EDWARDS

Aug 26, 2021 3:50 PM

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THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

1021020

REVISION / ISSUANCE

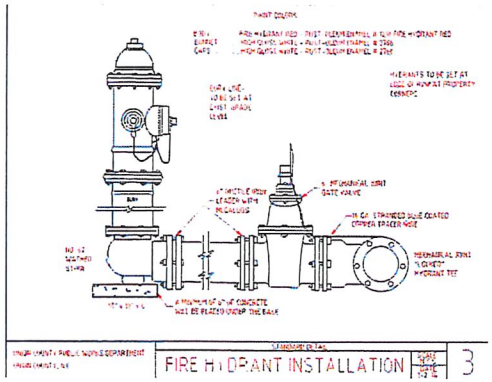
NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJE
DRAWN BY: RJE
CHECKED BY: RJE

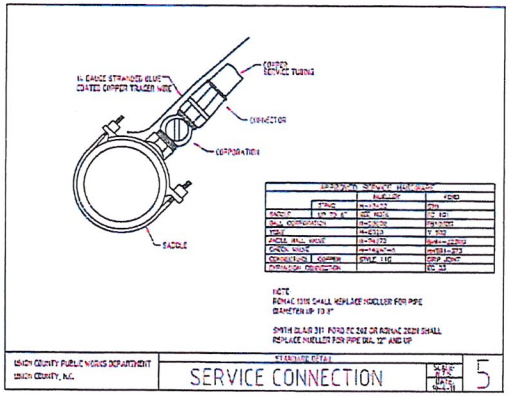
VERT: N/A
HORZ:

DETAILED UTILITY PLAN

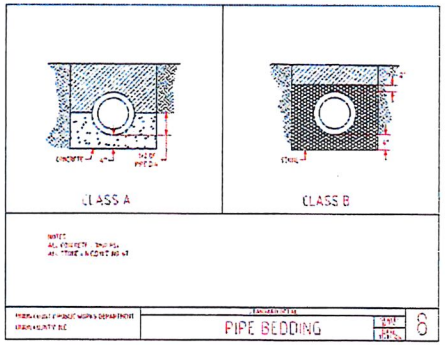
C1.04



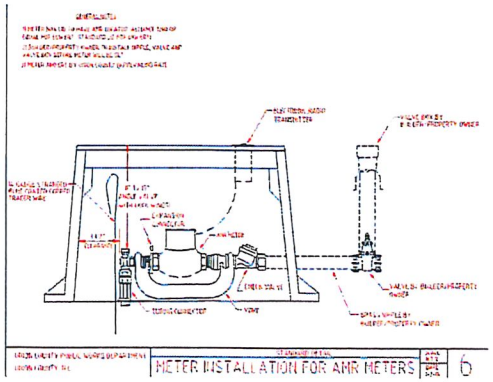
UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — FIRE HYDRANT INSTALLATION — 3



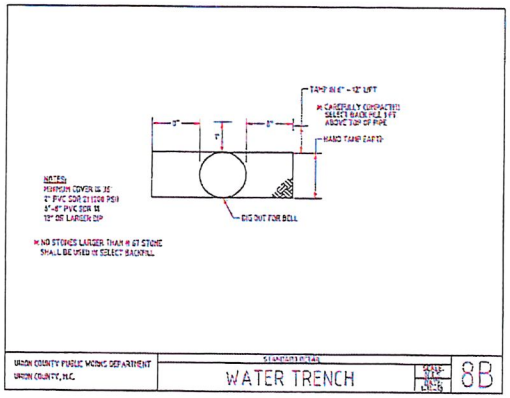
UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — SERVICE CONNECTION — 5



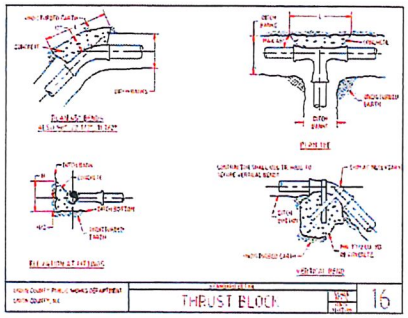
UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — PIPE BEDDING — 8



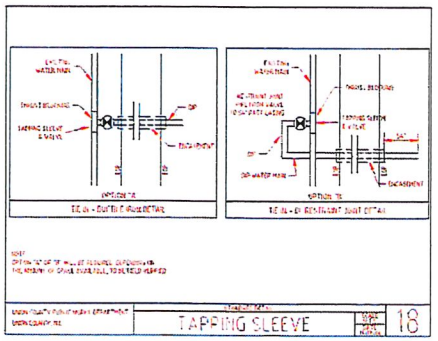
UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — METER INSTALLATION FOR AMR METERS — 6



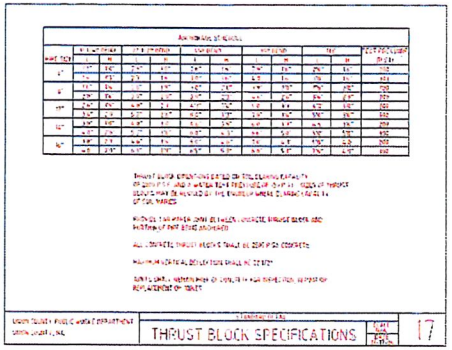
UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — WATER TRENCH — 8B



UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — THRUST BLOCK — 16



UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — TAPPING SLEEVE — 18



UNION COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL — THRUST BLOCK SPECIFICATIONS — 17

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The Gates at Marvin

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046144 — Aug 2, 2021 3:51 PM

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PROJECT
THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

LANDDESIGN PROJ # 1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	9-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

SCALE: NORTH
VERT: N/A
HORZ:

SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
C1.05

NOTES:

1. LIMITS OF HOUSES ARE APPROXIMATE LOCATIONS.
2. SEDIMENT FENCE ON REAR OF HOUSES WILL VARY DEPENDING ON DEPTH OF CLEARING LIMITS OR DISTURBED AREA.
3. TOTAL DENUDED AREA = 9.51 ACRES
4. NO STREAMS OR WETLANDS PRESENT ON SITE.

