



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

June 8, 2021 – 6:30pm

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 6:30pm and determined a quorum was present.

Present: Mayor Pollino, Councilman Marcolese, Councilman Wortman

Present Virtually on Webex: Mayor Pro Tem Vandenberg, Councilman Lein

Absent: None

Staff Present: Christina Amos, Austin W. Yow, Rohit Ammanamanchi, Chaplin Spencer, Derek Durst (*By Phone*)

2. Consider Allowing Councilmembers to Participate Remotely

MOTION: Councilman Marcolese moved to allow councilmembers to participate remotely.

VOTE: The motion passed unanimously, 4-0.

3. Adoption of the Agenda

Councilman Marcolese requested to make the following changes:

- Add Consent Agenda Item #4: “Consider Approval of FY 20-21 Budget Amendment Ratifying Retention Bonuses for Employees and Increase Legal Expenses Anticipated by Year End.”
- Add Closed Session between Village Hall and Unfinished Business: “Recess into Closed Session pursuant to NCGS §143-318.11(a)(3) to Consult with an Attorney Employed or Retained by the Public Body in Order to Protect the Attorney-Client Privilege.”
- Add New Business New Item #3: “Consider Resolution to Displace Private Solid Waste Collection Services and Move Forward with Municipal Provided Services.”

MOTION: Councilman Wortman moved to approve 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. PRESENTATIONS

TIME STAMP 4:30

1. Recognition of Service of Christine Robertson

Mayor Pollino presented a plaque to former Finance Officer Christine Robertson in appreciation and in recognition of her more than ten years of service to the Village.

C. REPORTS AND UPDATES

1. Manager’s Report

No report was given.

TIME STAMP 11:20

2. Planner’s Report

a. Innisbrook Trail Easement

Rohit Ammanamanchi, Planning & Zoning Administrator, explained that Village Attorney Chaplin Spencer has drafted the necessary documents. He added that he is waiting to hear back from the property owners and hopes to provide an update at the next meeting.

b. Recap of MHD SP Committee Meeting

Mr. Ammanamanchi explained that the final recommendations from the Committee and Planning Board for the zoning district are forthcoming. He added that he will be asking Council to call for a public hearing on the zoning district and the rezoning of the parcels at the June 24 work session to be held at the July 13 regular meeting.

c. Belle Grove Greenway Update

Mr. Ammanamanchi explained that the PR&G Board heard the concerns of the residents at their previous meeting, at which time the Board asked him to investigate realigning the trail onto the property of the adjacent subdivision.

d. CRTPO Roundabout Funding

Mr. Ammanamanchi informed Council that the Technical Coordinating Committee (TCC) of the Charlotte Regional Transportation and Planning Organization (CRTPO) has approved the spring shortfall funding of the Marvin Road/New Town Road roundabout. The full CRTPO Board, on which Mayor Pollino is the Village's representative, will consider approving the proposal at their next meeting.

e. Critical Intersections Report

Mr. Ammanamanchi stated that Phase 2 of the report, which included the study of the Bonds Grove Church Road/Waxhaw-Marvin Road intersection has been completed. He then noted that Phase 3 has been canceled. This study would have included the Marvin Road/Joe Kerr Road intersection. He noted, however, that efforts are being considered to study the Marvin Road/Joe Kerr Road intersection separately.

TIME STAMP 25:40

3. Roads Report

Christina Amos, Village Manager, informed the Council that a subdivision has requested some "Children at Play" signs, which the subdivision would pay for. She then stated that the Council would receive an update on liability issues incurred by allowing gates and private roads at a future meeting.

TIME STAMP 27:15

4. Deputy's Report

Deputy Gallis updated Council about calls and patrols conducted in the past month.

TIME STAMP 29:30

5. Planning Board Chair Report

Mr. Ammanamanchi informed the Council that they will review and consider various zoning amendments largely due to the adoption of NCGS §160D.

6. PR&G Chair Report

No report was given.

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

TIME STAMP 31:15

MOTION: Councilman Marcolese moved to approve the consent agenda as presented.

VOTE: The motion passed unanimously, 4-0.

- 1. Consider Adoption of Council Minutes from the 4/13/21 (Budget Work Session), 4/13/21 (Regular), 4/20/21 (Special), 4/28/21 (Village Hall Design Finishes Subcommittee), 5/6/21 (Special), 5/11/21 (Special), 5/11/21 (Budget Work Session), 5/11/21 (Regular), 5/12/21 (Spring Town Hall), 5/17/21 (Village Hall Design Finishes Subcommittee) Meetings**
- 2. Consider Acceptance of Certificate of Sufficiency AND Consider Adoption of Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to N.C.G.S. 160A-31**

RS-2021-06-XX

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO N.C.G.S. 160A-31**

WHEREAS, petitions requesting annexation of the area described herein have been received; and

WHEREAS, the Village Council of Marvin directed the Village Clerk to investigate the sufficiency of the petitions; and

WHEREAS, the Clerk has certified as to the sufficiency of the petitions have been made;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Marvin, North Carolina that:

Section 1. A public hearing on the question of annexation will held at the Village Hall at 6:30 pm on Tuesday, July 13, 2021.

Section 2. The area proposed for annexation is described as follows:

Parcel ID #06-210-007A, Christian P. Cunningham and Pollyanna Cunningham, 8802 Bonds Grove Church Road, as recorded in Book 6133, Page 40 of the Union County Public Registry and further described as follows:

BEGINNING at a point in the center of the right of way of SR 1307 (known as Bonds Grove Church Road), said point being the southwest corner of the property of Colin Cashin (Book 4418, Page 738, Union County Registry), and running from said beginning point with the center of the right of way of SR 1307 as follows: (1) South 74 degrees 57 minutes 37 seconds West 467.10 feet to a point; (2) with the arc of a circular curve to the left in a southwesterly direction having a radius of 916.30 feet, an arc distance of 316.62 feet to a point; (3) South 55 degrees 09 minutes 45 seconds West 114.62 feet to a point in the center of said road right of way, a corner of Lot 1 of Beechwood Subdivision (Plat Cabinet B, File 128-B, Union County Registry), thence with the eastern boundary line of Lot 1 of said subdivision as follows: (1) North 40 degrees 51 minutes 34 seconds East (crossing an iron set at 133.83 feet) a total distance of 374.63 feet to a found old T-iron; (2) North 39 degrees 51 minutes 28 seconds East 168.83 feet to a rebar found at the common corner of Lot 1, Lot 3 and Lot 4 of Beechwood Subdivision; thence with the eastern boundary line of Lot 4 of said subdivision North 39 degrees 52 minutes 46 seconds East 347.01 feet to a rebar found at the common corner of Lot 4 and Lot 5 of Beechwood Subdivision; thence with the eastern boundary line of Lot 5 of said subdivision North 39 degrees 52 minutes 52 seconds East 178.87 feet to a point on said boundary line, a corner of the property of Colin Cashin; thence with the Cashin boundary line South 15 degrees 46 minutes 24 seconds East (crossing an old round bar found on line at 23.42 feet and crossing an old slick bar found on line at 488.29 feet) a total distance of 516.41 feet to the point of BEGINNING and containing 4.57 acres, more or less, as shown on copy of unrecorded map of survey prepared by Carroll L. Rushing, NCPLS, dated August 19, 2009.

Section 3. Notice of public hearing shall be published in the Monroe Enquirer Journal, a newspaper having general circulation in the Village of Marvin at least 10 days prior to the date of the public hearing.

Adopted this 8th day of June 2021.

3. **Consider Adoption of Resolution Stating the Intent of the Village of Marvin to Annex Property Owned by the Village Which is not Contiguous to the Existing Municipal Boundaries**

RS-2021-06-XX

RESOLUTION STATING THE INTENT OF THE VILLAGE OF MARVIN TO ANNEX PROPERTY OWNED BY THE VILLAGE WHICH IS NOT CONTIGUOUS TO THE EXISTING MUNICIPAL BOUNDARIES

BE IT RESOLVED by the Village Council of the Village of Marvin, North Carolina that:

Section 1. It is the intent of the Village Council, pursuant to NCGS §160A-58.7, to annex the property described in Section 2, which is owned by the Village of Marvin.

Section 2. The legal description of the property is as follows:

"Tract E"

Legal Description for the Thomas H. Efird property, being 1.66 acres, Identified as Tax Parcel 06-207-005C, located within Sandy Ridge Township, Union County, North Carolina and more particularly described as follows:

BEGINNING at an iron found, said iron being a corner of the Thomas H. Efird and the common corner of (Lot 33, Walden Pond, Phase 2, Plat Cab. D, File 547) the Barry Mendelson property recorded in Deed Book 761 at Page 320 and (Lot 34, Walden

Pond, Phase 2, Plat Cab. D, File 547) the Scott & Kathryn Gardner property recorded in Deed Book 4180 at Page 591; Thence running with the line of the Scott & Kathryn Gardner property S67°31'05"W 159.89' to an iron found on the line of the Walden Pond HOA, Inc. property recorded in Deed Book 1024 at Page 832; Thence running with the line of the Walden Pond HOA, Inc. property the following (3) three calls: 1) N60°38'23"W 43.98' to a point; 2) N77°09'23"W 25.72' to a point; 3) S62°19'32"W 66.71' to a point, said point being a common corner of the Thomas Haywood Efird property recorded in Deed Book 476 at Page 183; Thence running with the line of the Thomas Haywood Efird property N25°1 1'55"E 449.24' to an iron found, said iron being a common corner of the Mallory King Cannon, III property recorded in Deed Book 329 at Page 583 and (Lot 32, Walden Pond, Phase 2, Plat Cab. D, File 547) the Michael J. Wilson property recorded in Deed Book 1831 at Page 569; Running thence with the line of the Michael J. Wilson property and the Barry Mendelson property S65°11'05"E 158.91' to an iron found and continuing S13°21'22"W 282.60' to the Point of Beginning, containing 1.66 acre.

Section 3. The property described in Section 2 is not contiguous to the current municipal boundaries, but will meet the requirements of NCGS §160A-58.1(b).

Section 4. A public hearing on the question of annexation will be held at Village Hall, 10004 New Town Road at 6:30pm on July 13, 2021.

Section 5. Notice of public hearing shall be published in the Monroe Enquirer Journal, a newspaper having general circulation in the Village of Marvin at least 10 days prior to the date of the public hearing.

Adopted this 8th day of June 2021.

4. Consider Approval of FY 20-21 Budget Amendment Ratifying Retention Bonuses for Employees and Increase Legal Expenses Anticipated by Year End

OR-2021-06-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, 2021:

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

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT
Expense	General Government Training and Travel (A/C 6401/2)	(\$6,000)
Expense	Planning and Zoning Professional Services- Planning and Zoning Consultant (A/C 5006)	(\$15,000)
Expense	General Government Professional Services- Website Redesign (A/C 5000)	(\$8,000)
Expense	Salaries and Related Expenditures-General Government (A/C 6000-6100)	\$8,000
Expense	Legal Expenses (A/C 5001)	\$21,000

Reason: To reappropriate funds from various operating expense lines in the General Government budgets to rebalance the expense overages for anticipated legal expenses and retention bonuses for employees as approved at the 5/27/2021 meeting.

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 8th day of June 2021.

E. PUBLIC HEARING

TIME STAMP 32:05

1. **Open the Public Hearing for the Construction Plan of 7-Eleven at Marvin Gardens** *(See attached documents, Item E.1., which are included as references in these minutes).*

MOTION: Councilman Wortman moved to open the public hearing.

VOTE: The motion passed unanimously, 4-0.

a. Public Comments

Mr. Ammanamanchi explained that a 7-Eleven is being proposed for construction at Marvin Gardens, which is zoned as an Individual Conditional District. He stated that the Planning Board has recommended approval, short of the directional signage. The signage underwent revisions and will be considered at a future meeting. Council briefly asked questions of Mr. Ammanamanchi and Kathleen Rose of Kimley-Horn about screening.

MOTION: Councilman Marcolese moved to close the public hearing.

VOTE: The motion passed unanimously, 4-0.

b. Discussion and Consideration

MOTION: Councilman Marcolese moved to approve the construction plan of 7-Eleven not including wayfinding signs, contingent upon Village Engineer review and possible revisions and contingent on no contrary public comments being received by the Clerk within 24 hours of the date of this public hearing.

VOTE: The motion passed unanimously, 4-0.

TIME STAMP 46:50

2. **Open the Public Hearing for Zoning Text Changes related to compliance with NCGS §160D and Other Miscellaneous Amendments** *(See attached documents, Item E.2., which are included as references in these minutes).*

MOTION: Councilman Wortman moved to open the public hearing.

VOTE: The motion passed unanimously, 4-0.

a. Public Comments

Mr. Ammanamanchi explained that NCGS §160D is a reorganization of state law that authorizes municipalities to conduct planning and zoning. Due to the adoption of NCGS §160D, the Village is required to make various revisions to its zoning ordinances to be in compliance.

MOTION: Councilman Marcolese moved to close the public hearing.

VOTE: The motion passed unanimously, 4-0.

TIME STAMP 51:25

3. **Open the Public Hearing for Temporary Use Permit for 10006 Marvin School Road for a Construction Office Trailer as Required per §151.051(B)** *(See attached documents, Item E.3., which are included as references in these minutes).*

MOTION: Councilman Wortman 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 Mr. Ammanamanchi.

Mr. Ammanamanchi explained that the temporary use permit is for a 20x8 feet construction trailer to be located on the site of the new Village Hall. He added that the trailer would be 30 feet from property line and 200 feet from the closest neighboring property. He added that no additional lighting is being requested.

MOTION: Councilman Marcolese moved to close the public hearing.

VOTE: The motion passed unanimously, 4-0.

b. Discussion and Consideration

MOTION: Councilman Marcolese moved to find the findings of fact in the affirmative:

1. The proposed temporary use will not materially endanger the public health, welfare, and safety; and
2. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.

VOTE: The motion passed unanimously, 4-0.

MOTION: Councilman Marcolese moved to approve the temporary use permit for the construction office trailer of which we approve the temporary use permit application #21-12659, construction office trailer on new Village Hall site, contingent on no contrary comments being received by the Clerk within 24 hours after the conclusion of the public hearing, subject to the following conditions:

1. The temporary use permit shall expire on December 8, 2021, unless an extension is applied for and received prior to the expiration date; and
2. Lighting shall be in conformance with the Marvin Lighting Ordinance and shall be directed away from any single-family homes.

VOTE: The motion passed unanimously, 4-0.

