



VILLAGE OF MARVIN

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

VILLAGE COUNCIL MEETING MINUTES

July 29, 2021 – 9am
Village Hall, 10004 New Town Road
Work Session (Virtual Meeting)

A. AGENDA ITEMS

1. Call to Order

Mayor Pollino called the meeting to order at 9:04am and determined a quorum was present.

Present: Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Wortman

Present Virtually via Webex: Councilman Marcolese

Absent: Councilman Lein

Staff Present: Christina Amos (*via Webex*), Austin W. Yow, Hunter Nestor, Tom Weitnauer

2. Consider Allowing Councilmembers to Participate Remotely

MOTION: Mayor Pro Tem Vandenberg moved to allow Councilmembers to participate remotely.

VOTE: The motion passed unanimously, 3-0.

3. Adoption of the Agenda

Mayor Pro Tem Vandenberg requested to make the following changes:

- Table the Closed Session to the August 10 regular meeting.

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

VOTE: The motion passed unanimously, 3-0.

B. PRESENTATIONS

No presentations occurred.

C. VILLAGE HALL

TIME STAMP 1:20

1. Furniture Selection Report (*See attached report, Item C., which is included as a reference in these minutes*).

Christina Amos, Village Manager, presented a report on the furniture selected for the new Village Hall. Council discussed the furniture in depth.

MOTION: Mayor Pro Tem Vandenberg moved to move forward with the furniture selection for Village Hall as presented.

VOTE: The motion passed unanimously, 3-0.

D. ITEMS OF DISCUSSION

TIME STAMP 11:20

1. Discussion of 2022 Marvin Day Celebration

Mayor Pro Tem Vandenberg briefed the Council on the event planning for Marvin Day that took place at the previous Parks, Recreation, and Greenways Board meeting. She discussed designing a logo, organizing events, and reserving event spaces.

TIME STAMP 17:05

2. Discuss and Consider Adoption of Ordinance Amending the General Fund Budget for Various Parks, Transportation, and Public Safety Revisions

Ms. Amos explained that this budget amendment is to provide additional funds for repairs, contract overages, Marvin Day, etc.

OR-2021-07-XX

AN ORDINANCE AMENDING THE GENERAL FUND BUDGET ORDINANCE

BE IT ORDAINED by the Village Council of the Village of Marvin, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

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

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT	FROM	TO
Expense	General Fund – Public Safety Deputy Contract (A/C 5502)	\$1,300	\$210,241	\$211,541
Expense	General Fund – Public Safety Off-Duty Control (A/C 5501)	(\$1,300)	\$51,349	\$52,649
Expense	General Fund-Culture and Recreation Emergency Repairs (A/C 6753)	\$3,000	\$2,500	\$5,500
Expense	General Fund-Culture and Recreation Events (for Marvin Day) (A/C 4001 (all events))	\$5,000	\$7,500	\$12,500
Expense	General Fund-Culture and Recreation Park Projects (A/C 6765)	\$2,000	\$45,168	\$47,168
Expense	General Fund-Contingency (A/C 6900)	(\$10,000)	\$50,000	\$40,000
Expense	Transportation Stormwater/Gutter Repair/Maintenance (A/C 6326)	\$52,358	\$0	\$52,358
	Fund Balance Powell Bill Reserve	(\$52,358)	\$149,516.63*	\$97,158.63

*(est. projected at FY 21 close; at time of this budget amendment there was \$61,141 in FB Powell Bill Reserve with an unspent \$88,375.63 projected at Year End Close for FY 21; this is projected total of Fund Balance when the fiscal year is closed out and audit is complete)

Reason: To amend budget to cover contract overruns with Union County Sheriff Department for Deputy Contract and move funding from contingency to cover first annual Marvin Day celebration and unexpected repairs needed for UTV repairs; and to fund curb/gutter repairs as approved in FY 21 but did not get completed before year end.

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

Adopted this 29th day of July 2021.

MOTION: Mayor Pro Tem Vandenberg moved to adopt the Ordinance Amending the General Fund Budget for Various Parks, Transportation, and Public Safety Revisions as presented.

VOTE: The motion passed unanimously, 3-0.

TIME STAMP 19:35

3. Discuss and Consider Appointment of Applicant to the Board of Adjustment as a Regular Member for a Term Expiring 3/1/2023

Austin W. Yow, Village Clerk & Assistant to the Manager, explained that there was one applicant for the vacant seat on the Board of Adjustment. Council discussed the applicant and opted to consider the application at the August 10 regular meeting.

TIME STAMP 21:25

4. Discuss and Consider Amending the Marvin Heritage District Strategic Plan Committee Rules of Procedure Changing the Number of Members from Nine (9) to Seven (7)

Mr. Yow explained that a member of the Marvin Heritage District Strategic Plan Committee recently moved out of Marvin and has resigned. He explained that there are now two vacancies on the Committee and that the Village has received no complete applications for the vacancies. He stated that staff is recommending shrinking the committee back to its original composition of seven members. Council discussed this in depth and opted to place it on the consent agenda for the August 10 regular meeting.

TIME STAMP 23:00

5. Discussion of Annexation Local Bill

Mr. Yow and Planning & Zoning Administrator Hunter Nestor presented Council with a proposal to request the North Carolina General Assembly legislatively annex properties into Marvin. The principal reasoning behind this proposal is that residents of unincorporated Union County are receiving Marvin services without paying taxes. These services include traffic and road infrastructure improvements, law enforcement, parks, trails, community events, planning services, the proposed Marvin Heritage District, and use of Village Staff resources. This proposal also has the goal of making Marvin's boundaries more contiguous, increasing tax revenues, having the ability to provide more services, and having the ability to lower the tax rate for residents. Council requested revisions to the memo, adding a section on the history of Marvin. Council requested to add the Woodhall and Rosecliff subdivisions to the map.

Council discussed this item in depth and directed staff to place this item on the agenda for the August 10 regular meeting for further discussion. Mayor Pro Tem Vandenberg left the room at 9:55am and returned at 9:58am.

TIME STAMP 52:30

6. Discuss and Consider Adoption of Revised Village Council Meeting Schedule

Mr. Yow explained that this revised meeting schedule adds the date and location of the Fall Town Hall Meeting, Thursday, October 14 at 6:30pm at the Barn at Marvin Efir Park (8909 New Town Road). Council directed staff to add the revised schedule to the consent agenda for the August 10 regular meeting.

TIME STAMP 56:50

7. Discussion of Fall Town Hall Meeting Agenda

The Village Council discussed the format and topics for the Fall Town Hall Meeting. The Council decided on an informal charrette-style format, where residents may move from station to station to learn about topics and speak with Council and Staff. They also discussed having a food truck present to provide refreshments.

TIME STAMP 1:10:00

8. Discussion of Forming a Youth Council

Mr. Yow explained that Council previously discussed this topic and then deferred consideration until a future meeting. He further explained that due to limited staff resources and the time required to successfully create and administer a Youth Council that Council should consider deferring consideration indefinitely until a time where staff has more resources. Council agreed by consensus to this request.

MOTION: Mayor Pro Tem Vandenberg moved to take a two-minute recess.

VOTE: The motion passed unanimously, 3-0.

TIME STAMP 1:12:10

9. Discuss and Consider Options for Marvin Heritage District Residential Standards AND Select Option to be used in the MHD Form-Based Code *(See attached documents, Item D.9., which are included as references in these minutes).*

Mr. Nestor and Planning Assistant Tom Weitnauer explained various legal avenues for regulating the aesthetics of residential units for the proposed Marvin Heritage District. Council discussed this item in depth with Planning Board Chairman Jones.