SOUTH CAROLINA (LANCASTER COUNTY)
NORTH CAROLINA (UNION COUNTY)

LOT 1
12,873 SF
2.95 ACRES
FFE 665.0

LOT 2
125,911 SF
2.89 ACRES
FFE 670.0

LOT 3
158,374 SF
3.63 ACRES
FFE 668.0

LOT 4
145,545 SF
3.34 ACRES
FFE 663.0

LOT 5
122,686 SF
2.81 ACRES
FFE 660.50

LOT 6
109,114 SF
2.50 ACRES
FFE 660.0

SEPTIC FIELD
CA PERMIT 21-269
IP NUMBER 21-198

SEPTIC FIELD
CA PERMIT 21-302
IP NUMBER 21-217

SEPTIC FIELD
CA PERMIT 21-270
IP NUMBER 21-197

SEPTIC FIELD
CA PERMIT 21-291
IP NUMBER 21-212

SEPTIC FIELD
CA PERMIT 21-300
IP NUMBER 21-219

SEPTIC FIELD
CA PERMIT 21-301
IP NUMBER 21-218

SELECT CLEARING WITHIN SEPTIC FIELD AREA FOR SEPTIC INSTALLATION

APPROX. LIMIT OF HOUSE

PROP. DENUDED LIMITS (LOT 1 - 1.83 AC)
PROP. DENUDED LIMITS (LOT 2 - 1.25 AC)
PROP. DENUDED LIMITS (LOT 3 - 1.77 AC)
PROP. DENUDED LIMITS (LOT 4 - 1.47 AC)
PROP. DENUDED LIMITS (LOT 5 - 1.79 AC)
PROP. DENUDED LIMITS (LOT 6 - 1.60 AC)
PROP. DENUDED LIMITS

PROP. SPECIAL SEDIMENT CONTROL FENCE AT LOW POINT (TYP)
PROP. SILT FENCE (TYP)
PROP. CONSTRUCTION ENTRANCE (TYP)
DRIVEWAY CULVERT PIPE

STACY HOWIE ROAD (S.R. 1311)
60' PUBLIC ROW

WAXHAW MARVIN ROAD (S.R. 1307)
60' PUBLIC ROW

06228003M
PINNACLE HOMES USA, LLC
D.B. 7292, PG. 903

06228003C
PINNACLE HOMES USA, LLC
D.B. 7292, PG. 903

06228002
JOHN F. HONECUTT
D.B. V117E, PG. 0682

0009-00-001.04
BERNARD ZIMMER & KIM MARIE ALEXANDER
D.B. 781, PG. 9

062280018
RANDALL A. & JAYMA HANAUER
D.B. 742, PG. 182

062280040
STEVEN R. PANGAOLOS
D.B. 3101, PG. 243

06228154
PROVIDENCE DOWNS SOUTH HOMEOWNERS ASSOCIATION
D.B. 5348, PG. 912

06228164
LARRY RASKING
D.B. 6201, PG. 279

06228163
PHILLIP & MELLISA HANKINS
D.B. 7348, PG. 382

06228162
SIVASUBRAMANI NALLASWANY
D.B. 7870, PG. 208

06228161
NICHOLAS & LAUREN DEMERS
D.B. 6928, PG. 772

06228160
KARIM & GHAZAL LOKAS
D.B. 6464, PG. 604

06228159
LAURA & GIUSEPPE CARPINELLI
D.B. 5603, PG. 497

06228158
MICHAEL & KIMBERLY LADKA
D.B. 6748, PG. 350

06228157
HG79, LLC
D.B. 7870, PG. 503

06228155
MICHAEL & CHRISTINE MARINACCIO
D.B. 5636, PG. 435

LEGEND:

555	EXIST. MAJOR CONTOUR
552	EXIST. MINOR CONTOUR
560	PROP. MAJOR CONTOUR
558	PROP. MINOR CONTOUR
	DENUDED LIMITS
	PROP. R/W
	PROP. PROPERTY LINE
	STORM DRAINAGE
	TEMPORARY PIPE CROSSING
	TEMPORARY SILT FENCE (NCDEQ #6.62)
	TEMP. CONSTRUCTION ENTRANCE/EXIT (NCDEQ #6.06)
	SPECIAL SEDIMENT CONTROL FENCE

SCALE: 1"=60'
0 30' 60' 90' 150'

LandDesign.
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NC ENG. FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

SEAL 048144 NORTH CAROLINA PROFESSIONAL ENGINEER
Aug 30, 2021 3:51 PM

THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

VERT: N/A
HORZ:

EROSION CONTROL PLAN

C1.06

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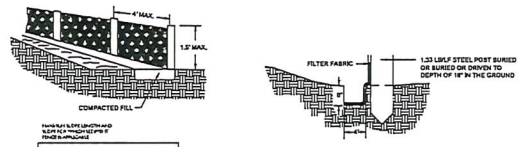


SLOPE	SPACING (FEET)
<2%	100
2 TO 5%	75
5 TO 10%	50
10 TO 20%	25
>20%	15

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	85%
TENSILE STRENGTH AT 20% (MAX) ELONGATION	STANDARD STRENGTH 30 LB/LIN IN (175 N/LIN M)
	EXTRA STRENGTH 40 LB/LIN IN (250 N/LIN M)
FLOW RATE	0.3 GAL/SQ FT/MIN (20 L/M²/S)

GENERAL NOTES

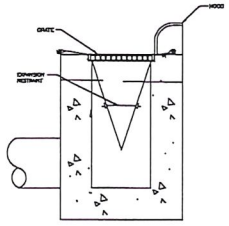
1. DRAINAGE AREA SHALL BE LESS THAN 1/4 ACRE PER 100 FEET OF FENCE.
2. DEPTH OF WATER BEHIND FENCE SHALL NOT EXCEED 1.5 FEET.
3. CONSTRUCT FENCE FROM A CONTINUOUS ROLL. JOINTS SHALL OVERLAP BY 6" MINIMUM.
4. IF WIRE FENCE IS USED, FENCE POST SPACING MAY BE 8' MAXIMUM.
5. DO NOT ATTACH FABRIC TO EXISTING TREES.
6. INSPECT FENCES WEEKLY AND AFTER RAINFALL EVENTS. REPAIRS SHALL BE MADE IMMEDIATELY.
7. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO ENSURE ADEQUATE STORAGE VOLUMES.
8. PREFABRICATED SILT FENCE IS NOT ACCEPTABLE.

SEDIMENT FENCE (SILT FENCE)

NOT TO SCALE

NOTES

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING CITY OR NCDOT ROADS.