F. VILLAGE HALL

TIME STAMP 58:05

Ms. Amos explained that the contractor has had to haul soil onto the site and that a change order related to the soil tests may be forthcoming. Mayor Pollino spoke on his conversations with Saint Matthew Church about acquiring some of their stored soil.

Ms. Amos briefly reflected on minor administrative changes on the Village Hall plans. She stated that she expects the final approval on the remaining permits this week. She then informed Council that some of the furniture, plumbing, and electrical selections made by the Village Hall Design Finishes Subcommittee have been determined by the Architect and Contractor to not be up to code. She added that the Contractor is wishing to revert the selections back to the original submittal. Once the Certificate of Occupancy is received, then changes can be made to the selections.

G. CLOSED SESSION

TIME STAMP 1:03:10

Recess into Closed Session pursuant to NCGS §143-318.11(a)(3) to Consult with an Attorney Employed or Retained by the Public Body in Order to Protect the Attorney-Client Privilege

MOTION: Councilman Marcolese moved to recess into Closed Session pursuant to NCGS §143-318.11(a)(3) to Consult with an Attorney Employed or Retained by the Public Body in Order to Protect the Attorney-Client Privilege.

VOTE: The motion passed unanimously, 4-0.

(Recording omits Closed Session)

MOTION: Councilman Marcolese moved move back into open session.

VOTE: The motion passed unanimously, 3-0.

H. UNFINISHED BUSINESS

TIME STAMP 1:05:30

1. Discussion of 2022 Marvin Day Celebration

Derek Durst, Public Facilities Manager, gave an update on the planning process for the 2022 Marvin Day celebration. He stated that Saturday, May 21, 2022, was selected for the event. He briefly spoke on duties delegated to staff and PR&G Board members. Council discussed this item in depth.

I. NEW BUSINESS

TIME STAMP 1:15:10

1. Discussion of Glitter Litter at Marvin Efir Park

Mr. Durst informed the Council that photographers are leaving glitter behind at Marvin Efir Park and that it is hard to clean up. Council discussed this item in depth and agreed to direct staff to draft a policy to ban glitter and to revoke the professional passes of those who violate the new policy.

TIME STAMP 1:19:55

2. Discussion and Consideration of Solid Waste and Recycling Options for Service as Municipal Service AND Direct Manager to Negotiate with Selected Vendor Expected to Award Contract at Next Meeting AND Proceed with Implementing Pro Rated Solid Waste Utility Fee effective July 1, 2021 (See attached documents, Item 1.2., which are included as references in these minutes).

Ms. Amos summarized the three solid waste bids from Active Waste, Waste Connections, and Waste Pro. Council discussed the various services options in depth. They agreed to pursue weekly trash and recycling, Christmas tree collection, annual paint and

oil collection (contingent upon the price), annual electronics collection (contingent upon the allowable weight of electronics), and having the Marvin logo on both the trucks and the trash and recycling cans.

MOTION: Mayor Pro Tem Vandenberg moved to find Active Waste is the most responsive bidder AND direct Manager to negotiate with Active Waste expected to award contract at next meeting AND proceed with implementing prorated solid waste utility fee effective July 1, 2021.

VOTE: The motion passed unanimously, 4-0.

TIME STAMP 2:11:00

3. Consider Resolution to Displace Private Solid Waste Collection Services and Move Forward with Municipal Provided Services

RS-2021-06-XX

**A RESOLUTION TO DISPLACE PRIVATE SOLID WASTE COLLECTION SERVICES
AND MOVE FORWARD WITH MUNICIPAL PROVIDED SERVICES**

WHEREAS, pursuant to NCGS §160A-327, the Village of Marvin published notice of a meeting on January 12, 2021, where proposed changes in solid waste collection were discussed;

WHEREAS, on January 12, 2021, Marvin Village Council voted to move forward with displacement of private solid waste collection services with a final decision within six months and any such municipal provided solid waste services not commencing for a period of 15 months from the date of publication which occurred on December 12, 2020;

WHEREAS, on April 1, 2021, the Village of Marvin and the Town of Weddington issued a Solid Waste Services Request for Proposals (“RFP”);

WHEREAS, there were three (3) proposers that responded to the RFP and Village Council intends to select one of the proposers and enter into an agreement for the provision of municipal provided solid waste collection services; and

WHEREAS, Village Council seeks to take formal action to displace private companies providing private solid waste collection services within the municipal limits in accordance with NCGS §160A-327.

NOW, THEREFORE, BE IT RESOLVED by the Marvin Village Council that:

- (1) Village Council intends to select one of the proposers from the RFP and enter into an agreement for the provision of municipal provided solid waste collection service;
- (2) Village Council hereby displaces private companies from providing private solid waste collection services within the municipal limits with displacement occurring on or about April 1, 2022; and
- (3) Village Staff is instructed and authorized to take actions to facilitate moving forward with municipal provided solid waste services.

Adopted this 8th day of June 2021.

MOTION: Mayor Pro Tem Vandenberg moved to approve the resolution to displace private solid waste collection services and move forward with municipal provided services.

VOTE: The motion passed unanimously, 4-0.

TIME STAMP 2:11:30

4. Discuss and Consider Adoption of Resolution Authorizing Purchase of Furniture Under State Contract

Ms. Amos explained that PMC Commercial Interiors is currently under state contract and that the resolution exempts the three-bid requirement. She noted that this is authorized by both State law and Village policy. (See attached sketch plan and documents, Item H.5., which is included as a reference in these minutes). (See attached furniture selections, Item I.4., which is included as a reference in these minutes).

RS-2021-06-XX

RESOLUTION AUTHORIZING PURCHASE OF FURNITURE UNDER STATE CONTRACT

WHEREAS, the Village of Marvin seeks to purchase Furniture to be used in the new Village Hall Facility currently under construction;

WHEREAS, G.S. ' 143-129(e) provides for an exemption from the public bidding requirements for purchases from contracts established by the State of North Carolina or any agency of the State, if the contractor is willing to extend to a political subdivision of the State the same or more favorable prices, terms, and conditions as established in the State contract;

WHEREAS, Section 4.4 of the Village Purchasing & Procurement Policy allows the Village of Marvin to make purchases from State of North Carolina purchase contracts;

WHEREAS, North Carolina State Contract 420A with PMC Commercial Interiors allows the Village of Marvin to purchase the various furniture as a price not to exceed \$100,000; and

WHEREAS, it will save Village resources to utilize the designated State contract price for the purchase furniture through State Contract 420A without going through a procurement bidding process.

NOW, THEREFORE, the Village Council of the Village of Marvin hereby resolves that the Village Manager or designee is authorized to purchase various furniture under the State purchase contract as set forth herein.

Adopted and Effective this the 8th day of June 2021.

MOTION: Mayor Pro Tem Vandenberg moved to approve the resolution authorizing purchase of furniture under state contract.
VOTE: The motion passed unanimously, 4-0.

MOTION: Mayor Pro Tem Vandenberg moved to approve the furniture selections.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 2:16:40

5. Discussion and Consideration of Sketch Plan for the Estates at Marvin Branch Subdivision *(See attached sketch plan and documents, Item I.5., which is included as a reference in these minutes).*

Mr. Ammanamanchi presented the sketch plan for the Estates at Marvin Branch subdivision which would consist of 16 single-family homes on 28 acres and is proposed in the conservation style. He noted the proposal includes easements to construct trails that would connect to the future extension of the Six Mile Creek Greenway and to the Marvin Creek subdivision. He noted that the PR&G Board recommend approval as submitted. The Planning Board have recommended approval contingent upon keeping existing boulders in place, maintaining the tree buffer, and planting additional trees. Mr. Ammanamanchi briefly recapped the two public input meetings held on May 5, 2021.

Mr. Ammanamanchi then explained the applicants' request to decrease the viewshed on one side of the street to 85 feet due to a substantial hardship. The applicant sites the hardship as the DEQ buffer that extends far beyond the floodplain. Council discussed this request in depth, including past precedent for approving such requests. Mr. Ammanamanchi explained that Elysian Fields was previously approved with the viewshed reduction. He noted that Planning Board voted 3-1 to recommend approval of this request. He noted that opaque screening would be required for the home located at the edge of the proposed 85 feet viewshed. Council noted the unique situation with this property, the existence of a 200ft DEQ buffer on two of the four sides of the property.

MOTION: Mayor Pro Tem Vandenberg moved to approve the sketch plan for the Estates at Marvin Branch Subdivision as presented with the recommendations of the Planning Board: to keep the boulders, to not disturb the trees in the buffer, to plant trees to increase density and around lots with insufficient screening; and to include supplemental screening on lot 16.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 2:52:25

6. Discussion of Post-COVID Meetings

Austin W. Yow, Village Clerk & Assistant to the Manager, explained that once the State and County States of Emergency are rescinded that the Council will automatically revert to their previously established policy on remote participation in meetings. He asked Council for direction on how to facilitate public participation in meetings when things fully return to normal. He recommended switching from Webex to YouTube Live, which would live stream public meetings and save staff time. Council discussed this item in depth and agreed to live stream meetings on YouTube Live once the states of emergency are rescinded.

TIME STAMP 3:03:55

7. Discuss and Consider Appointment of Applicant to the Planning Board for a Term Expiring 3/1/2023

Austin W. Yow explained that there were three applicants for the vacant Planning Board seat. Council briefly discussed the applicants' qualifications. *(See attached application, Item I.7., which is included as a reference in these minutes).*

MOTION: Mayor Pro Tem Vandenberg moved to appoint Kenneth Marino to the Planning Board for a term expiring 3/1/2023.
VOTE: The motion passed unanimously, 4-0.

TIME STAMP 3:07:00

8. Discussion of Coffee with Council Dates (July-September)

Council recapped the previous Coffee with Council and then discussed and selected dates for Coffee with Council events from July through September.

J. OPEN TOPICS

TIME STAMP 3:12:05

Mayor Pollino suggested shifting Council regular meeting earlier to 6pm. Council discussed this proposal and directed Mr. Yow to revise the Village Council meeting schedule and place it on the June 24 work session agenda.

K. AGENDA ITEMS

TIME STAMP 3:14:15

1. Review of Action Items and Ongoing Action Item List

- Ms. Amos will begin negotiations with Active Waste.
- Mr. Yow will revise the Council Meeting Schedule to shift regular meetings from 6:30pm to 6pm.
- Mr. Yow will prepare for post-COVID meetings.
- Mr. Ammanamanchi will place the redline 160D changes on the June 24 work session agenda.
- Mr. Durst will prepare a policy to prohibit and penalize the use of glitter at Marvin Ebird Park, including the revocation of professional access passes.
- Mr. Spencer will draft an ordinance for the waste fee schedule.

Council reviewed the ongoing action item list and made revisions.

TIME STAMP 3:24:20

2. Council Comments

Mayor Pollino: He wished Ms. Amos a happy birthday. He brought up comments from a resident on the great job Ms. Amos is doing. He thanked Staff for their hard work. He encouraged people to be safe now that school is out for summer. He briefly discussed scam texts and emails from persons pretending to be him. He encouraged people to be careful considering these scams.

Councilman Lein: He thanked law enforcement for their hard work. He thanked Council and Staff for their hard work.

Councilman Marcollese: He thanked Staff, especially Mr. Ammanamanchi for his hard work on the form-based code. He wished Ms. Amos a happy birthday.

Councilman Wortman: He thanked Staff for their hard work; he highlighted Mr. Ammanamanchi's work on the form-based code. He thanked our law enforcement officers for working to address speeding on Waxhaw-Marvin Road. He reminded residents to slow down for the sake of everyone's safety.

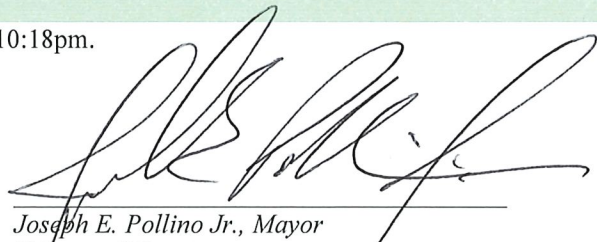
L. ADJOURNMENT

MOTION: Councilman Marcollese moved to adjourn the meeting at 10:18pm.

VOTE: The motion passed unanimously, 4-0

Adopted: 7-13-21





Joseph E. Pollino Jr., Mayor
Village of Marvin



Austin W. Yow
Village Clerk & Assistant to the Manager

PUBLIC HEARING NOTICE

Items E.1.-3.

Please take notice that the Marvin Village Council has called for public hearing to be held on Tuesday, June 8, 2021 at 6:30 pm at Village Hall, 10004 New Town Road, Marvin, NC for the purpose of receiving public comment on the following:

- To consider zoning text changes related to compliance with NCGS §160D and other minor miscellaneous amendments.
- To consider for approval of a Temporary Use Permit (TUP) for 10006 Marvin School Road for a Construction Office Trailer as required per §151.051(B)
- To discuss and consider the Construction Plan of 7-Eleven at Marvin Gardens

The Village of Marvin reserves the right to make amendments to the proposed documents based on information received at the public hearing. Citizens are invited to make written and oral comment. All documents are available for inspection in the Village Clerk's Office by calling the Village Hall at (704) 843-1680.

The Village of Marvin reserves the right to make amendments to the proposed documents based on information received at the public hearings. Citizens are invited to make written and oral comment. Due to the ongoing health crisis, citizens have the right to submit a public comment in written form between the time of the official public notice and 24 hours after the conclusion of the public hearing.

VIRTUAL OPTION: If you would like to attend virtually, please see the Webex information below. To make a public comment at the hearing or to submit a written comment for the record, please contact the Village Clerk by phone at (704) 627-2018 or by email at clerk@marvinnc.gov. All documents are available for inspection in the Village Clerk's Office by calling the Village Hall at (704) 843-1680.

To participate in the hearings virtually, use the information provided below:

For Computer Users Type the URL link:
<https://bit.ly/3wvnjp6>
For Smart Phone Users:
Download the Cisco Webex app, enter the meeting number, your name, email address, and meeting password.
By Phone: Dial 1-415-655-0001 and enter the Meeting Number and Meeting Password.

Meeting number (access code):
142 858 8088
Meeting password: Vom608
(866608 from phones)

The Village of Marvin does not discriminate based on disability. If you need auxiliary aid service or other accommodations to attend or fully participate at the public hearing(s), please contact the Village Clerk by email at clerk@marvinnc.gov or by phone at (704) 843-1680 ext. 102 at least one week in advance so accommodations can be provided.