Council agreed by consensus to move forward with the staff recommended option of creating a conditional zoning district that would encompass the entire Marvin Heritage District. Under this, a conditional zoning district would be added to the Village's zoning ordinance, after which property owners would have to apply for rezonings individually. The form-based code would become a small-area land use plan that would apply only to the Marvin Heritage District. This would require property owners to have a site-specific plan and development agreement prepared and submitted with their rezoning application, thereby giving the Council legislative authority to consider the aesthetics of any residential units in choosing to approve or deny the rezoning.

TIME STAMP 2:20:00

10. Review of Council Minutes from the 6/28/21 (Village Hall Design Finishes Subcommittee), 7/13/21 (Regular), and 7/29/21 (Work Session) Meetings

The Village Council reviewed the draft minutes and made no revisions. Council directed Mr. Yow to place the minutes on the consent agenda for the August 10 Council regular meeting.

TIME STAMP 2:20:55

11. Reminder: Candidate Questionnaires are Due Friday, July 30 at Noon

Mr. Yow reminded Council Candidates that candidate questionnaires for the Village website are due the following day at noon, Friday, July 30.

E. OPEN TOPICS

No topics were discussed.

F. COMMUNICATIONS

TIME STAMP 2:23:00

1. Discussion of August 2021 Communications

Mr. Yow presented the draft list of communications for August. Council reviewed the list and added additional topics.

G. REPORTS AND UPDATES

TIME STAMP 2:29:30

1. Manager's Report

a. Finance Officer Interviews

Ms. Amos informed Council that she recently conducted interviews for the Finance Officer position, and she expects to make an offer at the end of the week.

b. American Rescue Plan Funds

Ms. Amos stated that the Village is still waiting on an update for the American Rescue Plan funds. Ms. Amos stated that information is expected soon, and she will provide another update when that information is available.

c. Village Hall Update

Ms. Amos stated that the contractor has begun setting the footings for the new Village Hall. She and Councilman Wortman plan to meet with the contractor next Friday. She added that construction on the water/sewer extension should begin soon.

d. Well Update

Ms. Amos stated the Village is moving forward with installing an irrigation well for the new Village Hall and the two existing roundabouts. She added that the irrigation lines for the well are included in the price, but that the price of running the lines from the well to chosen locations will be a separate cost.

e. Firethorne Puddle

Ms. Amos stated that AMT is still reviewing the issue. Council directed Ms. Amos to have the work completed and bill AMT for the cost if AMT does not address or plan to address the issue by the August 10 regular meeting.

TIME STAMP 2:38:50

2. Planner's Report

a. Innisbrook Trail Easement Update

Mr. Nestor stated he met with two property owners about dedicating the trail easement. The property owners stated they wish to see the trail before dedicating the easement. Mayor Pollino, Mayor Pro Tem Vandenberg, Mr. Nestor, and Mr. Durst agreed to meet with the property owners.

b. Belle Grove Trail Update

Mr. Nestor asked Council for direction on the planned Belle Grove Trail. Council discussed this in depth and directed Mr. Nestor to not discard the existing trail easement and continue to investigate alternatives.

c. RV and Boat Storage Lot

Mr. Nestor explained that the owners of the property on the corner of Henry Nesbit and Waxhaw-Marvin Road have requested that Union County rezone their property to allow for the construction of an RV and boat storage lot. He stated that when he learns of the hearing dates, he will inform Council and staff.

H. AGENDA ITEMS

TIME STAMP 3:04:00

1. Review of Action Items and Ongoing Action Item List

- Ms. Amos will work on the location for the irrigation well for the roundabouts and the new Village Hall.
- Mr. Yow will place the meeting minutes, Council meeting schedule, and the MHD Strategic Plan Committee Rules of Procedure on the consent agenda for the August 10 regular meeting.
- Mr. Yow will place "Discussion of Annexation Local Bill" on the agenda for the August 10 regular meeting.
- Mr. Yow will place the Board of Adjustment application on the agenda for the August 10 regular meeting.
- Mr. Yow and Mr. Nestor will revise the annexation local bill memo with the requested revisions.

- Mr. Nestor and Mr. Weitnauer will move forward on the conditional zoning for the Marvin Heritage District.
- Mr. Nestor will continue to work on alternative solutions for the planned Belle Grove Greenway and will not dispose of the trail easement.
- Staff will work on preparing for the Fall Town Hall Meeting.

Council reviewed the Ongoing Action Item List and made revisions.

TIME STAMP 3:06:50

2. Council Comments

Mayor Pollino: He briefly reflected on his recent trip to Alaska. He encouraged everyone to slow down as school reconvenes. He thanked staff for their hard work.

Councilman Marcolese: He welcomed Mr. Nestor and thanked him for his work.

Councilman Wortman: He thanked Mr. Nestor for his hard work.

I. CLOSED SESSION

No closed session occurred.

J. ADJOURNMENT

MOTION: Mayor Pro Tem Vandenberg moved to adjourn the meeting at 12:18pm.

VOTE: The motion passed unanimously, 3-0.

Adopted: 9-14-2021



[Handwritten Signature]

 Joseph E. Pollino Jr., Mayor
 Village of Marvin

[Handwritten Signature]

 Austin W. Yow
 Village Clerk & Assistant to the Manager

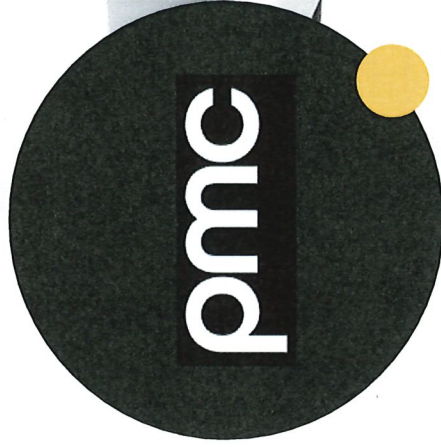
New Town Hall
Village of Marvin, NC

**creating spaces that
work wonders.**

PMC COMMERCIAL INTERIORS

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

Revised: 7-27-21



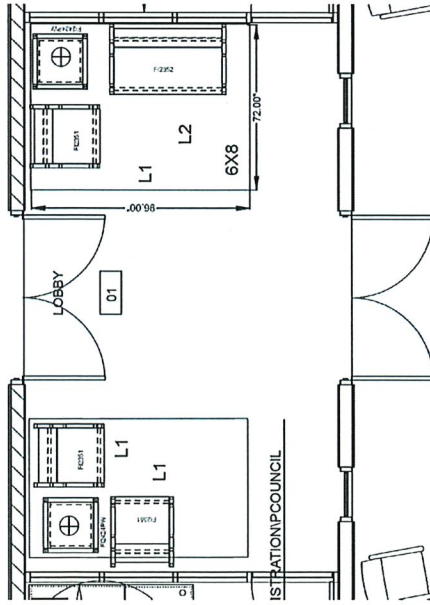
HAWORTH®

Item C.