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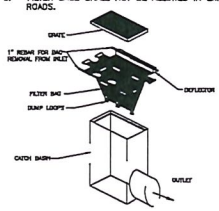
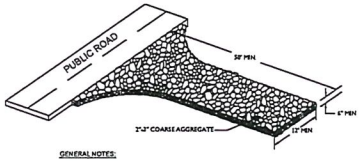


INSTALLATION

CATCH INLET PROTECTION

NOT TO SCALE

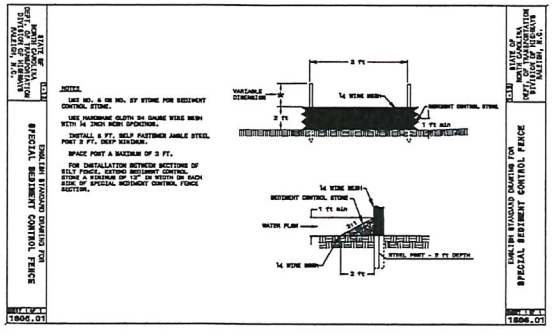


GENERAL NOTES:

1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.
2. STONE TO BE 2-3 INCH WASHED STONE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ).
2. SET UP AN ON-SITE PRE-CONSTRUCTION MEETING WITH EROSION CONTROL INSPECTOR, THE VILLAGE OF MARVIN ENGINEER AND OWNER TO DISCUSS EROSION CONTROL MEASURES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
3. PRIOR TO CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE CLEARING LIMITS AND STAKE ALL TREES, STRUCTURES TO REMAIN AND BE PROTECTED.
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE, ALL PERIMETER CONTROLS (CONSTRUCTION/TREE PROTECTION/BUFFER FENCING, SILT FENCE, INLET PROTECTION), AND ANY OTHER MEASURES AS SHOWN ON THIS SHEET.
5. BEGIN SITE GRADING AND CONSTRUCTION. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS INDICATED ON THE PLANS, AS REQUIRED, AND AS DEEMED NECESSARY BY THE EROSION CONTROL INSPECTOR AND THE VILLAGE OF MARVIN ENGINEER AS CONSTRUCTION COMMENCES.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. SEED AND MULCH ALL DISTURBED AREAS UPON REACHING FINISHED GRADE.
8. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR AND THE VILLAGE OF MARVIN ENGINEER SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
9. NO DEVICE SHALL BE REMOVED UNTIL SITE IS STABILIZED.
10. ALL EROSION CONTROL MEASURES SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY RAINFALL EVENT. REPAIRS SHALL BE MADE IMMEDIATELY AS REQUIRED. INSPECTION AND REPAIR REPORTS SHALL BE KEPT BY THE CONTRACTOR AND PROVIDED TO THE INSPECTOR AND LAND DEVELOPMENT EROSION CONTROL AGENT AS REQUESTED.

EROSION CONTROL NOTES:

1. PLEASE NOTE THAT THE DENUDED LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL LIMITS OF DISTURBANCE SHALL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS AND THE AREA REQUIRED FOR PROPER INSTALLATION OF PERIMETER EROSION CONTROL MEASURES (SILT FENCE, CONSTRUCTION FENCE, TREE PROTECTION FENCE, ETC.)
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, NCDOT, AND UNION COUNTY SEDIMENT AND EROSION CONTROL ORDINANCE.
3. WASTE AND EXCESS BORROW SHALL BE LEGALLY DISPOSED OF OFF-SITE.
4. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE STATE (NCDEQ) ORDINANCE AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE STATE (NCDEQ) EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GROUND STABILIZATION MUST OCCUR WITHIN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1, AND GROUND STABILIZATION MUST OCCUR WITHIN 14 DAYS IN OTHER AREAS. REFER TO THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR ADDITIONAL REQUIREMENTS.
7. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE STATE (NCDEQ) ENGINEERING DEPARTMENT.
8. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. 2:1 FILL SLOPES GREATER THAN 10' REQUIRE ADDITIONAL TERRACING.
9. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1 (HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS HAULED FROM THE PROPERTY, THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY OFF-SITE BORROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE EROSION CONTROL INSPECTOR.
10. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
11. ALL EROSION CONTROL DEVICES SHALL REMAIN UNTIL SITE HAS BEEN PERMANENTLY STABILIZED.
12. CONTRACTOR SHALL PLACE BIODEGRADABLE EROSION CONTROL MATTING AND HYDROSEED ON ALL SLOPES GRADED AT 2:1 OR GREATER AS INDICATED ON THE PLAN AND ON ALL SLOPES ADJACENT TO ANY STREAM, WETLAND, OR EXISTING POND.
13. BASIN SLOPES / EMBANKMENTS SHALL BE STABILIZED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SLOPES GREATER THAN 10 FEET SHALL ALSO BE MATTED.
14. INLET PROTECTION IS REQUIRED FOR ALL INLETS LOCATED IN THE WORKING AREA AND ARE REQUIRED UNTIL THE SITE IS FULLY STABILIZED.
15. EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. SELF INSPECTION RECORDS MUST BE MAINTAINED FOR EACH INSPECTION EVENT AND FOR EACH MEASURE. AT A MINIMUM, INSPECTION OF MEASURES MUST OCCUR EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT > 0.5IN RAIN/24HR. RECORDS OF INSPECTIONS FOR PREVIOUS 30 DAYS SHALL REMAIN ON SITE AND AVAILABLE FOR AGENCY INSPECTORS DURING NORMAL WORK HOURS. PER SECTION II.B.3 OF THE NPDES PERMIT.
16. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
17. CONTRACTOR TO ENSURE NCDENR SELF-INSPECTION PROGRAM IS PREFORMED THROUGHOUT THE DURATION OF THE PROJECT. THE SELF-INSPECTION REPORT SHOULD BE COMPLETED AFTER EACH PHASE OF THE PROJECT. PHASES INCLUDE BUT ARE NOT LIMITED TO: INSTALLATION OF PERIMETER EROSION CONTROL MEASURES, CLEARING AND GRUBBING, COMPLETION OF ANY GRADING OF SLOPES OR FILLS, INSTALLATION OF STORM DRAINAGE SYSTEMS, COMPLETION OF CONSTRUCTION OR DEVELOPMENT AND ESTABLISHMENT OF PERMANENT OR TEMPORARY GROUND COVER.
18. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
19. ANY TEMPORARY DIVERSION DITCHES THAT WILL STAY IN PLACE LONGER THAN 30 DAYS WILL NEED TO BE SEEDED AND MULCHED WHEN THEY ARE CONSTRUCTED.
20. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
21. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
22. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARD OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

SEEDBED PREPARATION NOTES:

1. SURFACE WATER CONTROL FEATURES SHALL BE INSTALLED PER APPROVED PLAN.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP, TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP.
3. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND/OR MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEED BED PREPARATION AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHALL BE APPLIED ACCORDING TO SEEDING SPECIFICATIONS.
5. IF SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT.
6. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
7. GRADING SLOPES AND FILLS: THE ANGLES FOR GRADED SLOPES SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATED COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES. SLOPES GREATER THAN 3:1 AND PERIMETER AREAS SHALL, WITHIN 7 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES SUFFICIENT TO RESTRAIN EROSION. SLOPES SHALL BE NO GREATER THAN 2:1.
8. GROUND COVER: PROVISIONS FOR A PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION ON ALL OTHER AREAS.