Austin W. Yow
Clerk, Village of Marvin

May 29, June 5, 2021

Item E.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: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Construction Plan for Marvin Gardens Outparcel 1: 7-Eleven

DATE: June 2, 2021

Background

As part of the Marvin Gardens I-CD, the outparcels shall be developed in strictly defined parameters. In addition to the relevant regulations in the recently amended Development Standards, the conditions of approval in the Ordinance OR-2016-11-01 state a few additional mutually agreed conditions. Both documents are attached to the memo.

As such, 7-Eleven has submitted a proposal to develop on Outparcel 1, where this outparcel is the only allowable location for the Convenience Store/Fuel Sales use. A map showing the parcel is attached.

Planning Staff has determined in the sketch plan phase, after a round of revisions, that the proposal meets all requirements (Specifically, the architecture, landscape, buffer, and signage requirements).

Wayfinding Signs are allowed in general, but require DRB approval, therefore, they would not be approved at this agenda item. The Applicant has submitted revisions, which will need to be considered by the DRB at their June 15 meeting. The Planning Board voted to approve as presented at their May 18, 2021 meeting.

Following the recommendation of approval by the Planning Board and the 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.

Current

Staff recommends Village Council review the construction plan and approve as presented or with modifications, contingent on any revisions required by wayfinding signage modifications and engineer review, and no contrary public comments received within 24 hours of the conclusion of the public hearing, or deliberate at the next meeting if substantial revisions or additional information is required.

SITE CONSTRUCTION PLANS FOR 7-ELEVEN MARVIN NEWTON & PROVIDENCE ROAD MARVIN, NORTH CAROLINA

04/20/2021

SITE DEVELOPMENT SUMMARY:

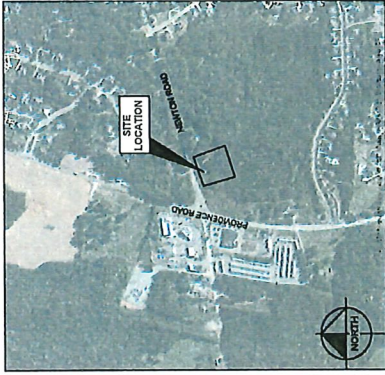
SITE INFORMATION:
 1013 S. PROVIDENCE ROAD
 MARVIN, NC 28173
PARCEL ID NUMBER:
 10130000000000000000
EXISTING LAND USE:
 VACANT
ZONING:
 H-20
PLANNING AREA:
 MARVIN GARDENS
SITE AREA:
 37,807 SF / 0.87 AC
PROJECT DISTURBED AREA:
 41,818 SF / 0.95 AC
EXISTING IMPERVIOUS AREA:
 0.0 SF / 0.07 AC
PROPOSED IMPERVIOUS AREA:
 23,646 SF / 0.54 AC
PROPOSED BUILDING HEIGHT:
 10' 0" 8"
NO. OF STOREYS:
 1 STORY

SETBACKS:
 FRONT: 10 FT
 SIDE: 5 FT
 REAR: 35 FT
SPACING PER 200 SF:
 18 SPACES
PARKING REQUIREMENT:
 18 SPACES
PARKING REQUIRED:
 22 ADJ. PARKING SPACES
PROPOSED PARKING:
 22 TOTAL PARKING SPACES

WATER SUPPLY:
 CONNECTION PROVIDED FROM: 1 1/2 INCH AT SOUTHWEST CORNER OF PROPERTY
SEWER DEMAND:
 CONNECTION PROVIDED FROM: EX. 8 INCH SANITARY SEWER MAIN AT WEST OF SITE

UCWP NOTES:

1. DEMOLITION: THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTIVE AND PROTECTIVE COVERING OF ANY AND ALL EXISTING UTILITIES AND STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. UTILIZATION HAS BEEN MADE BY BENTLEY-HORN THAT EACH LOT SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. IF ANY UTILITIES ARE FOUND TO BE AFFECTED BY THE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. ANY CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. ONLY UCWP PERSONNEL WILL OPERATE THE ACTIVE VALVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



VICINITY MAP:
SCALE: 1" = 1000'

PROJECT CONTACT LIST:

GENERAL CONTRACTOR:
 811
 1311 SOUTH WILKIE DRIVE, BLDG. 100
 CONTACT: JACOB MOSE
 TEL: (864) 325-4071

ENGINEER:
 BENTLEY-HORN AND ASSOCIATES, INC.
 4253 MAIN STREET, SUITE 100
 MARVIN, NC 28173
 CONTACT: JOHN SOUTAR
 TEL: (704) 433-2175

SUBCONTRACTOR:
 TRANSPORTATION
 NORTH CAROLINA DEPT. OF TRANSPORTATION
 425 HAWTHORNE LANE
 RALEIGH, NORTH CAROLINA 27699
 CONTACT: ANDREW SANDER, PLS
 TEL: (754) 376-2185

UTILITY:
 PUBLIC UTILITIES
 507 NORTH MAIN STREET
 CONTACT: JOHN SOUTAR
 TEL: (704) 433-2175

LANDSCAPE ARCHITECT:
 BENTLEY-HORN AND ASSOCIATES, INC.
 4253 MAIN STREET, SUITE 100
 MARVIN, NC 28173
 CONTACT: JOHN SOUTAR
 TEL: (704) 433-2175

ARCHITECT:
 BENTLEY-HORN AND ASSOCIATES, INC.
 4253 MAIN STREET, SUITE 100
 MARVIN, NC 28173
 CONTACT: JOHN SOUTAR
 TEL: (704) 433-2175



BEFORE YOU DIG, CALL MISS UTILITY
 (1-800-552-7001)

REV.	DATE	REVISIONS
1	04/20/2021	1ST SUBMITTAL
2		
3		
4		

RELEASED FOR STAKEOUT

INIT. DATE: _____ FULLY APPROVED
 INIT. DATE: _____ RELEASED ONLY FOR FOLLOWING IMPROVEMENTS

KIMLEY-HORN AND ASSOCIATES, INC.

Sheet Number	Sheet Title
CA001	COVER SHEET
CA002	GENERAL NOTES
SV001	SURVEY
CS001	DEMOLITION AND EROSION & SEDIMENT CONTROL
CS002	DEMOLITION AND EROSION & SEDIMENT CONTROL
CS003	PAVING PLAN
CS004	GRADING AND DRAINAGE PLAN
CS005	PROPOSED DRAINAGE AREA MAP
CS006	PROPOSED INLET DRAINAGE
CS007	UTILITY PLAN
CS008	CONSTRUCTION DETAILS
CS009	CONSTRUCTION DETAILS
CS010	LANDSCAPE PLAN
LP001	PLANTING DETAILS & NOTES
PH001	PHOTOMOUNT
PS001	LISTING SPECIFICATIONS
PS002	LISTING SPECIFICATIONS
PS003	LISTING SPECIFICATIONS

Kimley-Horn
 4253 MAIN STREET, SUITE 100, MARVIN, NC 28173
 PHONE: 757-212-8665 FAX: 757-212-8101
 WWW.KIMLEY-HORN.COM



PROJECT INFORMATION:
 PROJECT: 7-ELEVEN MARVIN
 DATE: 04/20/2021
 SCALE: AS SHOWN
 DRAWN BY: JMS
 CHECKED BY: JMS

COVER SHEET

7-ELEVEN MARVIN
 PREPARED FOR
 VERAD REAL ESTATE, INC.
 NORTH CAROLINA

SHEET NUMBER
CA001

NO.	REVISIONS	DATE	BY

Kimley-Horn
 & ASSOCIATES, INC.
 4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
 PHONE: 757-471-6600 FAX: 757-471-6601
 WWW.KIMLEY-HORN.COM

KIA PROJECT 116678005
 SCALE AS SHOWN
 04/20/2021
 DESIGNED BY DCJ
 CHECKED BY JY
 DRAWN BY JY

**DEMOLITION AND
 EROSION & SEDIMENT CONTROL
 PLAN**

7-ELEVEN MARVIN
 PREPARED FOR
 VERDAD REAL ESTATE,
 INC.
 NORTH CAROLINA

SHEET NUMBER
CE101

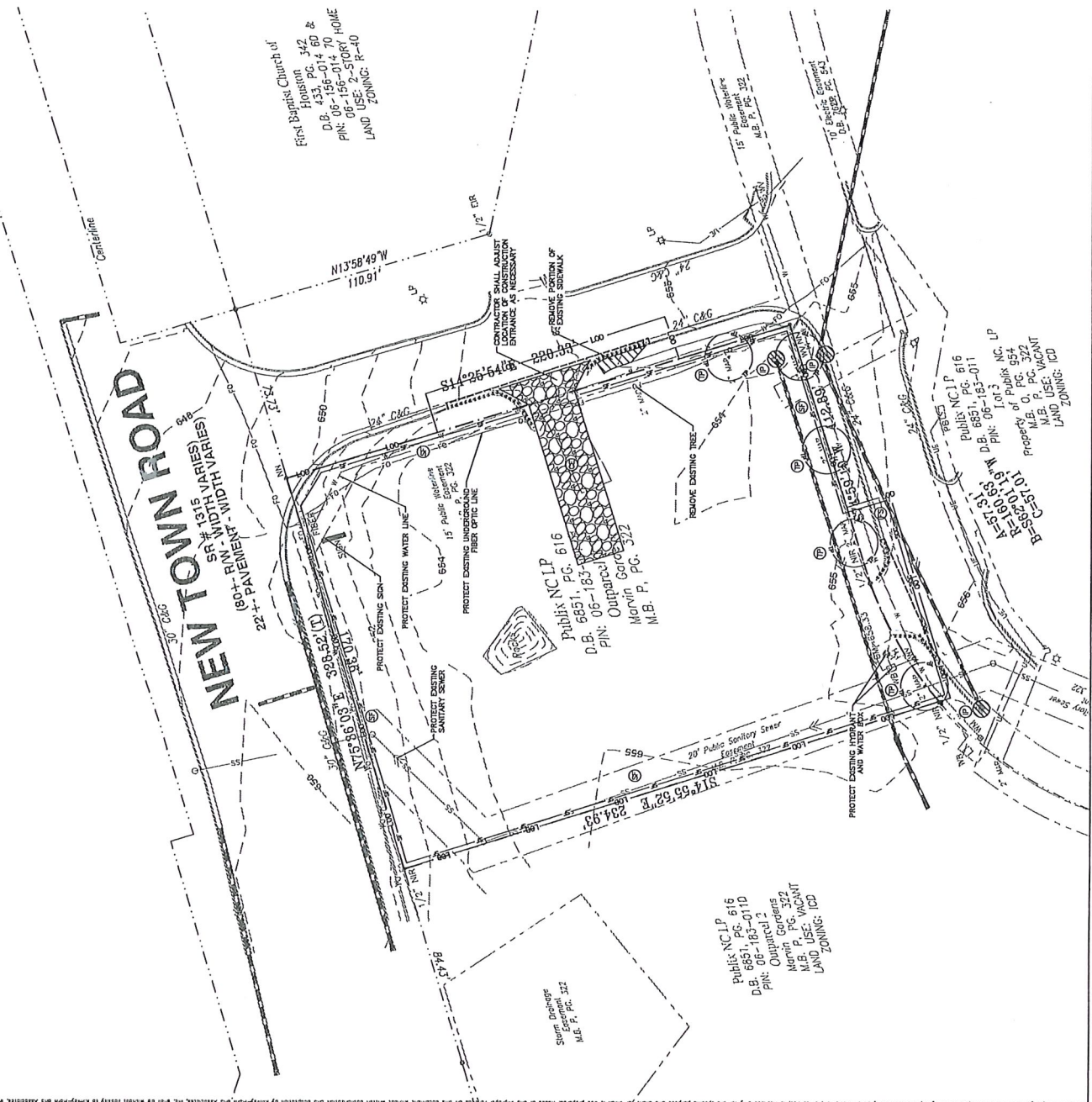
EROSION AND SEDIMENT CONTROL LEGEND

①	SET FENCE
②	FILTER SOCK
③	LIMITS OF DISTURBANCE
④	CONSTRUCTION ENTRANCE
⑤	DILUENT INLET PROTECTION
⑥	SAW CUT LINE
⑦	REMOVE EXISTING CONCRETE SIDEWALK
⑧	TREE PROTECTION FENCE
⑨	REMOVE CURB AND GUTTER

EROSION AND SEDIMENT CONTROL NOTES

1. THE DEMOLITION AND EROSION CONTROL PLAN IS INTENDED TO AND THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
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7. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.

NOTE TO CONTRACTOR:
 THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.



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EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:
 THE SITE IS LOCATED AT 813 SOUTH PROVIDENCE ROAD IN MARVIN, NORTH CAROLINA. THE DEVELOPMENT CONSISTS OF A 3,346 SQ. FT. SEVEN CAR GARAGE AND A FIVE CAR GARAGE. THE PROJECT IS LOCATED ON A PARCEL CONSISTING OF 0.87 ACRES. THE EROSION AND SEDIMENT CONTROL NARRATIVE IS PREPARED IN ACCORDANCE WITH THE FOLLOWING:

EXISTING SITE CONDITIONS:
 THE EXISTING SITE IS VACANT WITH A MAJORITY PREVIOUS COVER. THE SITE IS FLAT WITH AVERAGE SLOPES VARYING FROM 1-3%. GENERALLY, THE SITE DRAINS NORTH WHERE IT IS COLLECTED IN DRAINAGE INLETS ALONG PROVIDENCE ROAD.

ADJACENT AREAS:
 AREAS BEYOND THE PROPERTY LINE THAT WILL BE IMPACTED BY THE LAND DISTURBANCE INCLUDE THE SITE ENTRANCES ON THE EAST AND SOUTH SIDES OF THE PROPERTY. THE ADJACENT AREAS TO THE EAST AND SOUTH ARE CURRENTLY UNDEVELOPED. THE SITE IS LOCATED TO THE SOUTH OF THE SITE EQUIPPED WITH INLET PROTECTION TO FACILITATE IN THE SETTLEMENT OF SEDIMENT AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL NOT BE IMPACTED DURING CONSTRUCTION.

SOILS DESCRIPTION:
 THE SOIL ON SITE IS LISTED AS URBAN LAND. THESE FINDINGS ARE BASED OFF THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) 1:250,000 SCALE SOIL SURVEY OF THE PREDOMINANT SOIL COMPONENTS IS DESCRIBED BELOW.