Product Solution

01 - Lobby Continued

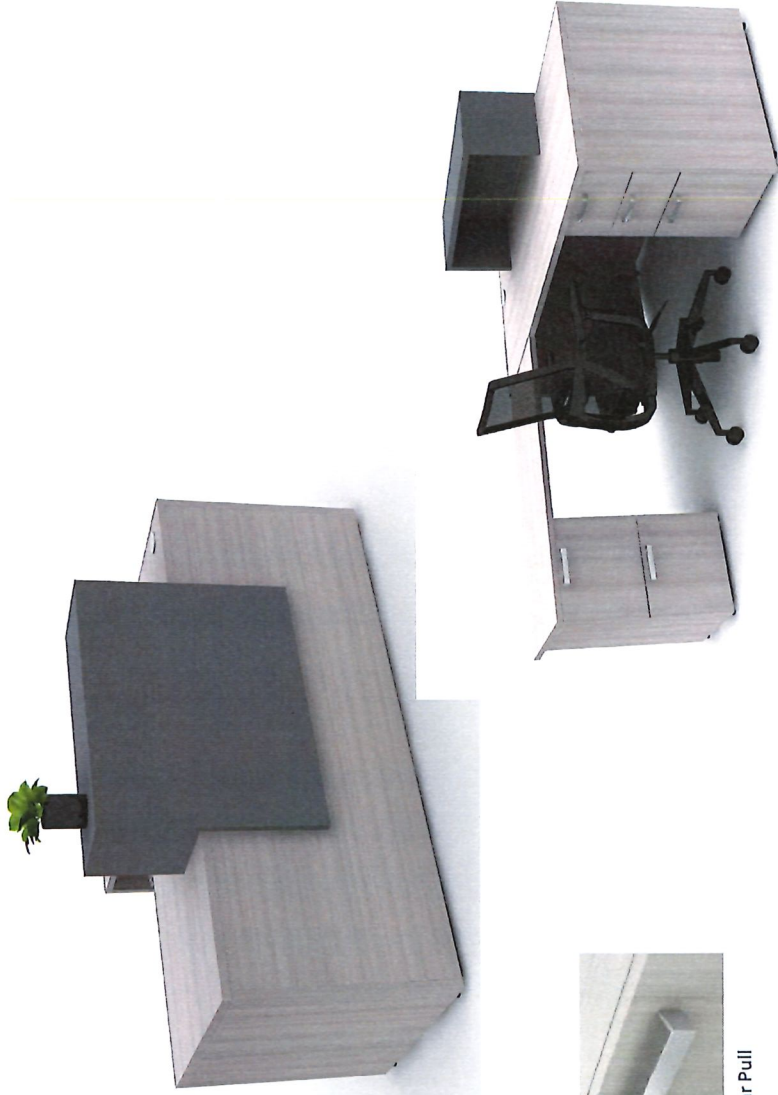
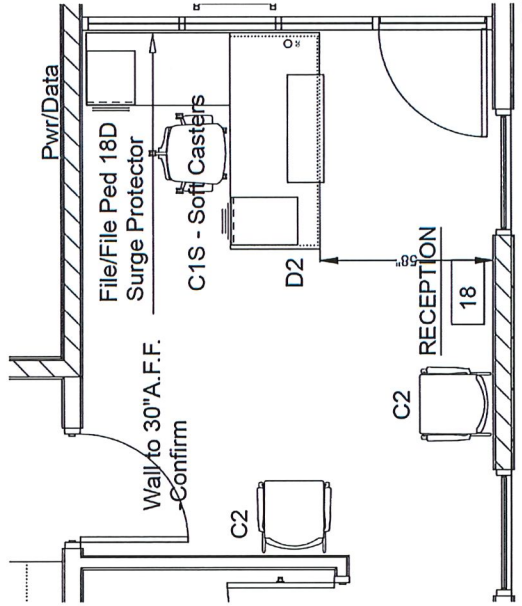
RUG - FLOR - Vintage Vibe - Shadow Silver
2 QTY - 6x8



Product Solution

18 - Reception / Administrative

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



Visitor Side

User Side



Rectangular Pull



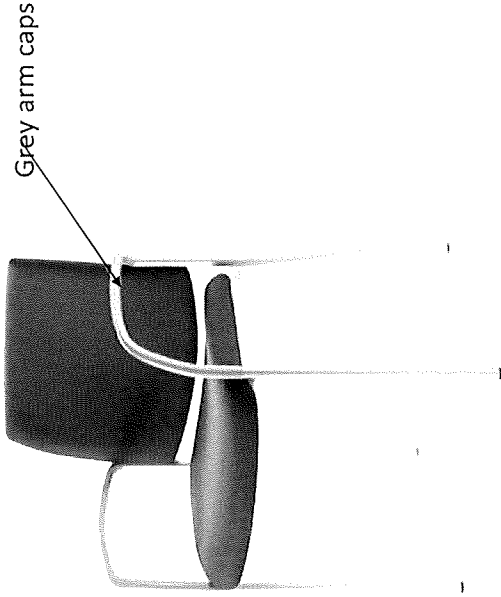
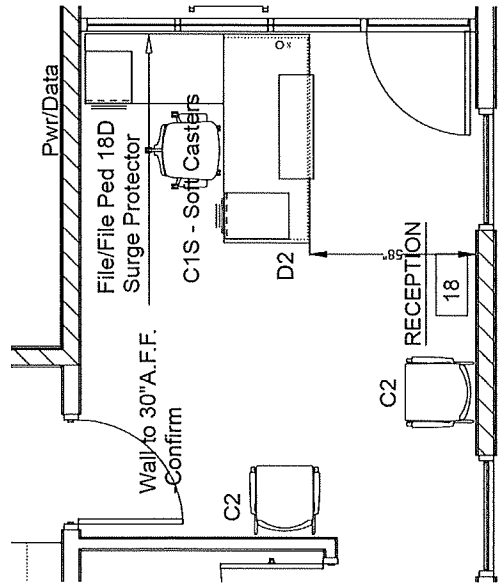
Laminate:
Looks Like

AIS CALIBRATE

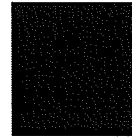
- 30d x 72w Desk Shell with Full Modesty Panel
- 24d x 48w Worksurface Box/Box/File and File/File pedestal.
- Surge Protector

Product Solution

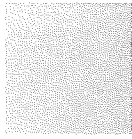
18 - Reception/Administrative
And All Office Side Chairs



C2
Cache Out



Seats & Back
Upholstery:
Mayer Ranchero
Color Black RC006



Metal Finish:
SCR Soft Chrome



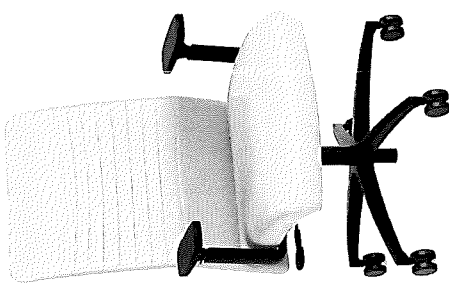
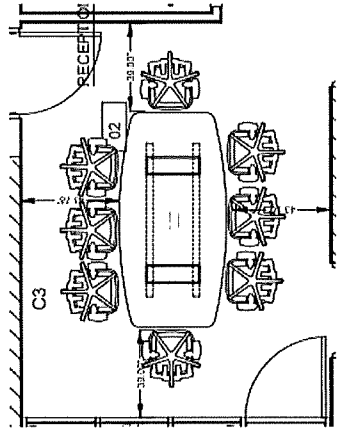
Plastic Arm
Caps : Grey