SEEDING SPECIFICATIONS:

TEMPORARY SEEDING

LATE WINTER AND EARLY SPRING (JAN 1 - MAY 1)

SPECIES/AMENDMENT	RATE (LB/ACRE)
RYE (GRAIN)	120
ANNUAL LESPEDEZA	20
LIMESTONE	2000
10-10-10 FERTILIZER	750
MULCH (STRAW)	4000

SUMMER (MAY 1 - AUG 15)

SPECIES/AMENDMENT	RATE (LB/ACRE)
GERMAN MILLET	40
LIMESTONE	2000
10-10-10 FERTILIZER	750
MULCH (STRAW)	4000

FALL (AUG 15 - DEC 30)

SPECIES/AMENDMENT	RATE (LB/ACRE)
RYE (GRAIN)	120
LIMESTONE	2000
10-10-10 FERTILIZER	1000
MULCH (STRAW)	4000

PERMANENT SEEDING

SPECIES/AMENDMENT	RATE (LB/ACRE)
TALL FESCUE	100
SERICEA LESPEDEZA	15
KOBE LESPEDEZA	10
LIMESTONE	4000
10-10-10 FERTILIZER	1000

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048144 RYAN A. MONTAGUE

August 2021 3:51 PM

DocuSign

PROJECT

THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

LANDDESIGN PROJ# 1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	9-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: RJK

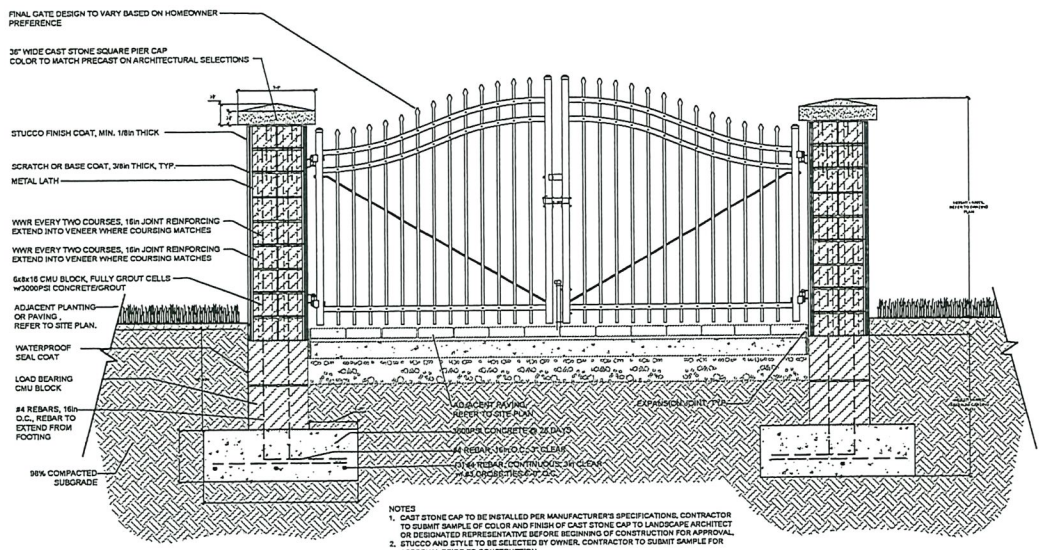
SCALE: VERT: N/A HORZ:

SHEET TITLE

EROSION CONTROL DETAILS

SHEET NUMBER

C1.07



NOTES

1. CAST STONE CAP TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, CONTRACTOR TO SUBMIT SAMPLE OF COLOR AND FINISH OF CAST STONE CAP TO LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE BEFORE BEGINNING OF CONSTRUCTION FOR APPROVAL.
2. STUCCO AND STYLE TO BE SELECTED BY OWNER, CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
3. ALL WALL HEIGHTS OVER 30in TO BE REVIEWED AND SEALED BY STRUCTURAL ENGINEER.

LandDesign.
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CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENGL FIRM LICENSE # C-0658

JONES HOMES USA

The Gates at Marvin

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1523

THE GATES AT MARVIN

CLIENT NAME

PROJECT ADDRESS

PROJECT ADDRESS

1021020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	REVISED PER UCPW & NCDEQ	8-27-2021

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: MK

VERT: N/A
HORZ: AS NOTED

SITE DETAILS

C1.08

§ 150.048 PROCEDURE FOR SECURING APPROVAL FOR RURAL SUBDIVISIONS.

(A) *Pre-application meeting; site walk.* A pre-application meeting is encouraged between the applicant and the Zoning Administrator for all major subdivisions to introduce the applicant to the village's zoning and subdivision regulations and procedures, to discuss the applicant's objectives, to make preliminary comment on the proposed subdivision and how it meets the village's regulations, and to discuss site inspections and plan submissions requirements. The applicant shall also schedule a site walk with the Zoning Administrator in order to familiarize the village with the property and to provide comment and insight on the potential subdivision.

(B) *Sketch plan.*

(1) *Application; number of copies and content.* The subdivider shall submit three copies of the sketch plan to the Zoning Administrator. This submission shall be prepared in accordance with the provisions of this chapter and shall contain or be accompanied by all the information outlined in Appendix 1 (with the exception of § 150.101(B)(6)). A sketch plan shall not be deemed complete unless accompanied by a fee, in accordance with the fee schedule adopted by the Village Council. In addition, the village shall be reimbursed by the subdivider for all costs associated with the village's engineering and/or consulting services with respect to review of the sketch plan prior to approval.

(2) *Zoning Administrator review and recommendation.* The Zoning Administrator shall, within 30 days of receipt of the sketch plan, review the sketch plan for general compliance with the requirements of this chapter and Chapter 151. The Zoning Administrator shall advise the subdivider or his authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submission of the preliminary and final plats. One copy of the sketch plan shall be retained as a part of the record of the Zoning Administrator, with another copy being returned to the subdivider or his authorized agent along with any comments made by the Zoning Administrator.

(3) Under this chapter, an administrative approval by the Zoning Administrator shall not constitute approval by the village for common law vested rights. Sketch plan approval is merely a precursor to the submission of a preliminary plat requiring Village Council approval. Hence, sketch plan approval is subject to be changed or modified and is not intended to provide a basis for common law vested rights claims.

(4) *Approval valid for one year.* The approval of the sketch plan shall become null and void within one year unless the subdivider or his or her representative shall have prepared and submitted for approval the preliminary plat/construction plan as required by this chapter or shall have applied for and received an extension of time from the Village Council.

(C) *Preliminary plat/construction plan submittal.* The approval of the sketch plan by the Zoning Administrator shall be a prerequisite to the submittal of a preliminary plat/construction plan.

(1) *Application; number of copies and contents.* The subdivider shall submit three copies of the preliminary plat/construction plans for required street and community utility improvements to the Zoning Administrator. This submission shall be prepared in accordance with the provisions of this chapter and shall contain or be accompanied by all the information outlined in Appendix 1. Any preliminary plat/construction plan submitted shall not be deemed complete unless accompanied by a fee, in accordance with the fee schedule adopted by the Village Council. In addition, the village shall be reimbursed by the subdivider for all costs associated with the village's engineering and/or consulting services with respect to review of the preliminary plat/construction plan prior to preliminary plat/construction plan approval.