THE SOIL, MODERATELY SLOPED COMPONENT MAKES UP 85 PERCENT OF THE MAP UNIT. SLOPES ARE 2 TO 15 PERCENT. THIS COMPONENT IS ON INTERLUCK, UPON WHICH THE PARENT MATERIAL CONSISTS OF SURFACE BEDDED CLAY AND SILT CLAY WITH A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT.

THE TYPICAL COMPONENT MAKES UP 15 PERCENT OF THE MAP UNIT. SLOPES ARE 8 TO 15 PERCENT. THIS COMPONENT IS ON INTERLUCK, UPON WHICH THE PARENT MATERIAL CONSISTS OF SURFACE BEDDED CLAY AND SILT CLAY WITH A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT. THE SOIL HAS A MEDIUM TO COARSE SANDY SILT.

THE SOIL DOES NOT MEET HYDRO CRITERIA.

A COPY OF THE USDA SOIL INFORMATION IS INCLUDED IN APPENDIX B.

CRITICAL ZONES:
 THERE ARE NO CRITICAL EROSION ZONES ON THE SITE.

MANAGEMENT STRATEGIES:

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGUN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
3. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED AND PROTECTED.
4. CONTROL PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION CONTROLS WILL BE CLEANED UP AND REMOVED.

PERMANENT STABILIZATION:
 ALL PERMANENT STABILIZATION SHALL BE COMPLETED IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING WILL BE USED TO PREVENT EROSION AND STABILIZATION OF THE SOIL SURFACE. THE SEEDING WILL BE PERMANENTLY SEEDING. THE SEEDING WILL BE PERMANENTLY SEEDING. THE SEEDING WILL BE PERMANENTLY SEEDING.

MAINTENANCE:
 IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY (WITH EVERY SIGNIFICANT RAINFALL (0.5" IN PARTICULAR), AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. WHICH CONSTRUCTION ENTRANCES SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT THE CLEANING OF THE TRAP.
2. WHICH CONSTRUCTION TRAP SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION AND CLEANED OR REPLACED.
3. WHICH SAND AND GRAVEL CHECK BARRIERS SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DECOMPOSITION OF THE FABRIC.
4. WHICH CONSTRUCTION TRAP SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION AND CLEANED OR REPLACED.
5. WHICH CONSTRUCTION TRAP SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION AND CLEANED OR REPLACED.
6. WHICH CONSTRUCTION TRAP SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION AND CLEANED OR REPLACED.

EROSION AND SEDIMENT CONTROL MEASURES:
 THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES ARE INCLUDED IN THE SITE DESIGN. ALL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (2009).

— CONSTRUCTION DISTURBANCE.
 A GRAVEL CONSTRUCTION ENTRANCE IS PROPOSED TO ENSURE REMOVAL OF SEDIMENT FROM CONSTRUCTION VEHICLES LEAVING THE SITE AT THE PROPOSED SITE ENTRANCES. THE PURPOSE OF THE CONSTRUCTION ENTRANCE IS TO PREVENT AND DISPERSE SEDIMENT BEING TRACKED ONTO THE SURFACE OF ADJACENT STREETS. IT IS TO BE CONSTRUCTED AND MAINTAINED PER TABLE STANDARDS.

— SILT FENCING.
 SILT FENCING IS INCLUDED AROUND THE PERIMETER OF THE SITE DURING CONSTRUCTION AS A MEANS OF PREVENTING SEDIMENT FROM LEAVING THE SITE.

— INLET PROTECTION.
 INLET PROTECTION IS INCLUDED ON ALL EXISTING INLETS IMMEDIATELY SURROUNDING THE SITE TO MINIMIZE THE POSSIBILITY OF SEDIMENT ENTERING INTO THE EXISTING STORM SEWER SYSTEM DURING CONSTRUCTION. INLET PROTECTION SHALL BE INSTALLED ON ALL PROPOSED INLETS AS THEY ARE INSTALLED.

— SEEDING.
 ALL AREAS THAT HAVE NOT REACHED FINAL GRADE AND WILL BE LEFT DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR WILL BE SEEDING WITH FAST GERMINATING TURFGRASS TO PREVENT IMMEDIATELY FOLLOWING GRADING.

— PERMANENT SEEDING/SEEDING/FERTILIZATION.
 ALL OFF-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDING IMMEDIATELY FOLLOWING GRADING. PERMANENT SEEDING AND FERTILIZATION SHALL BE PERFORMED IMMEDIATELY FOLLOWING GRADING. PERMANENT SEEDING AND FERTILIZATION SHALL BE PERFORMED IMMEDIATELY FOLLOWING GRADING.

AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDING AND FERTILIZED IMMEDIATELY FOLLOWING GRADING.

SEQUENCE OF CONSTRUCTION

1. OBTAIN NECESSARY PERMITS BEFORE THE START OF CONSTRUCTION.
2. HOLD AN APPROPRIATELY ATTENDED UTILITY INSPECTOR PRIOR TO THE BEGINNING OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING.
3. INSTALL CONSTRUCTION ENTRANCE.
4. INSTALL SILT FENCE AND FIELD MARKS.
5. BEGIN CONSTRUCTION OF EXISTING FENCED, VEGETATION, ETC. AND PREPARE BUILDING PAD. MAINTAIN EXISTING DITCH FOR OFFSITE STORM SEWER.
6. RAISE GRADE OF THE SITE.
7. STABILIZATION SHALL BE INSTALLED AS SOON AS POSSIBLE FOR A PERIOD OF FOURTEEN (14) DAYS OR LONGER SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY CEASES IN THESE AREAS. TEMPORARY SEEDING STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS OF INITIATION.
8. CONTRACTOR TO INSTALL WATER, SANITARY SEWER, STORM SEWER, STORMWATER MANAGEMENT FACILITIES AND ALL UNDERGROUND UTILITY LINES.
9. INSTALLED INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS PLACED.
10. PROMPTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
11. INSTALL SWALE, ENHANCES, CURB AND GUTTER, AND ANY OTHER IMPROVEMENTS DETAILED ON THE SITE PLAN WITHIN THE PERMANENTLY STABILIZED.
12. PREPARE THE SITE FOR PAVING AND INSTALL CURB AND GUTTER.
13. PAVE THE SITE.
14. PLACE THE TOP SOIL LAYER ON ALL LANDSCAPE AREAS FOR 60 MILLS ALL EXPOSED AREAS.
15. PERFORM ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED.

No.	REVISIONS	DATE	BY



PAVING PLAN

ORDER BY: JY
DRAWN BY: AJM
CHECKED BY: DCO
SCALE: AS SHOWN
DATE: 04/20/2021
RHA PROJECT: 116578005

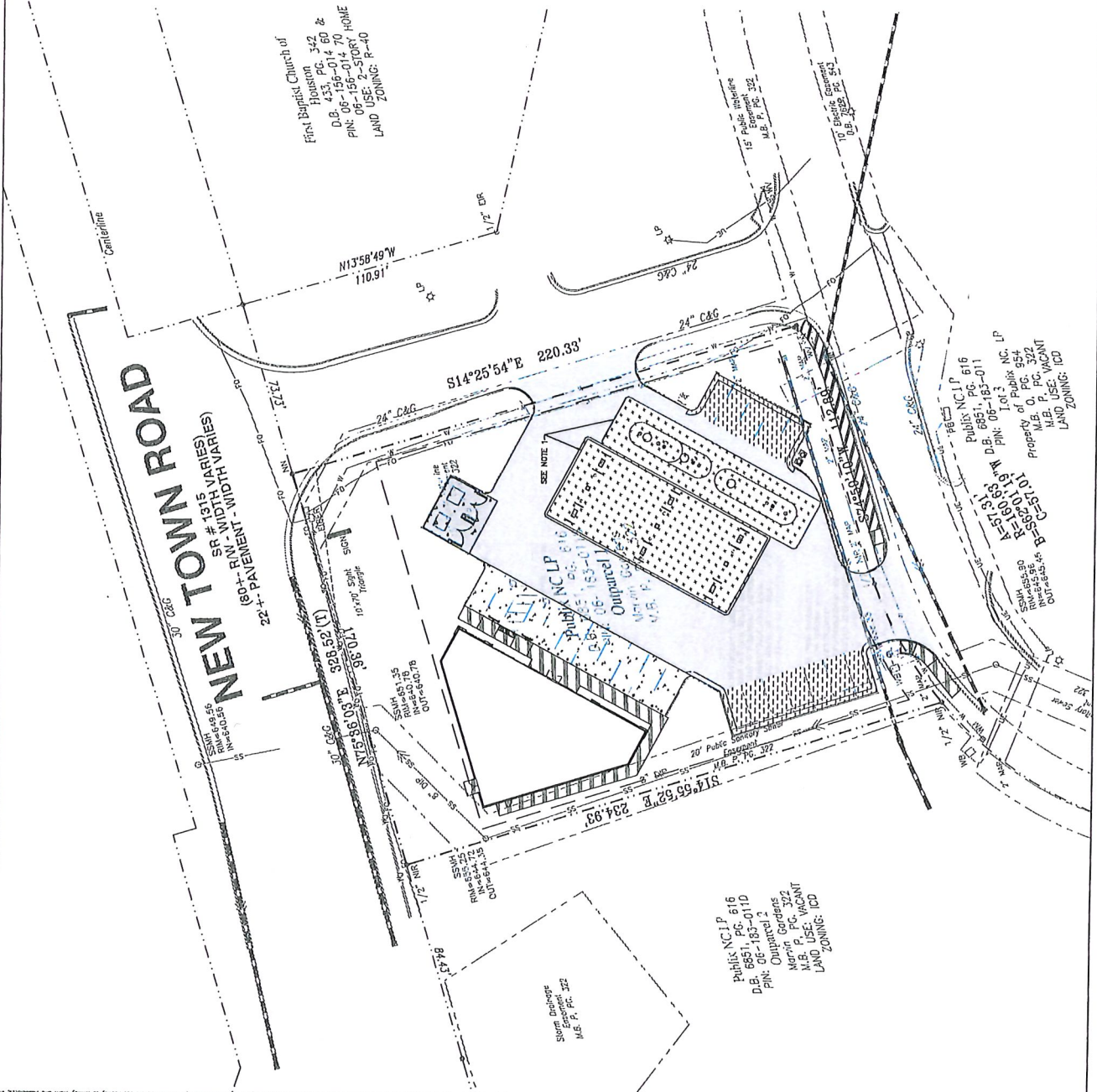
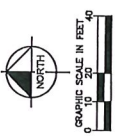


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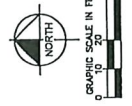
PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- 1.5" SURFACE COURSE - 5% BLUR
- 1.5" INTERMEDIATE BASE COURSE
- 1.5" SUBGRADE
- 1.5" STABLE SUBGRADE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF 12" BELOW DESIGN SURFACE E.L.
- STANDARD DUTY CONCRETE PAVEMENT (PARKING STALLS)
- 2.0" PORTLAND CEMENT CONCRETE
- 1.5" INTERMEDIATE BASE COURSE - 4,000 PSI
- 1.5" SUBGRADE
- 1.5" STABLE SUBGRADE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF 12" BELOW DESIGN SURFACE E.L.
- LIGHT DUTY ASPHALT PAVEMENT
- 2" ASPHALTIC CONCRETE
- 1.5" INTERMEDIATE BASE COURSE
- 1.5" SUBGRADE
- 1.5" STABLE SUBGRADE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF 12" BELOW DESIGN SURFACE E.L.
- HEAVY DUTY CONCRETE PAVEMENT (SUMMERSTADT)
- 2.0" PORTLAND CEMENT CONCRETE
- 1.5" INTERMEDIATE BASE COURSE
- 1.5" SUBGRADE
- 1.5" STABLE SUBGRADE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF 12" BELOW DESIGN SURFACE E.L.
- CONCRETE SIDEWALK
- 1.5" PORTLAND CEMENT CONCRETE (MIN. COMPRESSIVE STRENGTH = 4,000 PSI)
- 1.5" INTERMEDIATE BASE COURSE
- 1.5" SUBGRADE
- 1.5" STABLE SUBGRADE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MAXIMUM DRY DENSITY TO A DEPTH OF 12" BELOW DESIGN SURFACE E.L.
- CANDEY AND UNDERGROUND TANK PAVEMENT
- SEE NOTE 1, THIS SHEET

PAVING NOTES
1. REFER TO FUELING PLAN FOR CANOPY AND UNDERGROUND TANK PAVEMENT SECTION.



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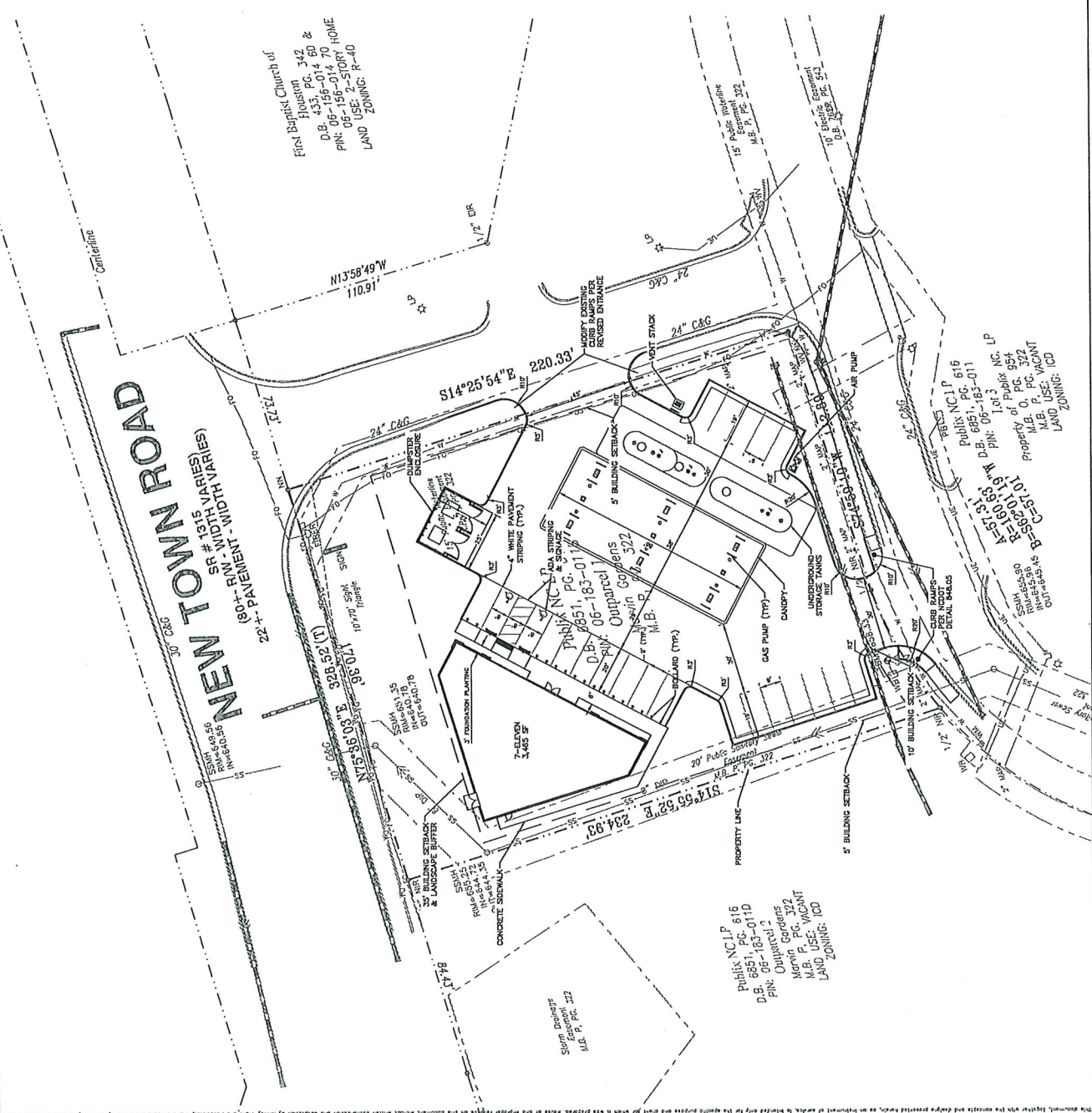