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

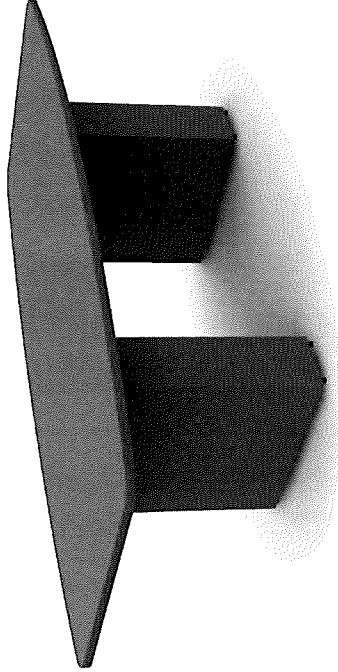


C3
**PROFORM HIGH BACK -
CASTERS FOR LVT FLOORS**



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



AIS CONFERENCE TABLE

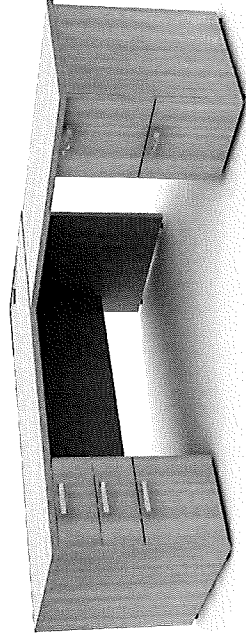
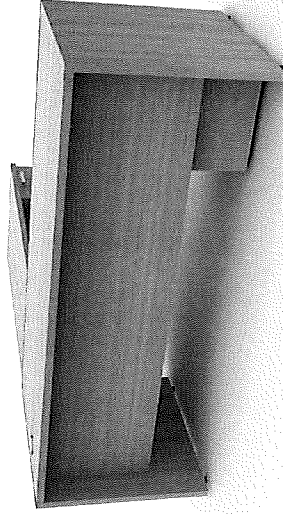
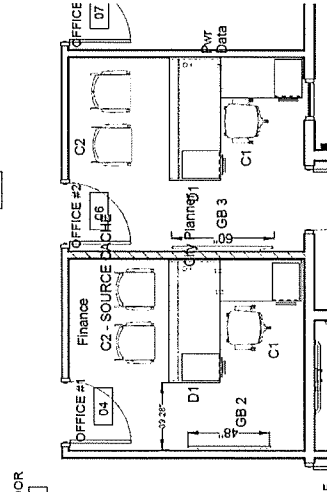
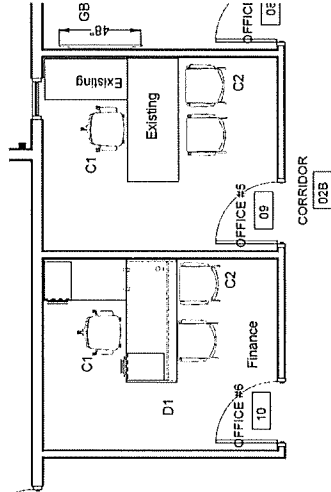
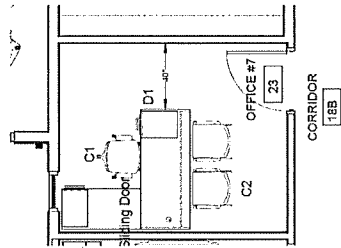


Laminate:
Storm

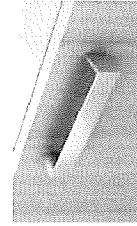
- 48d x 96w Boat shaped table.
- No power

Product Solution

Offices 04, 06, 10, 23
Private Office Solution



Laminate:
Looks Like



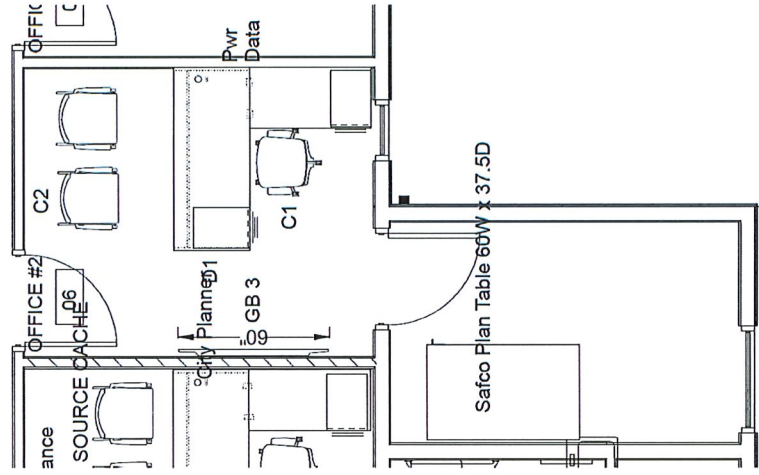
Rectangular Pull

AIS CALIBRATE

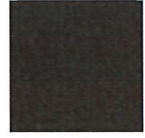
- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 48w Return
- Box/Box/File and File/File storage

Product Solution

06 - City Planner Plan Table



Laminate Top Color:
Nebula Graphite HPL



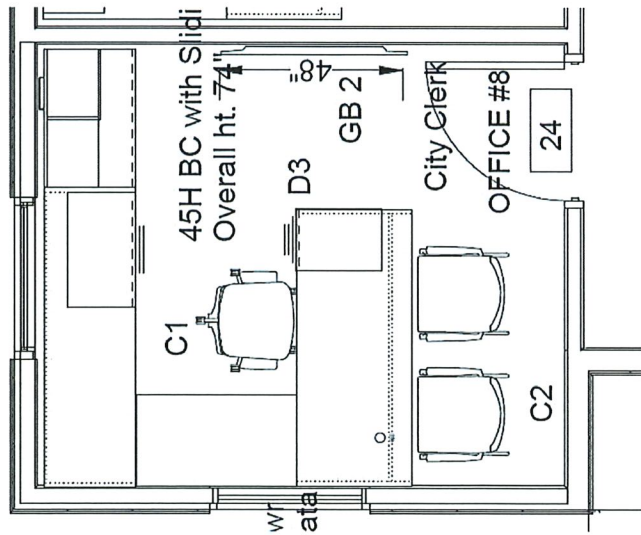
Metal Paint color: Powder Coat
Black Smooth

SAFCO Ranger Plan Table , No Drawer

- 37.5D x 60W
- No Drawer

Product Solution

24 - City Clerk's Office



Laminate:
Looks Like



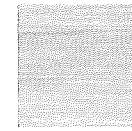
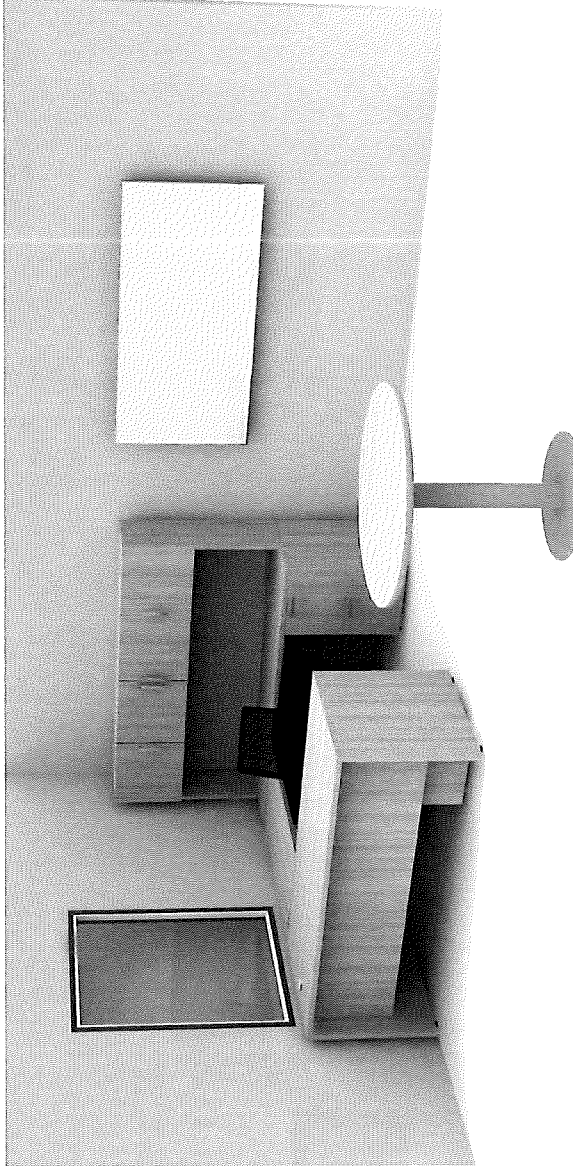
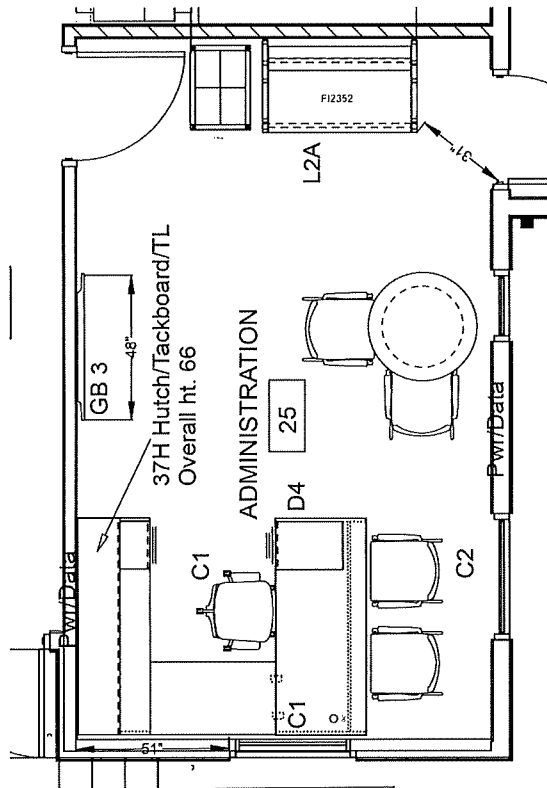
Rectangular Pull