(2) *Zoning Administrator review and recommendation.* A preliminary plat/construction plan shall be in conformity with an approved sketch plan. The Zoning Administrator shall have up to 30 days review and provide comments on the preliminary plat/construction plan. All comments made by the Zoning Administrator shall be communicated to the applicant. The Zoning Administrator shall, where applicable, request review of the preliminary plat/construction plan by those state and county agencies that have a jurisdiction in the area being developed. All revisions and corrections required by the village, other county or state agencies or

revisions proposed by the developer shall be clearly identified on the plans and resubmitted to the Zoning Administrator for review.

(3) *Planning Board review and recommendation.* The Zoning Administrator shall submit the preliminary plat/construction plan to the Planning Board at least 15 days prior to the next meeting for its review and recommendation. The Planning Board shall be required to make a recommendation on the preliminary plat/construction plan within 30 days after the date at which the Planning Board first met to review the plat. If the Planning Board fails to make a recommendation within this time period, the subdivider may seek approval of the preliminary plat/construction plan at the next regularly scheduled Village Council meeting without a recommendation from the Planning Board.

(4) *Village Council action.*

(a) The Village Council shall hold a hearing to review whether the preliminary plat/construction plan complies with the requirements of the ordinance codified herein. This hearing shall be held in an administrative proceeding and may be conducted in accordance with rules of procedure adopted by the Village Council as the same may be changed from time to time. The Council action may be approval (if the preliminary plat/construction plan complies with all ordinance requirements), approval with conditions (if the ordinance requires such), or denial of the preliminary plat/construction plan (if ordinance requirements are not satisfied).

(b) If the Village Council disapproves the preliminary plat/construction plan, the reasons for such actions shall be stated in the minutes of the Village Council and reference shall be made to the specific section(s) of the chapter with which the preliminary plat/construction plan does not comply.

(c) The Village Council may approve a preliminary plat/construction plan upon the condition that other applicable governmental agencies' requirements or permits are obtained and other reasonable conditions. If satisfaction of such conditions results in a change to the preliminary plat/construction plan, then an amended preliminary plat/construction plan must be submitted and approved by the Village Council. All such chang shall be considered an amendment to the preliminary plat/construction plan which requires a new approva by Village Council after Planning Board review and recommendation.

(d) Action of the Village Council shall be affixed to the preliminary plat/construction plan as shown in Appendix 1. Two prints shall be retained by and become a permanent record of the village, one for the Village Clerk, one for the Zoning Administrator.

(5) *Approval valid for one year.* The approval of the preliminary plat/construction plan shall become null and void within one year unless the subdivider or his or her representative shall have prepared and submitted for approval the final plat as required by this chapter or shall have applied for and received an extension of time from the Village Council.

(D) *Land development permit; authorization to install improvements.* Approval of the preliminary plat/construction plan by the Village Council shall be a prerequisite to the land development permit for the developer to install the required improvement in the proposed subdivision as required by the Village Council.

(1) No clearing, land disturbing activity, or improvement of any kind shall commence until the preliminary plat/construction plan has been approved and village staff has approved and issued a land development permit. The land development permit shall not be issued until all conditions, if any, on the approved preliminary plat/construction plan, are satisfied. The subdivider, developer or applicant must submit, to the Zoning Administrator, documentation which makes clear that all conditions, placed upon it by the Village Council, have been satisfied.

(2) The land development permit shall authorize the commencement of clearing and land disturbing activities, as well as commencement, installation and construction of improvements in accordance with the approved preliminary plat/construction plan.

(E) *Final plat submittal.*

(1) *Application; number of copies and contents.* The subdivider shall submit three copies of the final plat to the Zoning Administrator. This submission shall be prepared in accordance with the provisions of this chapter and shall contain or be accompanied by all the information outlined in Appendix 1. In addition, the plat shall state that "any additional subdivision of parcels identified on this plat shall be undertaken using the major subdivision process outlined in the Village of Marvin Subdivision Ordinance." No final plat shall be deemed complete unless accompanied by a fee, in accordance with the fee schedule adopted by the Village Council. In addition, the village shall be reimbursed by the subdivider for all costs associated with the village's engineering and/or consulting services with respect to review of the final plat prior to final plat approval.

(2) *Zoning Administrator review and recommendation.* A final plat shall be in conformity with an approved sketch plan and preliminary plat/construction plan. The Zoning Administrator shall have up to 30 days to review and provide comments on the final plat. All comments made by the Zoning Administrator shall be communicated to the applicant. The Zoning Administrator shall, where applicable, request review of the final plat by those state and county agencies that have a jurisdiction in the area being developed. All revisions and corrections required by the village, other county or state agencies or revisions proposed by the developer shall be clearly identified on the plans and resubmitted to the Zoning Administrator for review.

(3) *Village Council action; post approval administrative matters.*

(a) Approval of the final plat shall be obtained from the Village Council. If approved, action by the Village Council shall be noted on three prints of the final plat. It shall be noted on the final plat that "Any additional subdivision of parcels identified on this plat shall be undertaken using the major subdivision process." One print shall be returned to the subdivider. Two prints shall be retained by and become a permanent record of the village, one for the Village Clerk, one for the Zoning Administrator.

(b) The developer/owner shall submit to the Zoning Administrator mylars of the final plat within ten days of said approval. The Zoning Administrator will have 15 days thereafter to review the mylars to be signed by the Mayor and recorded at the County Register of Deeds.

(c) A pdf or other mutually acceptable electronic copy of the final plat shall be submitted to the village prior to the signing of the Mylars in a format compatible to the Union County/Village of Marvin GIS system.

(d) No final plat shall be approved until all improvements are installed or their execution guaranteed as set forth in this chapter and all certificates required on final plats by this chapter have been properly completed and signed.

(Ord. OR-2016-02-01, passed 2-9-2016)

Item D.3.

VILLAGE OF MARVIN

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

DATE: September 8, 2021

TO: Village Council

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Public Hearing for the Zoning Designation for Newly-Annexed Parcel 06210007A, 8802 Bonds Grove Church Road

Background

8802 Bonds Grove Church Road (Parcel Number 06210007A). This property recently voluntarily annexed into the Village of Marvin (Approved by the Village Council on 7/13/2021). Per North Carolina General Statute the Village must rezone the property to one of our Zoning Designations/Districts.

Overview

LOCATION:
8802 BONDS GROVE CHURCH ROAD (Parcel Number 06-210007A) (4.57 ACRES)

PROPERTY OWNERS:
CHRISTIAN P CUNNINGHAM
POLLYANNA CUNNINGHAM

LAND USE AND ZONING:
The property is currently zoned Union County Residential-40 (R-40), and the current use of the property is residential.