SITE PLAN LEGEND

STANDARD 8" CURB
 STANDARD 30" CURB AND CUTTER

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE CROSS SECTIONS OF PLANS FOR SITE DETAILS.
3. SEE CROSS SECTIONS OF PLANS FOR TYPICAL PAVEMENT SECTIONS.
4. SEE BUILDING PLAN SET FOR EXACT DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING.
5. SEE PROTECTIVE PLAN ON SHEET PRIOR FOR SITE LIGHTING.
6. SEE PROTECTIVE PLAN ON SHEET PRIOR FOR UNDERDRAINAGE, MANHOLES, PUMP DISPENSERS, VENT ROOF STACK, ETC.
7. SEE SERVICE PLAN FOR MONUMENT SIGN.



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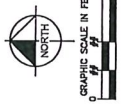
GRADING AND
DRAINAGE PLAN

11678005
DATE
04/20/2021
SCALE AS SHOWN
DESIGNED BY DCB
CHECKED BY JT
RMA PROJECT



Kimley-Horn
4535 WAIN STREET SUITE 1000 WAXAHACH, VA 23042
PHONE: 757-213-4000 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



GRADING AND DRAINAGE PLAN LEGEND

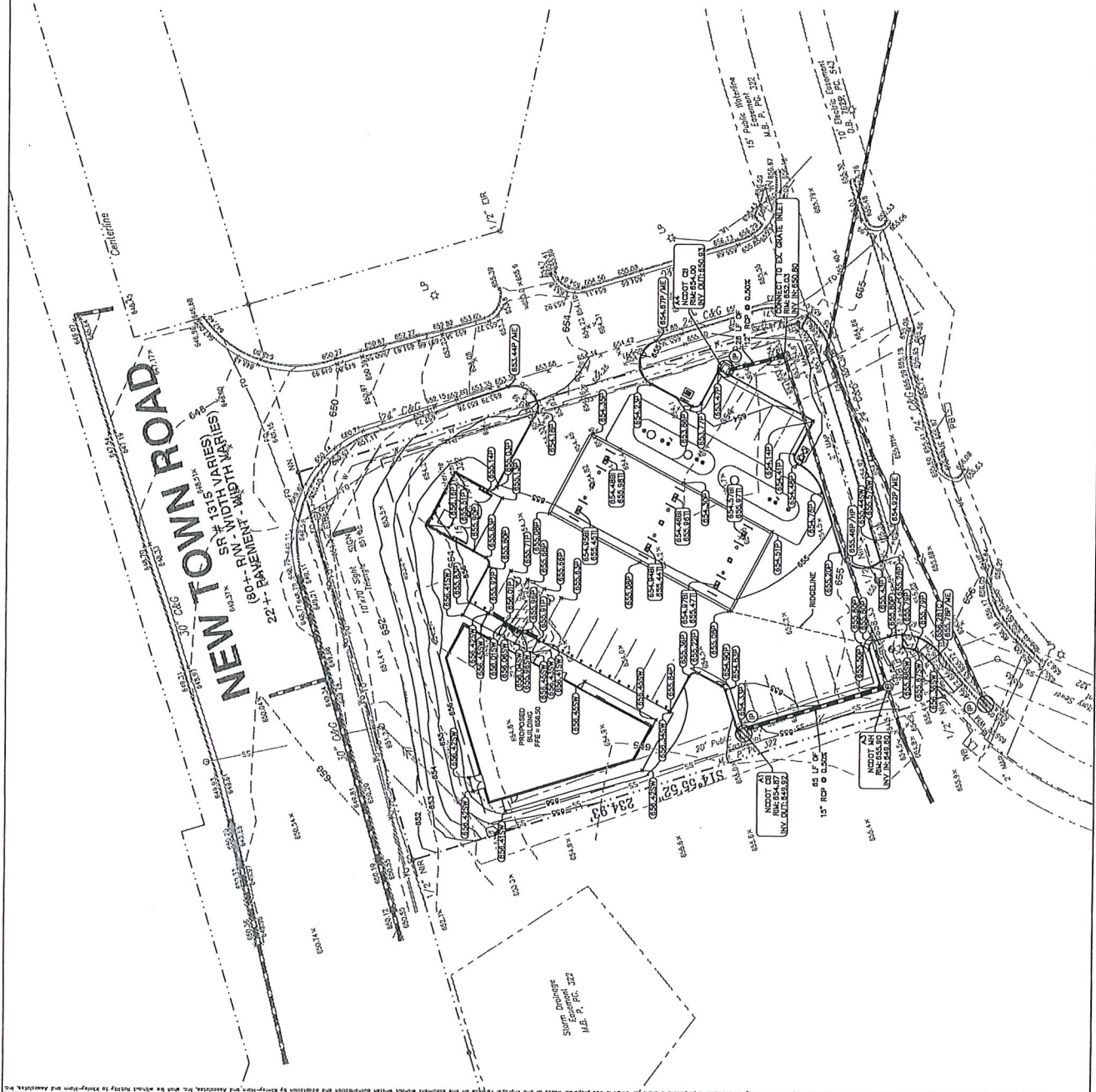
	INLET PROTECTION
	CATCH BASIN
	MANHOLE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PAVEMENT ELEVATION
	FLOODLINE ELEVATION
	TOP OF CURB ELEVATION
	HIGH POINT ELEVATION
	FINISHED FLOOR ELEVATION
	MATCH EXISTING ELEVATION
	GROUND ELEVATION
	SIDEWALK ELEVATION
	BOTTOM OF ISLAND ELEVATION
	TOP OF ISLAND ELEVATION
	INVERT ELEVATION

GRADING AND DRAINAGE PLAN NOTES

- ADA ACCESSIBLE SPACES SHALL BE MAXIMUM 1:5% SLOPE IN ALL DIRECTIONS.
- ALL PROPOSED SIDEWALKS AROUND THE BUILDING AND ALONG THE PROPERTY FRONTAGES SHALL HAVE A MAXIMUM 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF CHAMBER TO CENTER OF CHAMBER.
- CONTRACTOR TO VERIFY DEPTH OF EXISTING UNDERGROUND UTILITIES AND NOTIFY KIMLEY-HORN IF ANY CONFLICTS EXIST.
- ALL CLEANSOUTS ARE TO BE TRAFFIC RATED.

DRAINAGE NARRATIVE

THE EXISTING DRAINAGE SYSTEMS ARE 8" AND 12" DIAMETER INLETS ON THE NORTH-SIDE OF THE SITE NEAR PROMISE ROAD AND 12" DIAMETER INLETS ON THE SOUTH-SIDE OF THE SITE NEAR PROMISE ROAD. THE EXISTING DRAINAGE SYSTEMS REQUIRE ANALYSIS OF STORMWATER QUALITY AND QUANTITY PER NORTH CAROLINA AND STATE REGULATIONS DUE TO THE SITE BEING IN THE MARVIN GARDENS MASTER PLAN. THE PROPOSED DRAINAGE SYSTEMS ARE 12" AND 18" DIAMETER INLETS AND 12" AND 18" DIAMETER PIPES. THE PROPOSED DRAINAGE SYSTEMS ARE 12" AND 18" DIAMETER INLETS AND 12" AND 18" DIAMETER PIPES. THE PROPOSED DRAINAGE SYSTEMS ARE 12" AND 18" DIAMETER INLETS AND 12" AND 18" DIAMETER PIPES. THE PROPOSED DRAINAGE SYSTEMS ARE 12" AND 18" DIAMETER INLETS AND 12" AND 18" DIAMETER PIPES.



Field Grading, Retention, Sheet 5117-11 North Carolina Grading and Drainage Plan, April 20, 2021, 05:20:28pm, K:\VIA_C\11678005 - 7-11 North Carolina Grading and Drainage Plan - Grading and Drainage Plans - 11678005.dwg, Project: 11678005, Date: 04/20/2021, Scale: As Shown, Designer: DCB, Checker: JT, Project: RMA

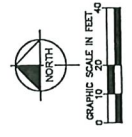
EXISTING DRAINAGE AREA MAP



KHA PROJECT
 11673005
 DATE
 04/20/2021
 SCALE AS SHOWN
 DESIGNED BY JCD
 DRAWN BY JY
 CHECKED BY

Kimley-Horn
 3021 KIMLEY-HORN AND ASSOCIATES, INC.
 1433 MAIN STREET, SUITE 1000, WYOMING, NC 28442
 PHONE: 703-213-4400 FAX: 703-213-5001
 WWW.KIMLEY-HORN.COM

REVISIONS	DATE	BY

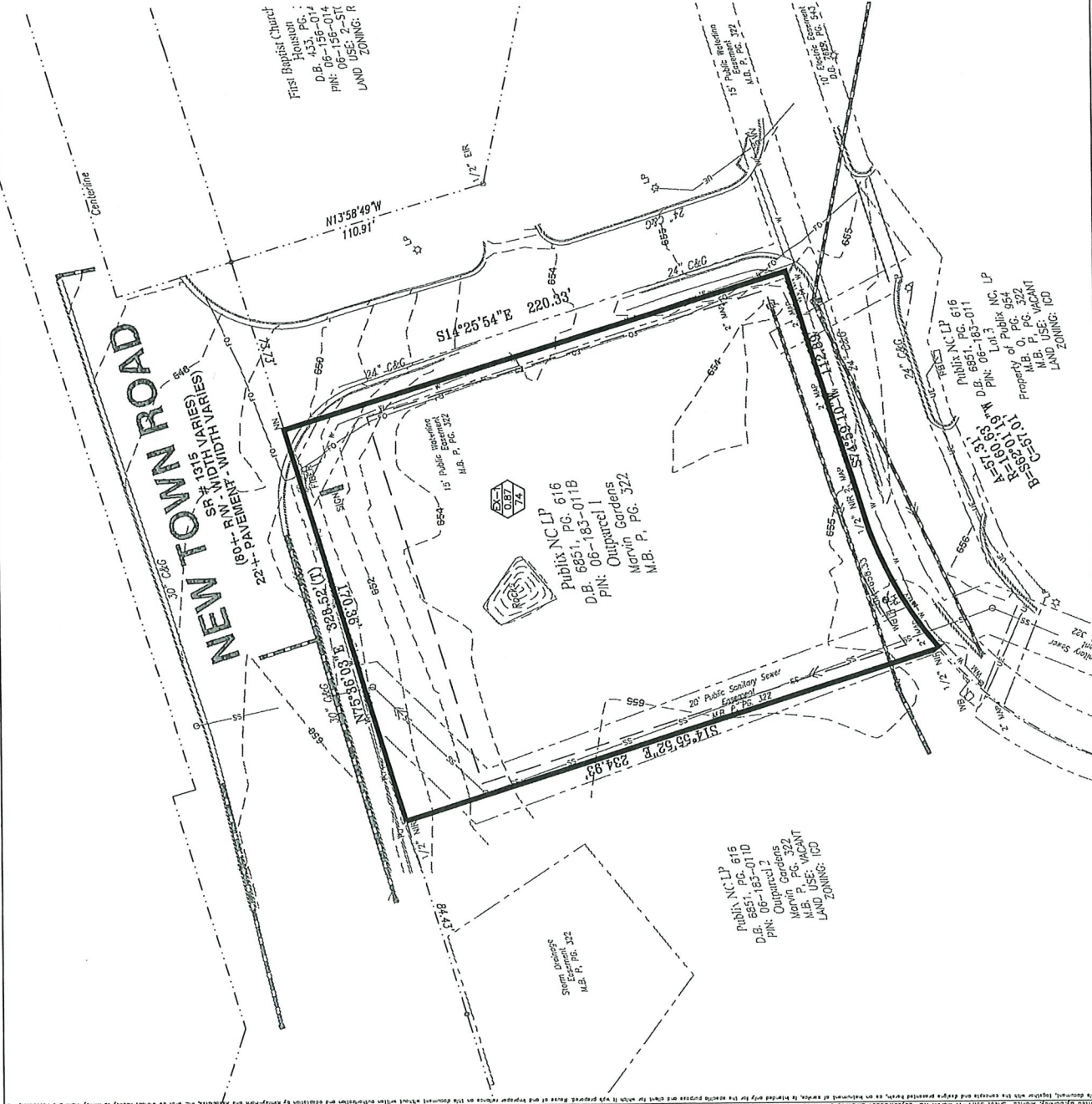


EXISTING DRAINAGE AREA SUMMARY

DRAINAGE AREA ID	OVERALL AREA (AC)	TC (MIN)	CN
EX-1	0.87	5	74
PERVIOUS	0.87		74
IMPERVIOUS	0		98

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA
- DRAINAGE AREA NAME
- CONTRIBUTING DRAINAGE AREA (AC)
- CURVE NUMBER



This document, together with the concepts and design presented herein, is prepared for the specific project and site only. It is not to be used for any other project or site without the written consent of Kimley-Horn and Associates, Inc. The client hereby represents and warrants that they are the owner of the property and are entitled to the use of this information.