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

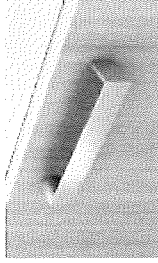
25 - City Administrator's Office



Laminatex:
Looks Likatex



Tackboard
Cape Cod



Rectangular Pull

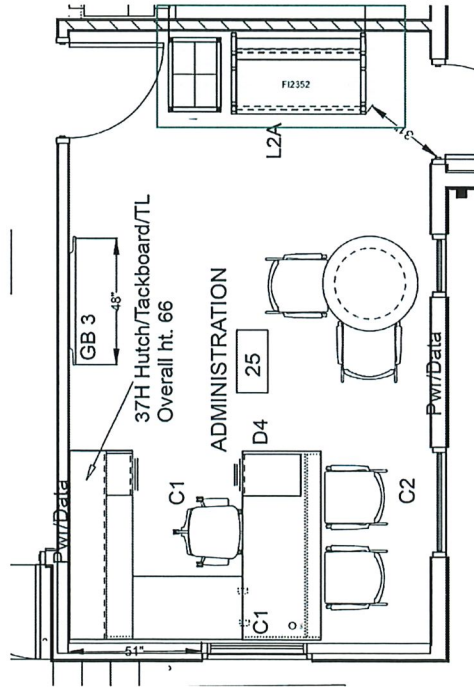
Color:
Harwich

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

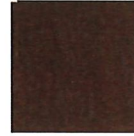
Product Solution

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

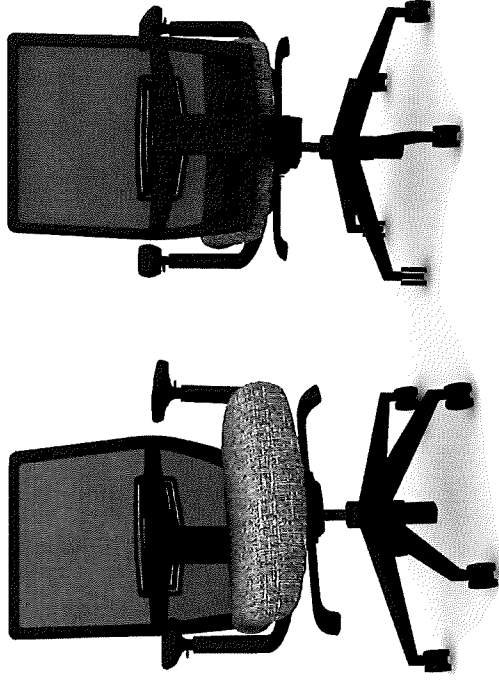


Corner Table-
Rectangular
Wood Top:
Praline or TBD

JSI FINN NU

Product Solution

C1 - Office Task Chair



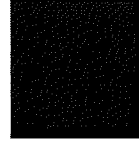
C1



Seats:
Terrain Owl



Mesh:
Black



Frame and Base:
Black

AIS DEVENS

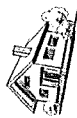
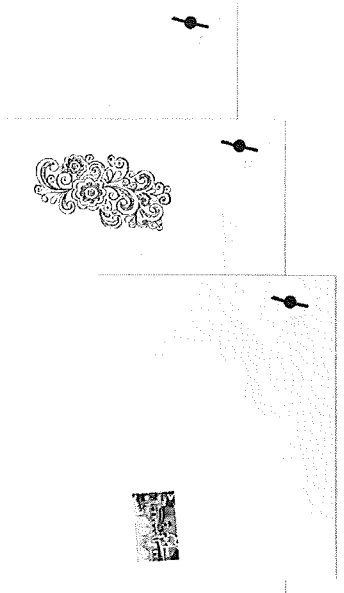
- High Back
- Mesh Back
- Grade A Seat Fabric
- Adjustable Lumbar Support
- Seat Depth Adjustment
- 4D Arms
- 10 Year Warranty
- One Chair to have Soft Casters for LVT Floors - 02 Reception/Administrative

Product Solution

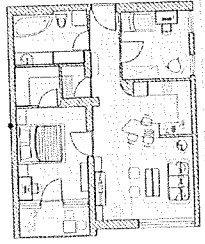
Offices - Glassboards

© 2011 Mooreco LLC

"No more structural columns
getting in the way of the view"
- Large Glass Whiteboard
- Dale Coy



Steel-backed glass
surface accepts rare
earth magnets!