Surrounding Zoning:
North: R-Marvin Residential
South: Union County R-40
East: Union County R-40
West: R-Marvin Residential

Surrounding Land Use:
North: Residential – Beachwood Subdivision
South: Residential
East: Residential/Vacant
West: Residential – Beechwood Subdivision

VILLAGE OF MARVIN

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

Review/Discussion

This property is surrounded by R-Marvin Residential District and Union County R-40. Designating this property to R-Marvin Residential District will create no non-conformities with our ordinances as the property is compliant with our current R-Marvin Residential District with the use and structures on the parcel.

All adjoining property owners were notified by mail on 8/26/2021, a Public Hearing notice was published in the Enquirer Journal on Saturday, September 4, 2021 & Saturday, September 11, 2021 and a notice of Public Hearing was posted at 8802 Bonds Grove Church Road on 8/30/2021.

Staff Recommendation

Staff recommends the Village Council designate the newly annexed property R-Marvin Residential District. Staff finds the proposed zoning designations for the newly annexed property is consistent with the recommendations of the Comprehensive Land Use Plan. The current surrounding uses and zoning are consistent with the proposed zoning designation.

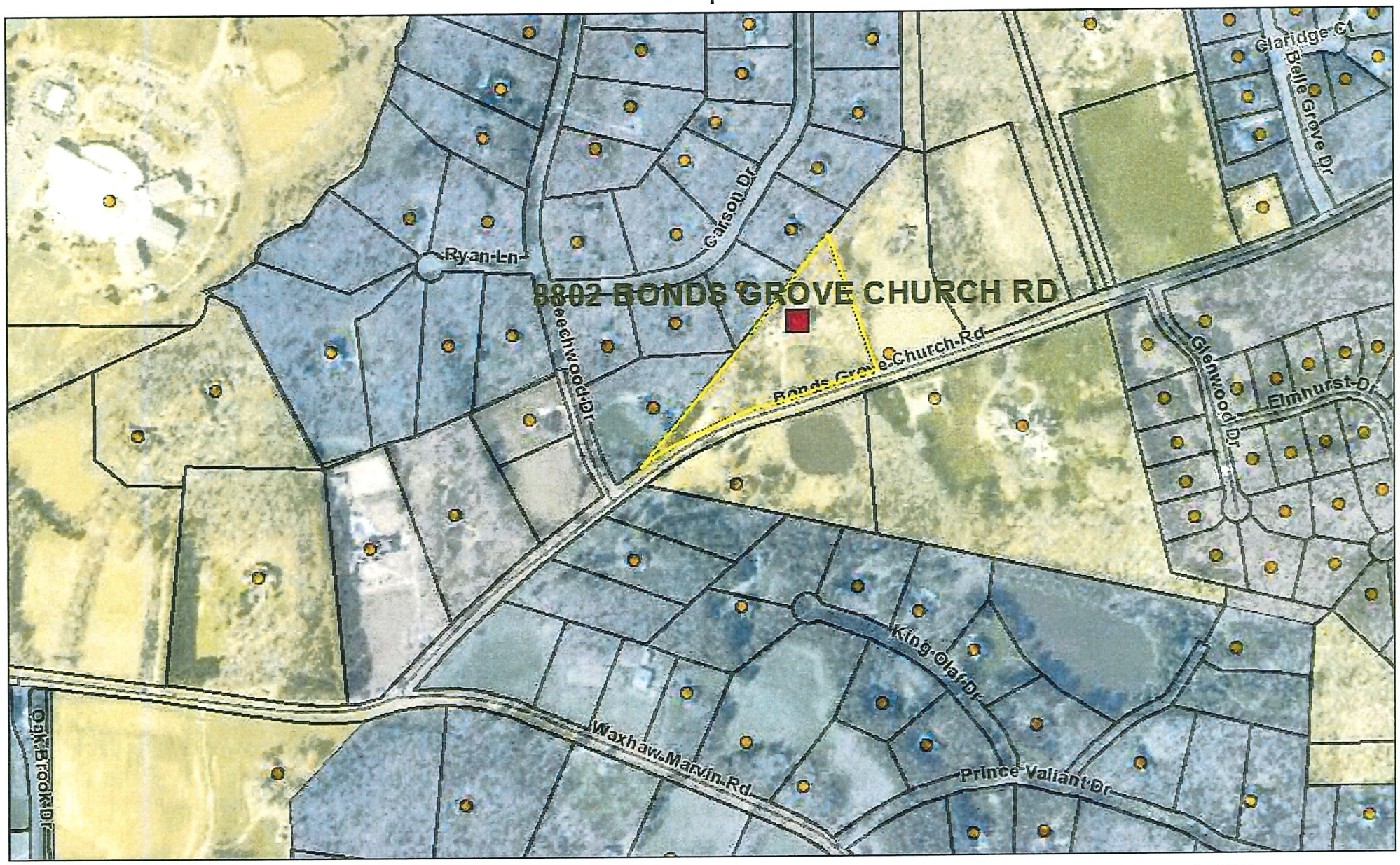
Planning Board Recommendation

The Planning Board reviewed and discussed a Zoning Designation for Newly-Annexed Parcel 06210007A, 8802 Bonds Grove Church Road during their regular scheduled Planning Board meeting on August 17, 2021. The Planning Board unanimously voted to recommend designating newly annexed parcel 06210007A as R-Marvin Residential.

Recommended Motion

"I, _____, make the motion to rezone the property located at 8802 BONDS GROVE CHURCH ROAD to R-Marvin Residential District and find that the proposed zoning map amendment is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest and are consistent with surrounding uses and zoning."

GoMaps



September 8, 2021

1:6,829

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

- Address Points
- Parcel Hooks
- Parcel Encumbrances
- Lot Dimensions
- Parcels
- Subdivisions
- Roads