NO.	REVISIONS	DATE	BY

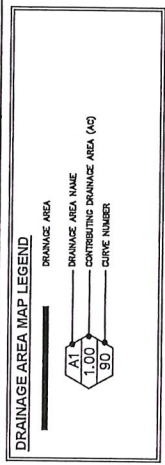
Kimley **Horn**
 4523 MAIN STREET, SUITE 1000, WASHINGTON, NC 27682
 PHONE: 737-212-8800 FAX: 737-212-8601
 WWW.KIMLEY-HORN.COM

KHA PROJECT 116878005
 DATE 04/20/2021
 DESIGNED BY DCD
 CHECKED BY JY
 DRAWN BY JY

PROPOSED DRAINAGE AREA MAP

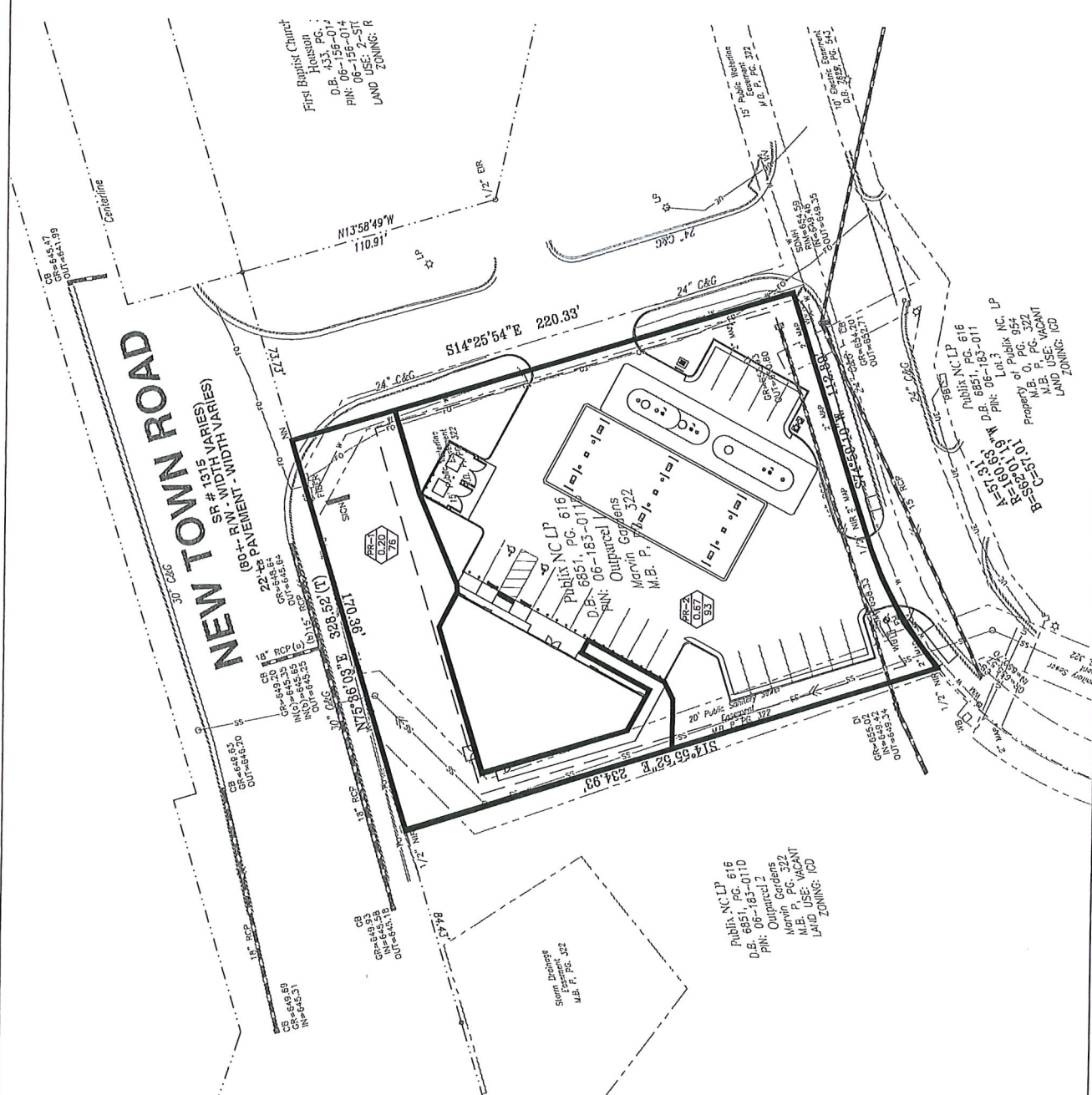
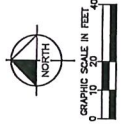
7-ELEVEN MARVIN
 PREPARED FOR
 VERDAD REAL ESTATE, INC.
 NORTH CAROLINA

SHEET NUMBER
 CG202



PROPOSED DRAINAGE AREA SUMMARY

DRAINAGE AREA ID	OVERALL AREA (AC)	TC (MIN)	CN
PR-1	0.2	5	76
PERVIOUS	0.18		74
IMPERVIOUS	0.02		98
PR-2	0.67	5	62
PERVIOUS	0.14		74
IMPERVIOUS	0.53		98
TOTAL	0.87		



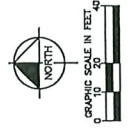
Plotted by: [Name], Date: [Date]. This drawing is the property of Kimley-Horn and Associates, Inc. and is not to be used for any other project without the written consent of Kimley-Horn and Associates, Inc. All rights reserved.

PROPOSED INLET
DRAINAGE

KIMLEY-HORN AND ASSOCIATES, INC.
433 MAIN STREET, SUITE 1000, HARRISBURG, VA 23102
PHONE: 757-213-6400 FAX: 757-213-8101
WWW.KIMLEY-HORN.COM

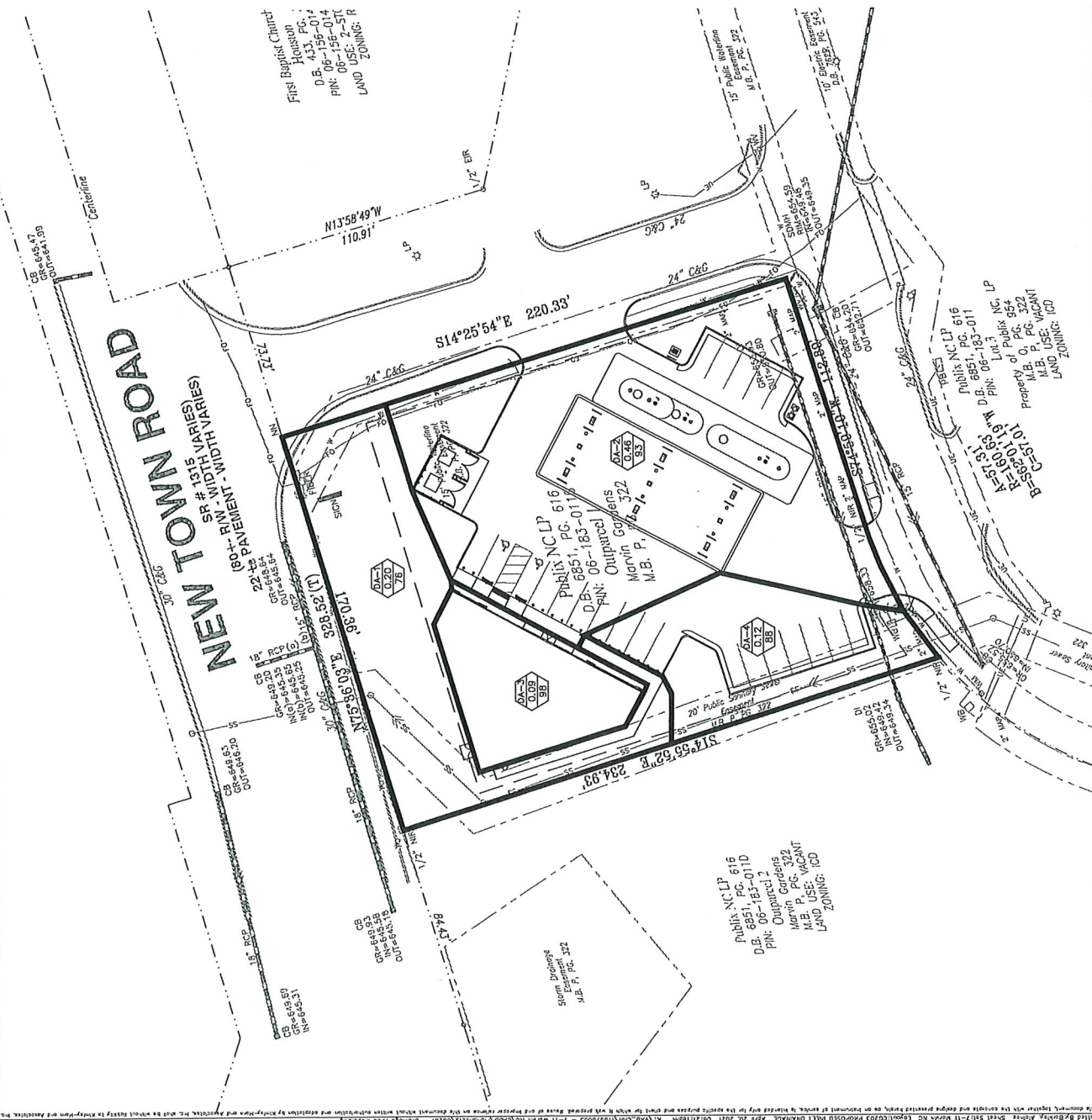
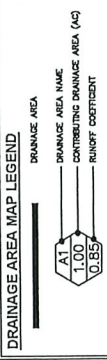


Kimley-Horn



PROPOSED INLET DRAINAGE AREA SUMMARY

OVERALL DRAINAGE AREA ID	AREA (SQ FT)	TC (MIN)	C
PERVIOUS	0.02	5	74
PERVIOUS	0.03	5	74
IMPERVIOUS	0.04	5	85
PERVIOUS	0.01	5	74
IMPERVIOUS	0.03	5	85
PERVIOUS	0	5	74
IMPERVIOUS	0	5	85
DMA	0.02	5	85
PERVIOUS	0.05	5	74
IMPERVIOUS	0.07	5	85
TOTAL	0.07		



This document, together with the exhibits and design protocols herein, are prepared for the project and are not to be used for any other project without the express written consent of Kimley-Horn and Associates, Inc. The design is based on the information provided to Kimley-Horn and Associates, Inc. and is not a warranty of performance or prediction of results. Kimley-Horn and Associates, Inc. is not responsible for any errors or omissions in this document. Kimley-Horn and Associates, Inc. is not responsible for any errors or omissions in this document. Kimley-Horn and Associates, Inc. is not responsible for any errors or omissions in this document.

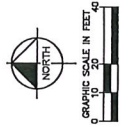
No.	REVISIONS	DATE	BY

Kimley-Horn
 4525 MAIN STREET, SUITE 1000, WINDHAM BEACH, VA 23142
 PHONE: 757-213-8808 FAX: 757-213-8601
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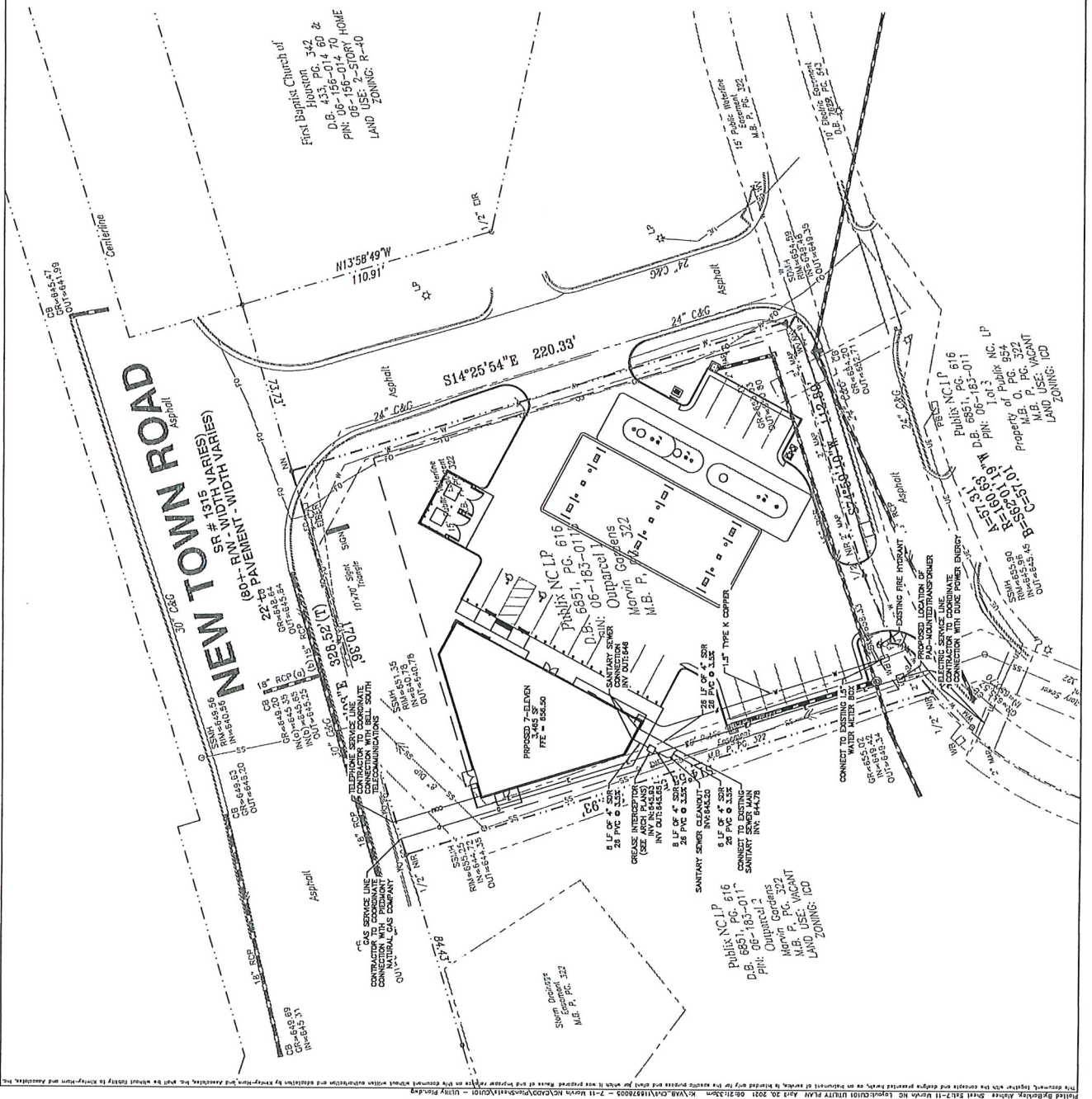
NOA PROJECT
 116878093
 DATE
 04/20/2021
 SCALE 5/8 SHOWN
 DESIGNED BY DCB
 DRAWN BY AMB
 CHECKED BY JY

7-ELEVEN MARVIN
 PREPARED FOR
 VERDAP REAL ESTATE, INC.
 NORTH CAROLINA



UTILITY PLAN NOTES

1. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL SANITARY SERVICE CLEANOUTS ARE TO BE TRAFFIC RATED.
3. ALL CONDUITS SHALL BE INSTALLED WITH TRACER WIRE AND SHALL BE INSTALLED AT START OF CONSTRUCTION AND NOT BY KIMLEY-HORN TO VERIFY ACCURATE.
4. ALL NEW UTILITIES AND NO CONFLICTS EXIST. ALL NEW ABOVE GROUND UTILITIES SHALL BE INSTALLED UNDERGROUND. NO NEW ABOVE GROUND UTILITIES ARE PERMITTED.
5. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED AS SHOWN ON EXISTING.
6. REFER TO SHEET 01 FOR NOTES REGARDING ABANDONMENT OF EXISTING.
7. ALL PUBLIC UTILITY IMPROVEMENTS MUST BE INSPECTED BY THE COUNTY PRIOR TO BEING OPENED TO THE PUBLIC.
8. ALL PUBLIC UTILITY IMPROVEMENTS TO THE PUBLIC UTILITIES DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE COUNTY'S WATER OR SEWER LINES.



GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes		7	None
(b) High Quality Water (HQW) Zones		7	None
(c) Slopes steeper than 3:1		7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
(d) Slopes 3:1 to 4:1		14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 ditches, perimeter slopes and HQW Zones
(e) Areas with slopes flatter than 4:1		14	-10 days for Falls Lake Watershed -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbance activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roller erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Roller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers. Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

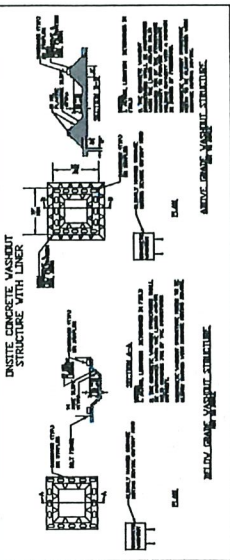
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide elevation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove sludge from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, silt bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19



E&S DETAILS

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING
1. Occurrences that must be reported
Permittees shall report the following occurrences:
(a) Visible sediment deposition in a stream or wetland.
(b) Oil spills if:
• They are 25 gallons or more,
• They are less than 25 gallons but cannot be cleaned up within 24 hours,
• They cause sheen on surface waters (regardless of volume), or
• They are within 100 feet of surface waters (regardless of volume).
(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 149-215.85.

(b) Anticipated bypasses and unanticipated bypasses.
(c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframe and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response Personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> Within 24 hours: an oral or electronic notification. Within 7 calendar days: a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and hazardous substances per item 1(b)(c) above	<ul style="list-style-type: none"> Within 24 hours: an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	<ul style="list-style-type: none"> A report at least ten days before the date of the bypass. If possible, the report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(i)(7))	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(i)(6)). Permittee staff may waive the requirement for a written report on a case-by-case basis.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING
1. E&S Plan Documentation
The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&S Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S Plan.	Initial and date each E&S Measure on a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the initial installation of the E&S Measures or if the E&S Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S Plan.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S Measures.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation
In addition to the E&S Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:
(a) This general permit as well as the certificate of coverage, after it is received.
(b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-storable records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
(c) All data used to complete the Notice of Intent and other inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

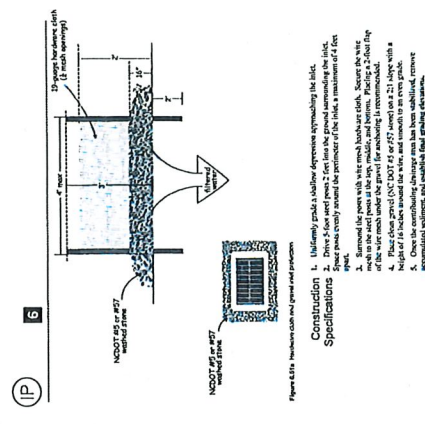
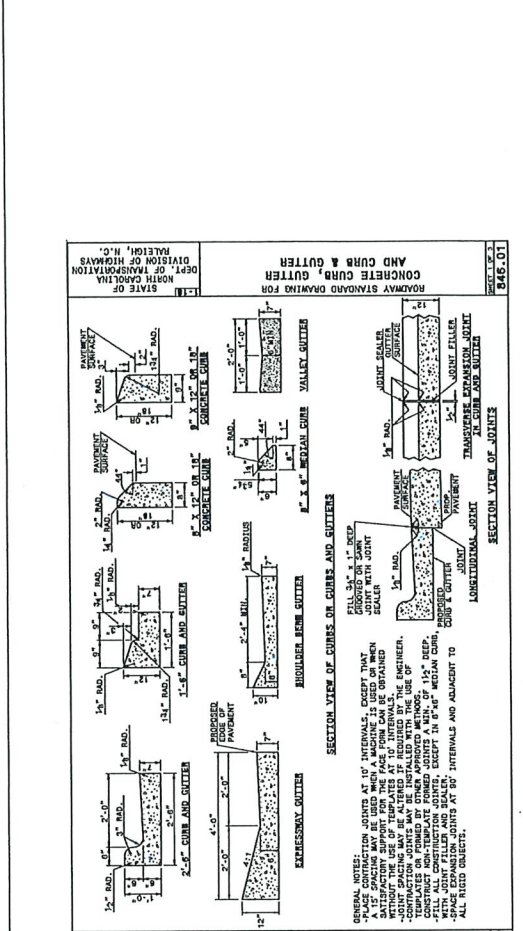
**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the site may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, the permittee shall make observations as soon as available, record the cumulative rain measurement for those extended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device "zero."
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating 5. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (PODs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfall inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evident flooding or suspended solids or discoloration, 5. Indication of visible sediment leaving the site.
(4) Reimburse of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Reimbursement of signage outside site limits, then a record of the following: a. Description, evidence, and date of corrective actions taken, and within 24 hours. b. Actions taken to clean up or stabilize the sediment that has left the site limits. c. Description, evidence, and date of corrective actions taken, and within 24 hours. d. Reimbursement as to the actions taken to control future releases.
(5) Streams or wetlands onsite or office (not accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Date and time of the inspection, 2. Name of the person performing the inspection, 3. Regional Office per Part III, Section C, item (2)(a) of this permit of this permit. 4. Description, evidence, and date of corrective actions taken, and within 24 hours.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (stabilization of perimeter E&S discharge facilities and stabilization of all hard-stands activity, construction or re-development permanent ground cover). 2. Documentation that the required ground stabilization measures were performed within the required timeframe or an occurrence that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.





Practice Standards and Specifications

DEFINITION: A temporary structure of wire mesh hardware cloth, slab metal, and punch plates, used to prevent runoff from eroding soil, gravel, sand, silt, and other debris from a construction site during precipitation. This practice allows early use of the storm drain system.

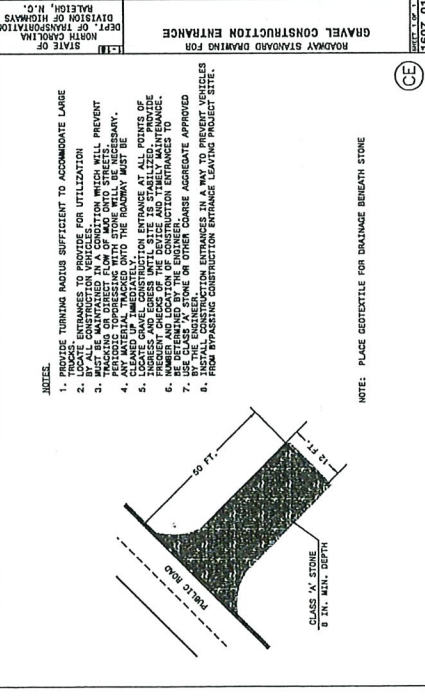
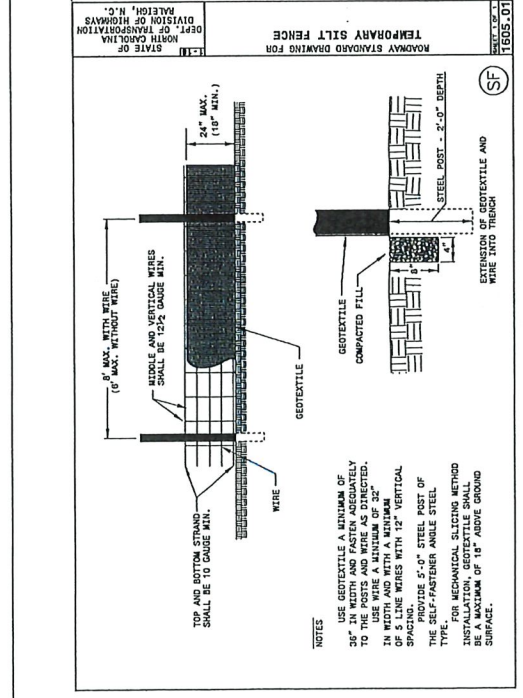
PURPOSE: To prevent erosion of earth banks or steep slopes when the flow is left to the natural channel of the stream. This practice also allows early use of the storm drain system.

DESIGN CRITERIA: Ensure that debris from the site will not exceed 1000 yds³ per ft² per day. For protecting the water runoff from the site, the structure shall be constructed of 1/2\"/>

CONSTRUCTION SPECIFICATIONS:

1. Uniformly grade a shallow apron extending the full length of the structure.
2. Drive 5-foot post into the ground at the center of the hole, a minimum of 10 feet apart.
3. Remove the gravel in the mesh hardware cloth. Spread the hole.
4. Place a 2-foot post (2\"/>

MAINTENANCE: Inspect daily at least weekly and after each significant (1/2\"/>



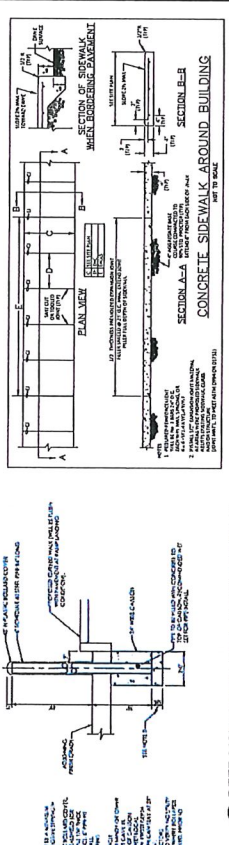
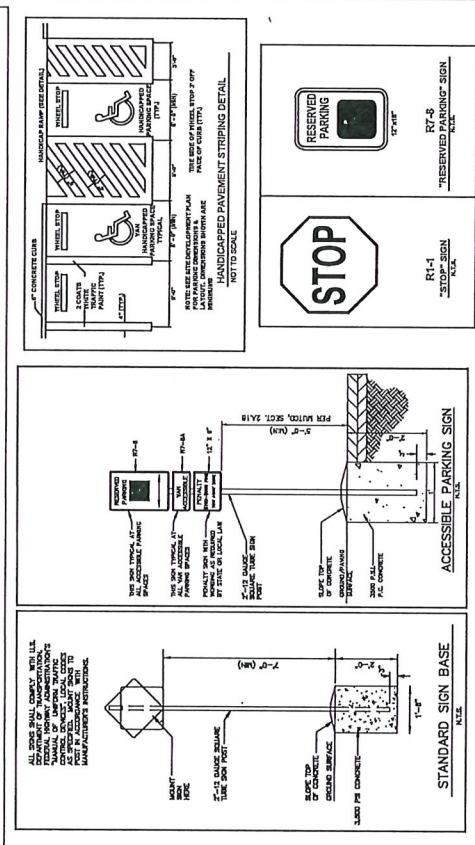
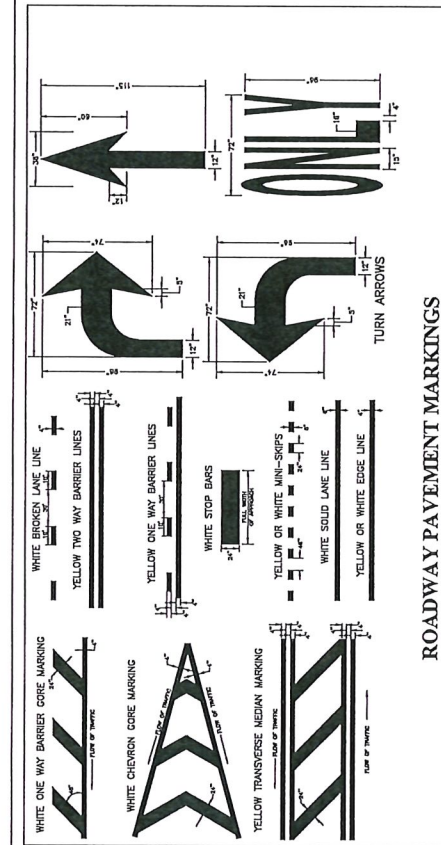
NO.	REVISIONS	DATE	BY

Kimley-Horn
 & Associates, Inc.
 4325 MAIN STREET, SUITE 1000, WARRAHEAD, VA 22642
 PHONE: 703-213-8000 FAX: 703-213-8010
 WWW.KIMLEY-HORN.COM



CONSTRUCTION DETAILS
 SCALE AS SHOWN
 DATE 04/20/2021
 116678005
 RHA PROJECT
 DRAWN BY: JY
 CHECKED BY: JY
 7-ELEVEN MARVIN
 NORTH CAROLINA