GB3

Size: 4x5 - Qty 2

GB2 - Qty. 3

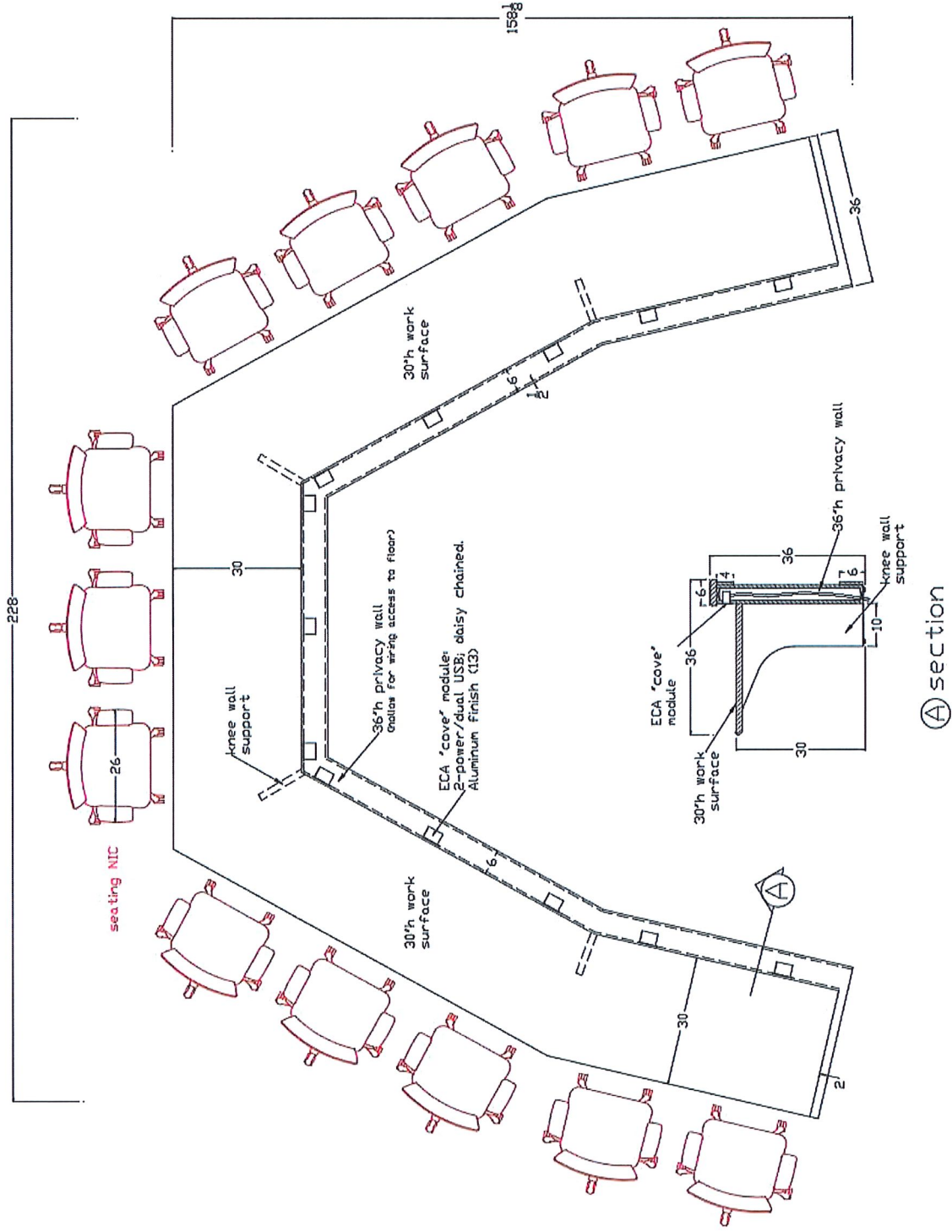
Size: 3x4

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

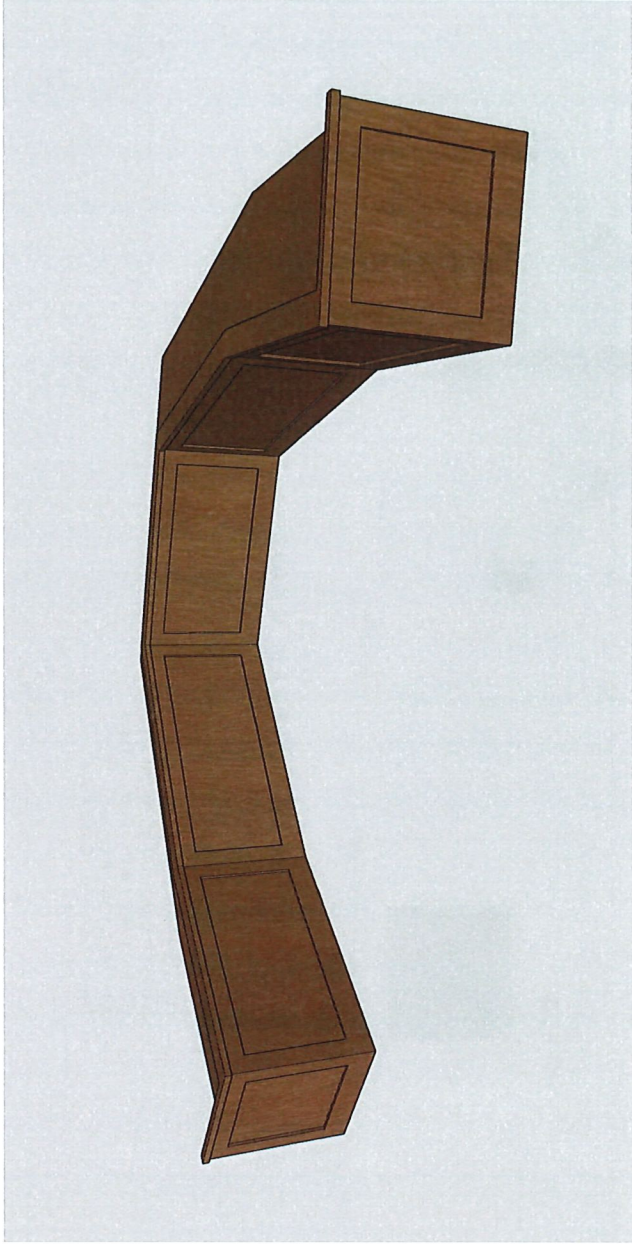
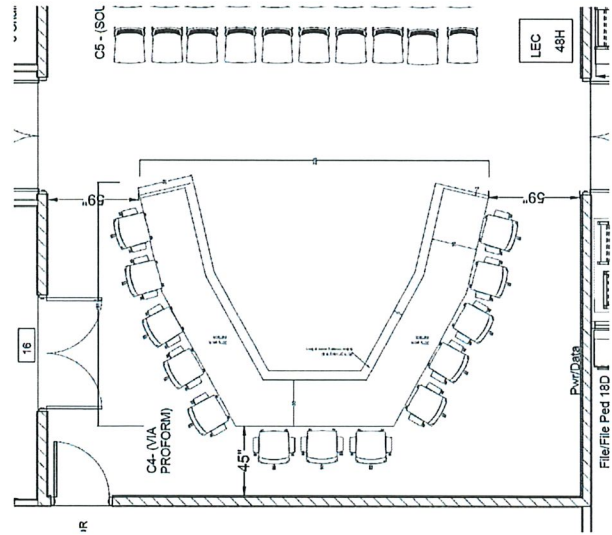
Product Solution

15 Meeting - Town Hall Dais - Detail View



Product Solution

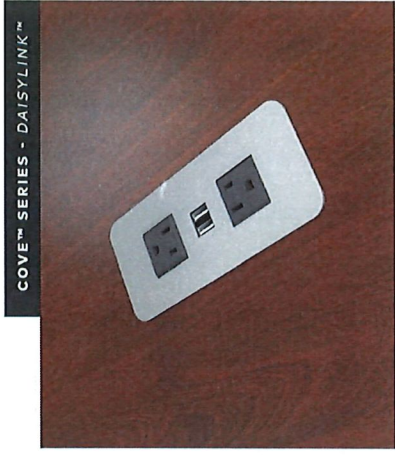
15 Meeting - Town Hall Dais



Wood Finish:
 • Stain to Match

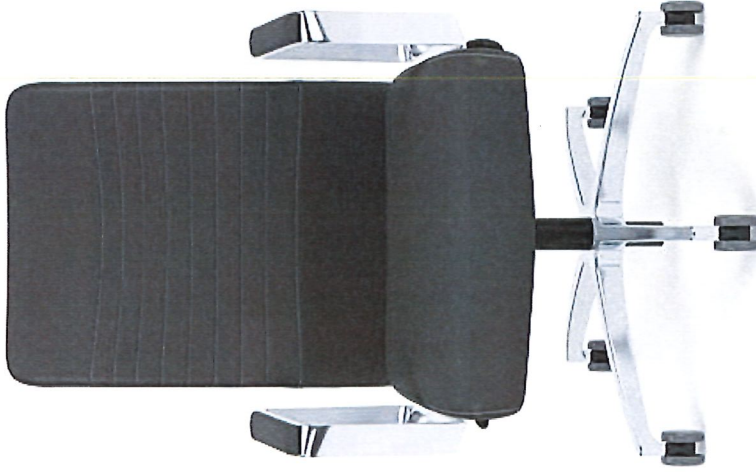
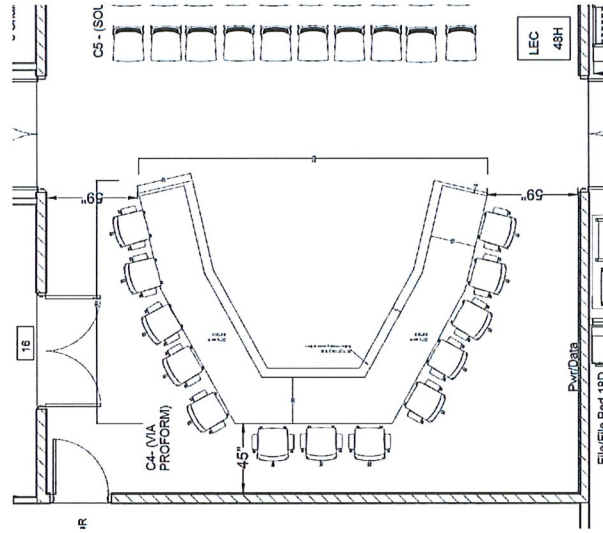
UNIQUE CONCEPTS – CUSTOM DIAS

- Half Decagonal shaped (5-sided) board table.
- 228 x 158 x 36H
- 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. Includes daisy chain connections.
- 10 weeks lead time.