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

Parcel Number

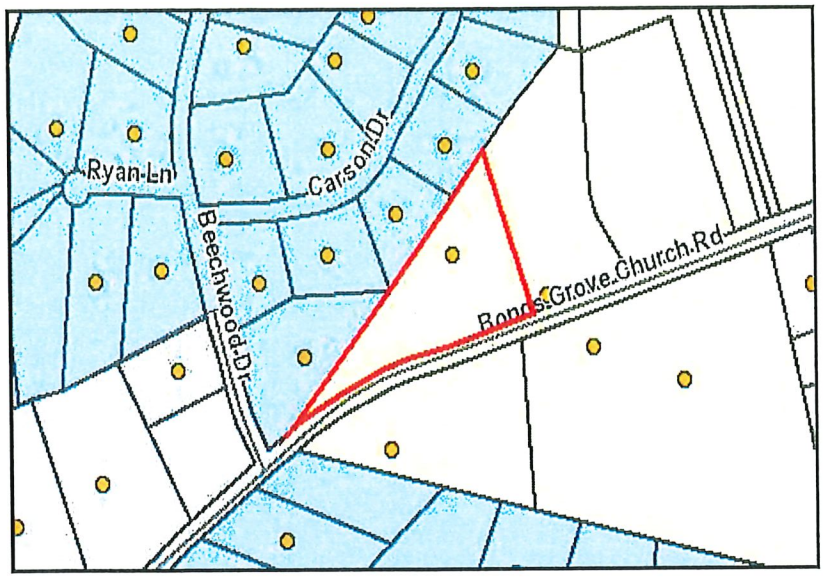
06210007A

Owner

CUNNINGHAM CUNNINGHAM
CHRISTIAN P POLLYANNA

Mailing Address

8802 BONDS GROVE CHURCH RD
WAXHAW
NC , 28173



Account Information

Land Value	$228,300.00		
Building Value	$886,400.00	Description	6704-413
Total Value	$1,114,700.00	Situs Address	8802 BONDS GROVE CH RD
Acreage	4.5700	Property Class	RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
06/22/2016	$1,750,000.00	6704 413	ASBURY SAMUEL J
09/13/2013	$0.00	6096 433	KOWITT KENNETH & MANUELA
08/28/2009	$850,000.00	5203 117	BANK OF AMERICA

Location Information

Municipal Administration	Union County	12 Mile Service Area	Yes
County Zoning Code	R-40	School	School Assignment Information
Zoning Administration	Union County	Census Tract Number	210.08
ETJ		FEMA Panel	4464
Fire District	Wesley Chapel	FEMA Zone	
Soils	TaB		

Building Information View Real Property Site

Total Living Area	6545	Improvement Type	Single Family Dwelling
Year Build	2003		

District Voting Assignments (Jurisdictions)

Polling Place	Sandy Ridge Elementary School	School District	6	Congressional District	9
Precinct District	#28A	State House	68	Senate District	35

Item D.4.

VILLAGE OF MARVIN

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

DATE: September 8, 2021

TO: Village Council

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Public Hearing for the Zoning Designation for Newly-Annexed Parcel 06207005C, Marvin Efird Park

Background

The property owned by the Village of Marvin adjoining Marvin Efird Park, T Parcel 06207005C. This property was recently annexed into the Village of Marvin (Approved by the Village Council on 7/13/2021). Per North Carolina General Statute the Village must rezone the property to one of our Zoning Designations/Districts.

Overview

LOCATION:
PARCEL 06207005C, MARVIN EFIRD PARK (1.659 ACRES)

PROPERTY OWNER:
Village of Marvin

LAND USE AND ZONING:
The property is currently zoned Union County Residential-40 (R-40), and the current use of the property is Recreation/Open Space.

Surrounding Zoning:
North: Union County R-40
South: Union County R-40
East: Union County R-40
West: R-Marvin Residential

Surrounding Land Use:
North: Residential – Walden Pond Subdivision
South: Residential/Pond – Walden Pond Subdivision
East: Residential - Walden Pond Subdivision
West: Residential – Marvin Efird Park

VILLAGE OF MARVIN

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

Review/Discussion

This property is surrounded by R-Marvin Residential District and Union County R-40. Designating this property to R-Marvin Residential District will create no non-conformities with our ordinances as the property is compliant with our current R-Marvin Residential District with the use on the parcel.

All adjoining property owners were notified by mail on 8/26/2021, a Public Hearing notice was published in the Enquirer Journal on Saturday, September 4, 2021 & Saturday, September 11, 2021 and a notice of Public Hearing was posted at Marvin Efird Park on 8/30/2021.

Staff Recommendation

Staff recommends the Village Council designate the newly annexed property R-Marvin Residential District. Staff finds the proposed zoning designations for the newly annexed property is consistent with the recommendations of the Comprehensive Land Use Plan. The current surrounding uses and zoning are consistent with the proposed zoning designation.