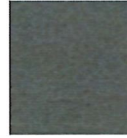


Product Solution

15 Meeting - Council Member Chairs



C4



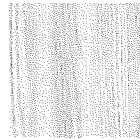
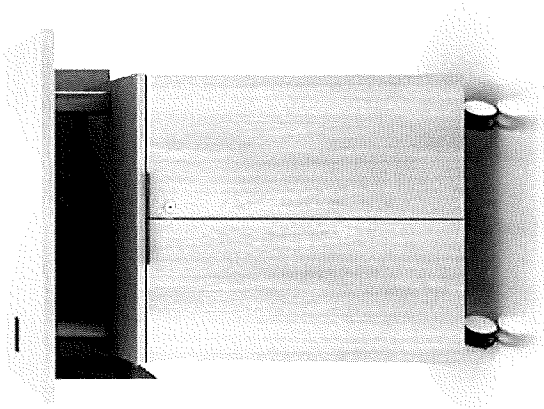
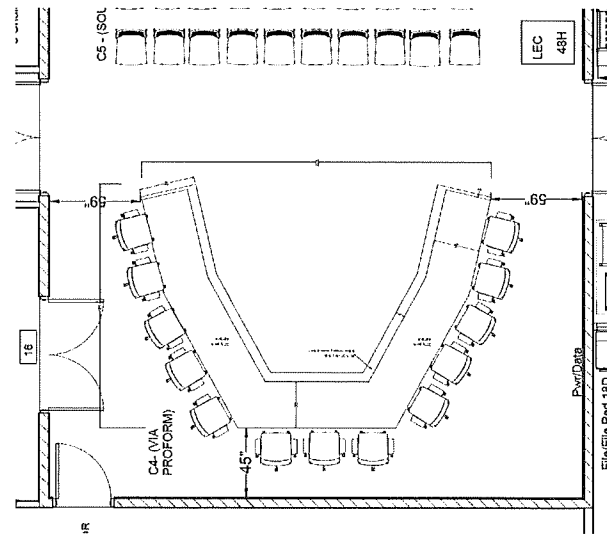
Upholstery: Whisper Vinyl
Color: Charcoal

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



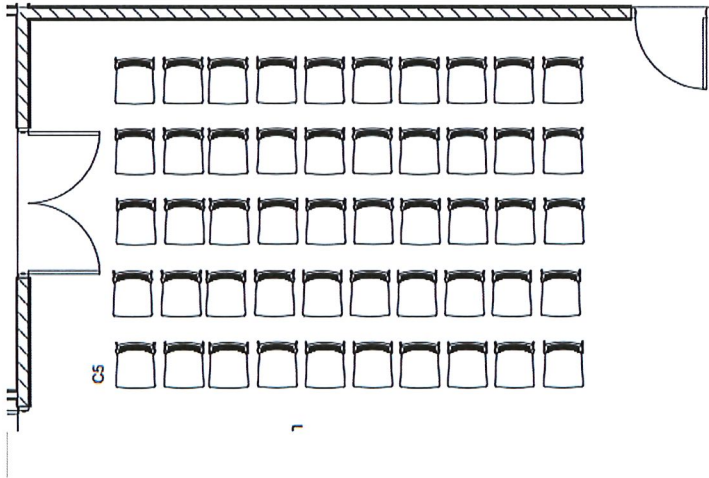
Laminate : Grey Elm 8201K12
 Trim: Silver
 Casters: White with Grey

LEC - Enwork Lectern

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

Product Solution

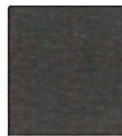
15 Meeting - Chamber
Guest Chairs



C5



Polypropylene:
White



Mayer Rancho
Color: Thunder



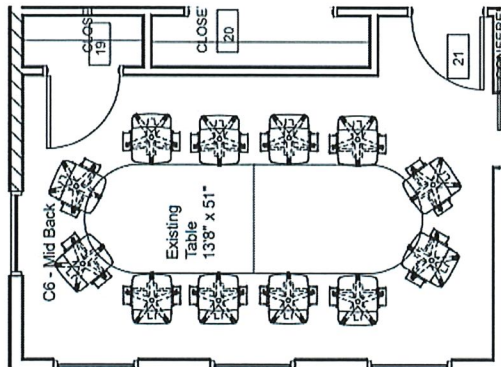
Legs:
Chrome: Standard

SOURCE HALL CHAIR

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

Product Solution

21 - Large Conference Room



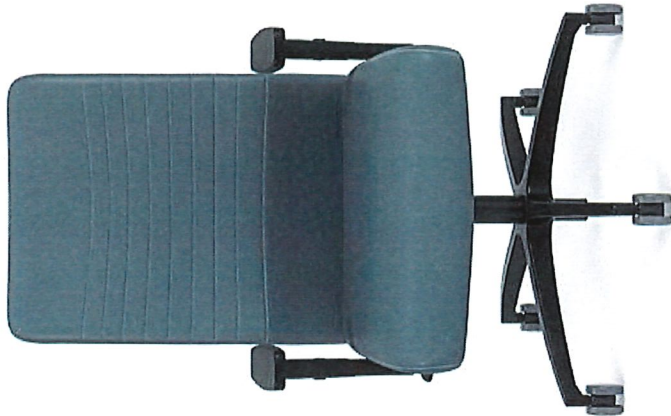
C6



Upholstery:
Staple - Color Academy STP73

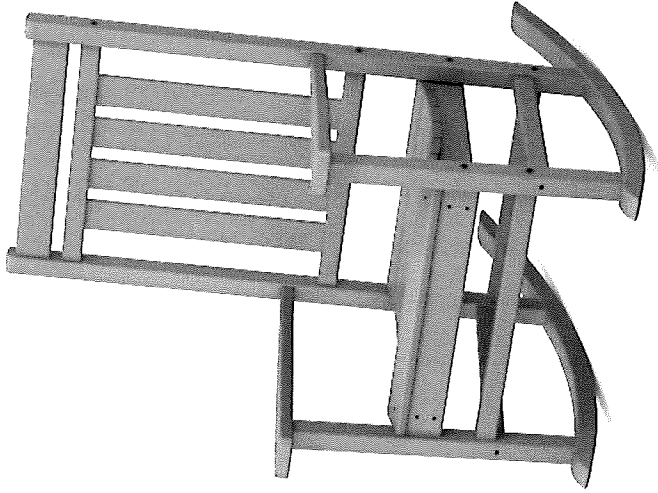
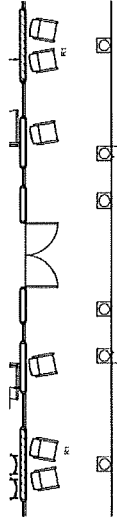
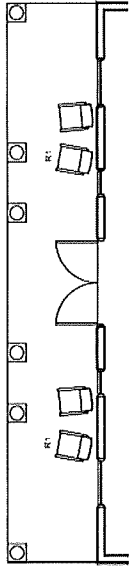
VIA P R O F O R M

- 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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Tag	Item	Qty	Unit \$	Ext \$	Lead time (*Estimated)	Item notes
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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
Source 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 4x5 White 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

Please note:

This quote is based on the information provided and is subject to change and is based on the information provided. Lead times are estimates and are subject to change. The information provided is for informational purposes only and is not a contract. The information provided is for informational purposes only and is not a contract. The information provided is for informational purposes only and is not a contract.

PROJECT TOTAL \$ 101,210.82

*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.



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: Hunter Nestor, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consensus of Marvin Heritage District Residential Design

DATE: July 22, 2021

Background

At the previous Council meeting, staff presented relatively minor changes that need to be made to the form-based code for the Marvin Heritage District. Mr. Tom Weitnauer gave an overview of these changes, which included NCGS §160D regulations, removing the municipal service district from the code, regulation of aesthetics/design elements, and administration and review of proposals. Staff conveyed that the new NCGS §160D regulations would prohibit potential regulation of the residential units within the MHD.

Council discussed options to regulate the design elements of residential units proposed for the Marvin Heritage District in depth and directed staff to create a conditional zoning district for these units.

One of the options discussed and Council directed staff to research was to create a conditional zoning district for residential units proposed for the Marvin Heritage District. Mr. Weitnauer stated that this can be done but must have all the property owner's approval to have additional residential design standards. It was determined that staff should research these options and then any other potential options and report back to Council.

Review

Staff will provide information on the various options on residential design standards for the MHD during the council meeting.

Discussion

Discuss options for regulation of aesthetics/design elements within the MHD Form-Based Code provided by staff and give staff feedback and direction on which potential option to use in the MHD Form-Based Code.



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District Option	How it is established	Ease of Writing and Updating	Ease of Developing by Owner	Ability of Village to Regulate Development	Fairness to District Property Owners
<p>Several Conventional Districts, MHD uses are By-Right</p>	<p>Districts are established in the Zoning Ordinance and then properties can be rezoned by Village without applications, but 4 different rezonings (for the 4 proposed districts) will take place.</p>	<p>With drafting and managing four separate districts, staff would need adequate time to draft specific language for standards, specifications and uses for all 4 districts and continue to review for consistency.</p>	<p>Property Owner/Developer can develop anything by-right with only Staff approval.</p>	<p>Regulation occurs when crafting by-right uses and development standards per district. However, Council and other appointed Boards and Committees would not have any legal oversight if use is by-right.</p>	<p>Which properties are in which district is decided at time of rezoning.</p>
<p>One Conventional District with MHD Uses and Special Uses</p>	<p>District is established in the Zoning Ordinance and then properties can be rezoned One district only, Uses can by-right or special use. Can be rezoned by Village without any applications.</p>	<p>It can be a blend of R-Zoning in the by-right uses section and CC-CD (<i>style, not content</i>) in the special uses section.</p>	<p>Property could be rezoned by the Village, but the owner/developer would need to apply for a Special Use Permit to develop MHD uses.</p>	<p>Any potential MHD Use would have to go through the Planning Board and Village Council for approval of a Special Use Permit (SUP) process.</p> <p>However, Council does not have legal authority to fully regulate residential design. This also brings in the Quasi-Judicial Process</p>	<p>Which Special Uses would be allowed where has to be decided before adoption of the language to establish the district in the Zoning Ordinance.</p> <p>Could use language/feedback from the Form-Based Code in Ordinance language and adoption of small area strategic plan</p>



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<p>Conditional Zoning District within the designated MHD eligible area</p> <p>(Staff Recommendation)</p>	<p>A Conditional Zoning District would be adopted in text only in the Zoning Ordinance, then property owners would have apply to rezone individually and approved.</p>	<p>The text and maps have already been written in the Form-Based Code, yet requires some adjustments.</p>	<p>Owners would have to have a site-specific plan and development agreement plan prepared with their application to be considered for the rezoning.</p> <p>Standards and Design Specifications would be identified in the MHD Small Area/Strategic Plan which would be adopted by Council and adopted into our Zoning Ordinance and the intent would be summarized in the Land Use Plan</p>	<p>Properties would be zoned their current R-Zoning until the Rezoning is approved through a Conditional Zoning District Rezoning process that is voted on legislatively by the Village Council.</p>	<p>Property owners will have no guarantee that their rezoning to one of the MHD districts is approved until the Village Council adopts a proposed rezoning through the legislative action. High Fees.</p>
<p>Overlay District with MHD Special Uses</p> <p>*Do not think overlay can specify and regulate uses. Only regulates additional design standards but not residential.</p>	<p>Overlay District is established in the Zoning Ordinance as one MHD Overlay District written and applied to all properties in the prosed MHD District by the Village.</p>	<p>Both the underlying current R-Zoning District language and Overlay district and updating must consider the effects between MHD & the underlying district.</p>	<p>Their property will be rezoned, but they need to apply for a Special Use Permit to develop MHD uses.</p>	<p>MHD Uses can still be a special use (SUP), but owners can do anything that is by-right in R-Residential Zoning.</p> <p>*MHD Specific Uses would have to be Special Uses in the R-Zoning District and stated that these uses are permitted within the overlay with an approved SUP.</p>	<p>Overlay district will reference the MHD Small Area/Strategic Plan</p>

Notes for the Village of Marvin Planning Board, July 19, 2021
Briefing on Status of Marvin Heritage District Form-Based Code and Rezoning

Necessary Revisions to Make to the FBC:

1. Revise the FBC to ensure compliance with State of North Carolina planning laws:
2. Correct statement(s):
3. Add more detail on how to administer the FBC; and
4. Strengthen the FBC by amending other documents

1. Revise the FBC to comply with State of North Carolina planning laws

There are a few provisions that state planning law does not permit:

- a. Remove or greatly modify references that single-family residential design requirements, beyond what N.C.G.S. Chapter 160D permits OR develop legally permitted ways to regulate single-family residential design requirements;
- b. Remove the required minimum square footage for single-family residential; and
- c. Remove the Municipal Service District (MSD) language and develop an implementation plan to adopt, administer, accounting, and spending parameters.

(New 160D requires local governments to pay plaintiffs' legal costs after the loss of a lawsuit)

2. Correct Statement(s)

Correct the reference to the National Marvin Historic District. The area is not listed on the National Register of Historic Places, nor are individual sites listed.

3. Add more detail on how to administer the FBC

Not sufficient detail of how to administer:

- a. Refine the review body responsible to review proposed designs in the Heritage District; and
- b. Analyze and add on to the review process. The current draft only refers to using the subdivision process, but does not describe other application requirements, process, timeframes, fees, review by staff (Village and non-Village); and appointed and elected officials, decisions, appeals, and resubmittals.

4. Strengthen the FBC by amendment other document(s)

- a. Amend/Update the 2020 Future Land Use Map to display the new future land use map of the Heritage District. Consider adopting (Planning Board recommendation, then Village Council adoption) the Building a Village Center and Creating Intentional Growth in the Village of Marvin report as part of the Village of Marvin 2020 Land Use Plan or preparing a summarized version to adopt directly into the Marvin 2020 Land Use Plan to add data and analysis to strengthen the legal foundation ("opportunities for citizen engagement..." GS 160D-501) for the MHD and the FBC.
- b. Enhance the staff report for the FBC before it returns to the MHD Strategic Plan Committee, Planning Board, and Village Council to the MHD's background citing all documents and opportunities for citizen engagement in plan preparation and adoption.