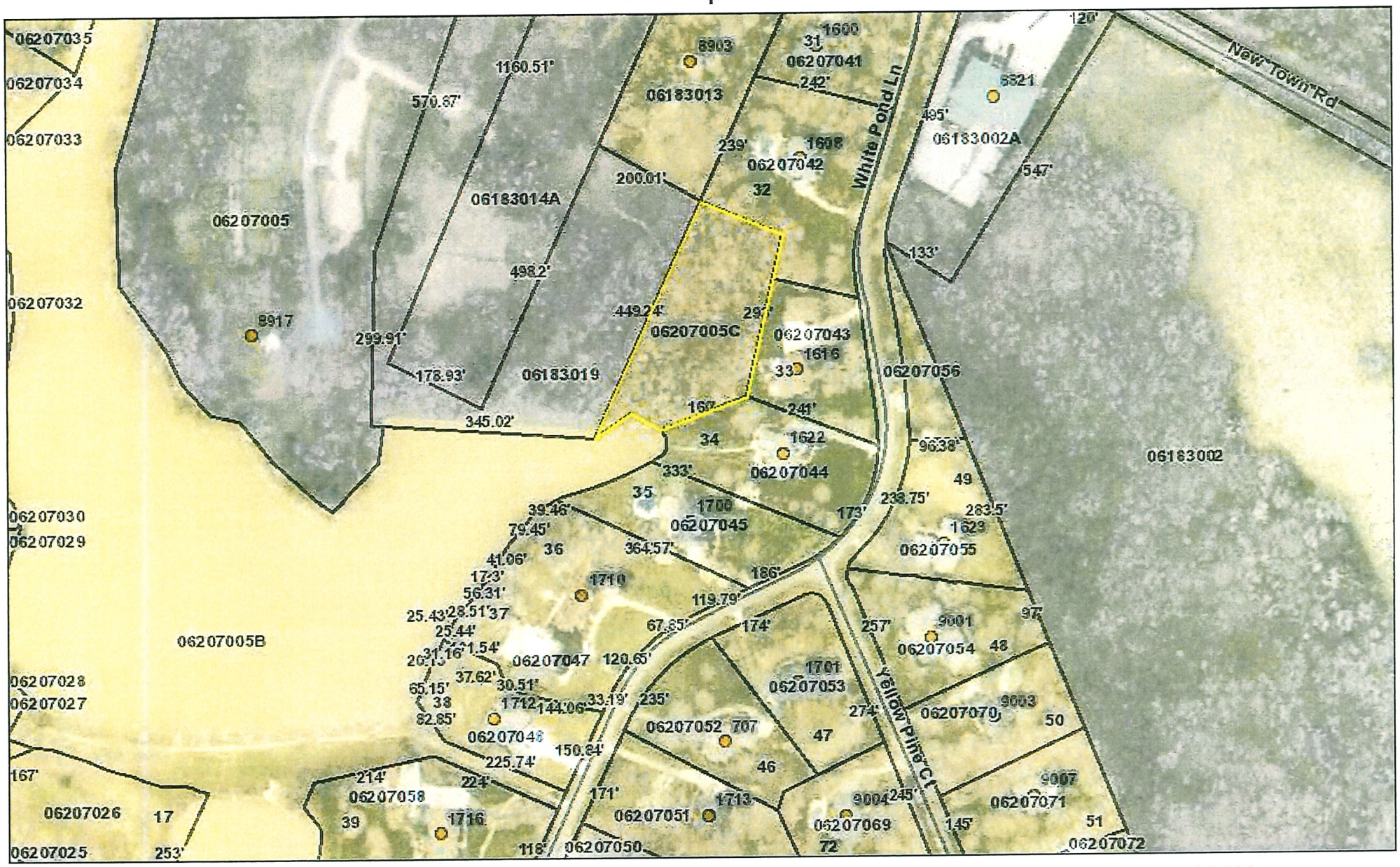
Planning Board Recommendation

The Planning Board reviewed and discussed a Zoning Designation for Newly-Annexed 06207005C, Marvin Efird Park, during their regular scheduled Planning Board meeting on August 17, 2021. The Planning Board unanimously voted to recommend designating newly annexed parcel 06207005C, as R-Marvin Residential.

Recommended Motion

"I, _____, make the motion to rezone the parcel located at Marvin Efird Park and further identified as Parcel 06-207005C to R-Marvin Residential District and find that the proposed zoning map amendment is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest and are consistent with surrounding uses and zoning."

GoMaps



September 9, 2021

- Address Points
- Parcel Hooks
- Parcel Encumbrances
- Lot Dimensions
- Parcels
- Highways
- Roads

1:3,414

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

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

Parcel Number

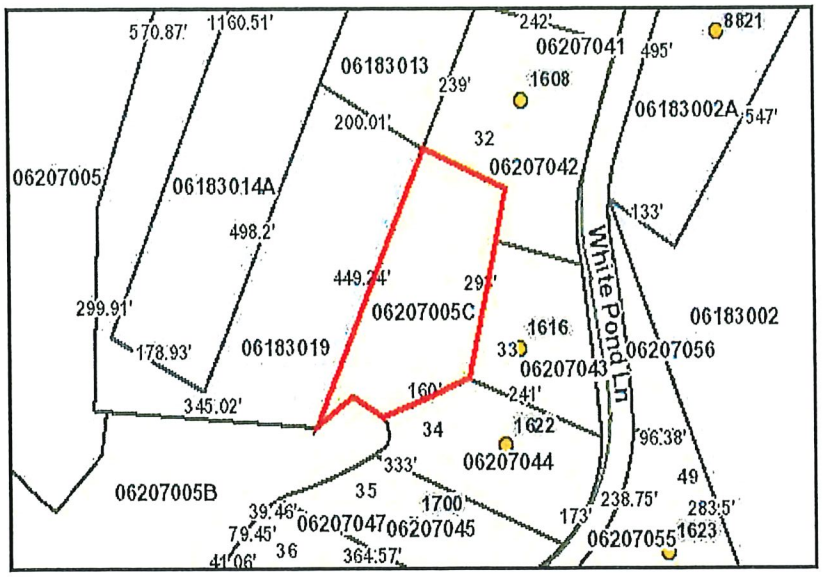
06207005C

Owner

VILLAGE OF
MARVIN

Mailing Address

10004 NEW TOWN RD
MARVIN
NC , 28173



Account Information

Land Value	$199,000.00		
Building Value	$0.00	**Description**	EFIRD NEW TOWN RD
Total Value	$199,000.00	**Situs Address**	0 NEW TOWN RD
Acreage	1.6590	**Property Class**	GOVERMENT/SCHOOL/CHURCH

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
02/09/2011	$0.00	5490 876	FIRST UNION NATIONAL BANK &

Location Information

Municipal Administration	Union County	**12 Mile Service Area**	No
County Zoning Code	R-40	**School**	School Assignment Information
Zoning Administration	Union County	**Census Tract Number**	210.08
ETJ		**FEMA Panel**	4465
Fire District	Wesley Chapel	**FEMA Zone**	
Soils	W,CeB2		

Building Information View Real Property Site

Total Living Area	0	**Improvement Type**	
Year Build	0		

District Voting Assignments (Jurisdictions)

Polling Place	Sandy Ridge Elementary School	**School District**	6	**Congressional District**	9
Precinct District	#28A	**State House**	68	**Senate District**	35

Item G.4.

VILLAGE OF MARVIN

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

2021 Village Council Meeting Schedule

Adopted: 11/10/20, Revised 1/12/21, 6/24/21; 8/10/21; 9/14/21

*(**Council Regular Meetings** are typically held on the **second Tuesday** and **Council Work Session Meetings** on the **last Thursday** of each month, unless noted)*

Date	Time	Location
Tuesday, January 12	6:30pm	Village Hall
Thursday, January 28	9am	Village Hall
Tuesday, February 9	6:30pm	Village Hall
Friday, February 19 *(Council Retreat)* ^	9am – 4pm	Firethorne
Saturday, February 20 *(Council Retreat)* ^^	9am – 12pm	Firethorne
Thursday, February 25	9am	Village Hall
Tuesday, March 9 *(Budget Work Session)* **	5:30pm	Village Hall
Tuesday, March 9	6:30pm	Village Hall
Thursday, March 25	9am	Village Hall
Tuesday, April 13 *(Budget Work Session)* **	5:30pm	Village Hall
Tuesday, April 13 *	6:30pm	Village Hall
Tuesday, May 11 *(Budget Work Session)* **	5:30pm	Village Hall
Tuesday, May 11	6:30pm	Village Hall
Wednesday, May 12 *(Spring Town Hall)*	6:30pm	Forest Hill Church (Waxhaw)
Thursday, May 27 *(Budget Adoption)* **	6:30pm	Village Hall
Tuesday, June 8	6:30pm	Village Hall
Thursday, June 24	9am	Village Hall
Tuesday, July 13	6:30pm	Village Hall
Thursday, July 29	9am	Village Hall
Tuesday, August 10	6pm	Village Hall
Thursday, August 26	9am	Village Hall
Tuesday, September 14	6pm	Village Hall
Thursday, September 30	9am	Village Hall
Tuesday, October 12	6pm	Village Hall
Thursday, October 14	6:30pm	Barn at Marvin Efird Park
Thursday, October 28	9am	Village Hall
Tuesday, November 9 *	6pm	Village Hall
Tuesday, November 30 *(Joint with PR&G Board)*	9am	Village Hall
Tuesday, December 14 *	6pm	Village Hall

Please Note Changes in the Meeting Schedule as follows:	
*	Only 1 meeting scheduled for April, November, and December
**	Budget Work Sessions and Budget Adoption
^	Council Retreat
^^	Council Retreat Carry Over day