7-ELEVEN MARVIN
 PREPARED FOR
 VERDAD REAL ESTATE, INC.
 SHEET NUMBER
 CS504

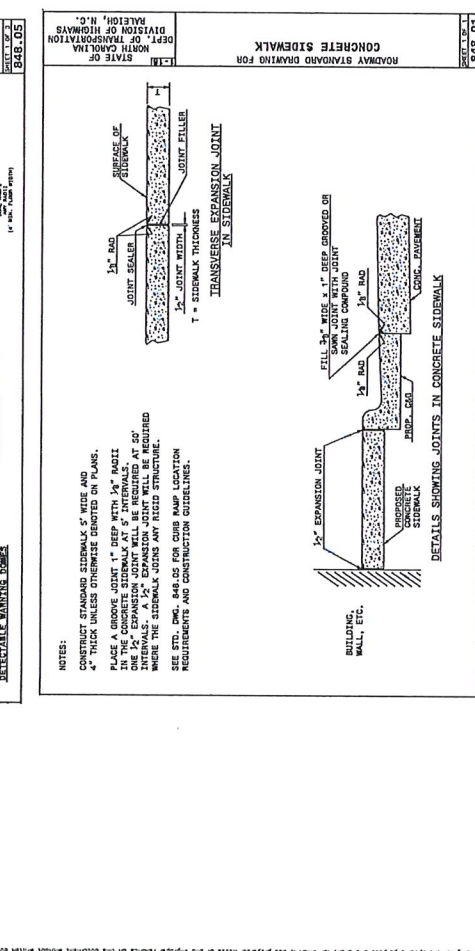
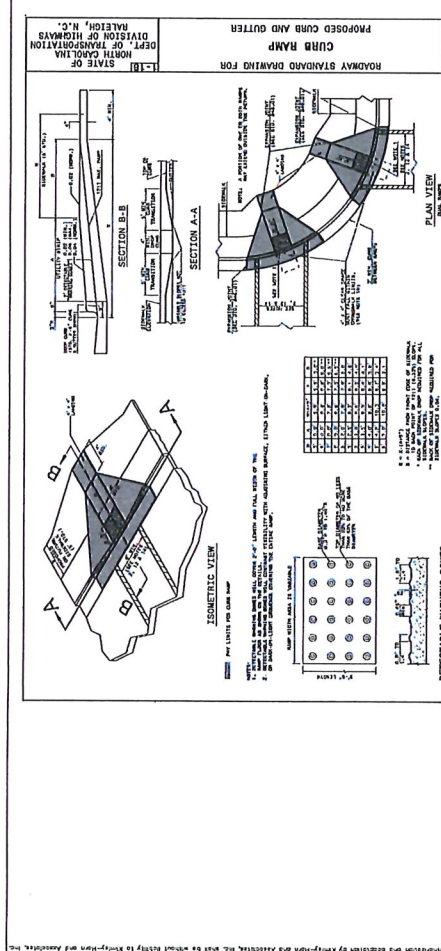


CONCRETE SIDEWALK AROUND BUILDING

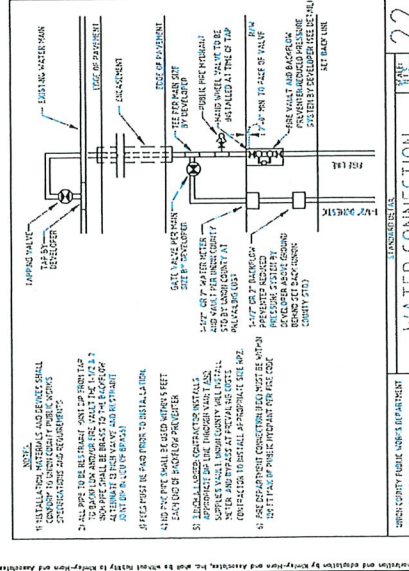
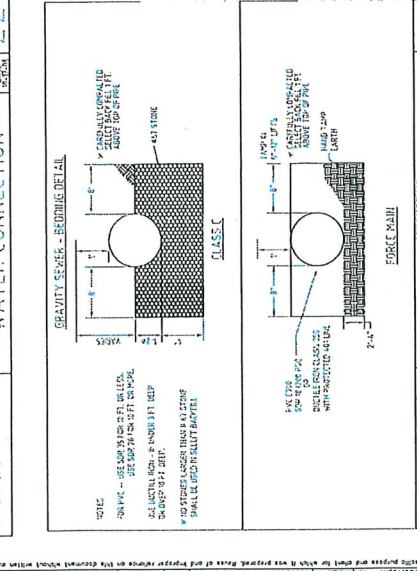
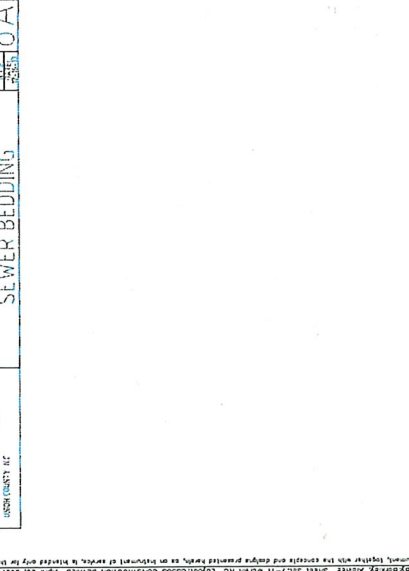
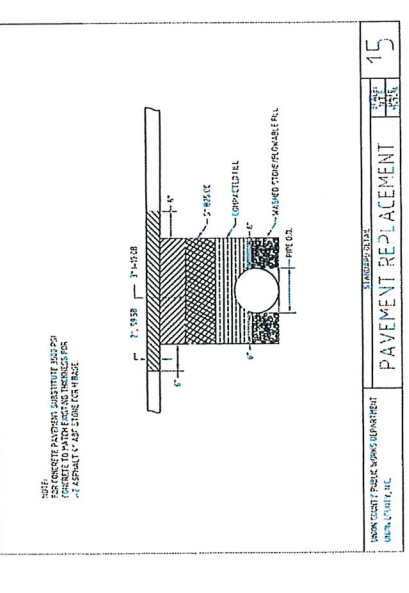
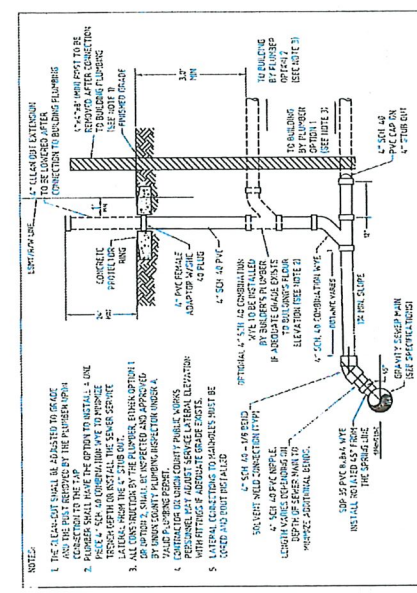
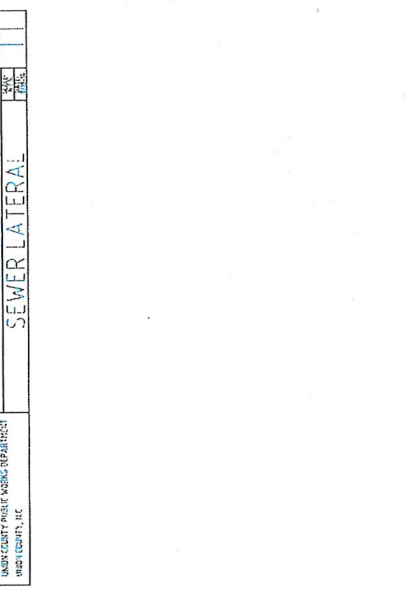
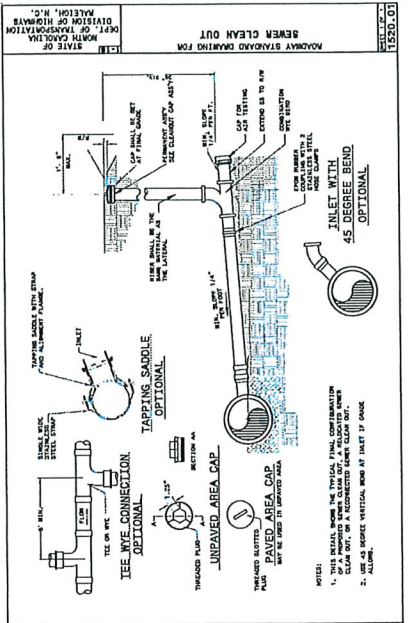
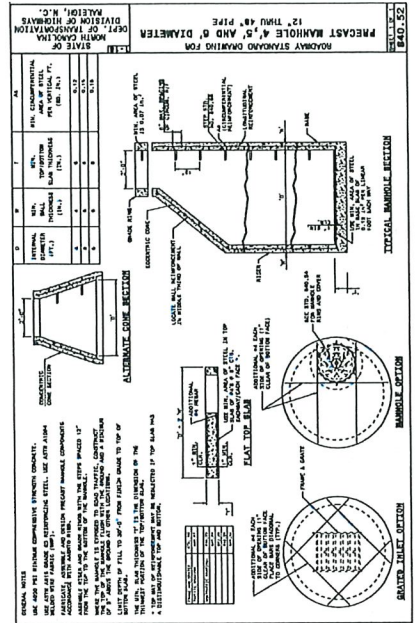
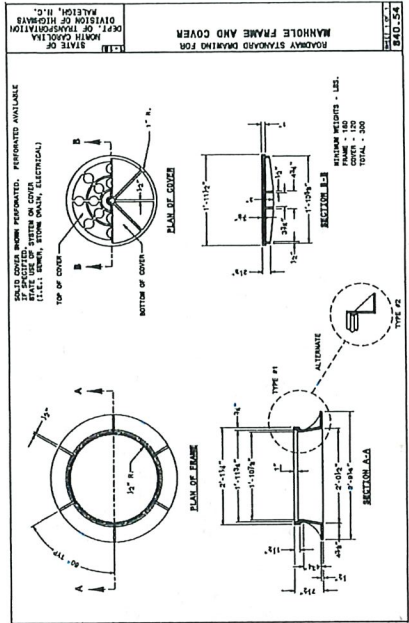
DEEP MOUNT BOLLARD - NEW PAVEMENT

BOLLARD LAYOUT (NEW PAVEMENT)

NOTE: BOLLARD DETAIL AND SPACING INFORMATION ARE PROVIDED BY FLEISHER.



No.	REVISIONS	DATE



7-ELEVEN MARVIN
 PREPARED FOR
 VERDAD REAL ESTATE,
 INC.
 NORTH CAROLINA

CONSTRUCTION
 DETAILS

KHA PROJECT
 116678005
 DATE
 04/20/2021
 SCALE AS SHOWN
 DESIGNED BY DCM
 DRAWN BY AMB
 CHECKED BY JT

Kimley-Horn
 P 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 4535 MAIN STREET, SUITE 1000, WENDELL, NC 27179
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SPECIFICATIONS

1. The manufacturer shall provide a detailed specification for the manhole, including but not limited to: material, dimensions, weight, and installation instructions.

2. The manhole shall be constructed of high-strength, non-corrosive material.

3. The manhole shall be designed to withstand a minimum live load of 10,000 lbs/sq ft.

4. The manhole shall be equipped with a locking cover and a locking mechanism.

5. The manhole shall be installed in accordance with the manufacturer's instructions.

6. The manhole shall be tested in accordance with the manufacturer's instructions.

7. The manhole shall be installed in a location that is accessible for maintenance.

8. The manhole shall be installed in a location that is protected from damage.

9. The manhole shall be installed in a location that is protected from theft.

10. The manhole shall be installed in a location that is protected from vandalism.

11. The manhole shall be installed in a location that is protected from fire.

12. The manhole shall be installed in a location that is protected from explosion.

13. The manhole shall be installed in a location that is protected from lightning.

14. The manhole shall be installed in a location that is protected from seismic activity.

15. The manhole shall be installed in a location that is protected from other hazards.

16. The manhole shall be installed in a location that is protected from all other hazards.

17. The manhole shall be installed in a location that is protected from all other hazards.

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SCHIER CB-75

SPECIAL PRECAUTIONS

1. The manhole shall be installed in a location that is protected from damage.

2. The manhole shall be installed in a location that is protected from theft.

3. The manhole shall be installed in a location that is protected from vandalism.

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SCHIER CB-75

SPECIFICATION AND SUBMITTAL

CB-75

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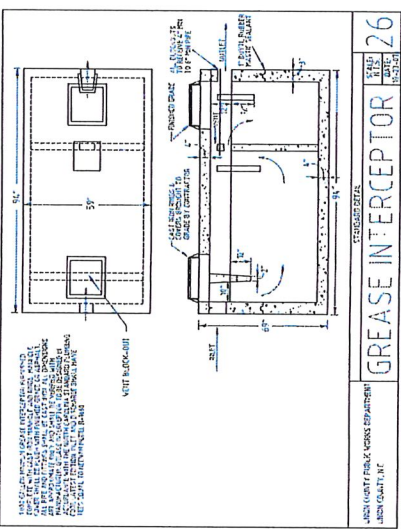
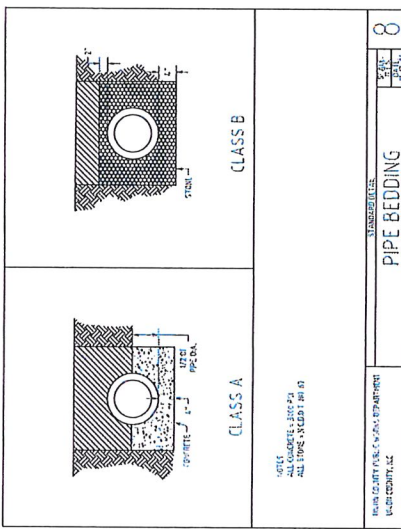
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SCHIER CB-75



CLASS B

CLASS A

NOTE: ALL DIMENSIONS ARE IN INCHES.

MANUFACTURER: SCHIER

MODEL: CB-75

DATE: 04/20/2021

SCALE: AS SHOWN

PROJECT: 116678005

CLIENT: VERDAD REAL ESTATE, INC.

LOCATION: NORTH CAROLINA

DESCRIPTION: CONSTRUCTION DETAILS

DATE: 04/20/2021

SCALE: AS SHOWN

PROJECT: 116678005

CLIENT: VERDAD REAL ESTATE, INC.

LOCATION: NORTH CAROLINA

DESCRIPTION: CONSTRUCTION DETAILS

GREASE INTERCEPTOR

MANUFACTURER: SCHIER

MODEL: CB-75

DATE: 04/20/2021

SCALE: AS SHOWN

PROJECT: 116678005

CLIENT: VERDAD REAL ESTATE, INC.

LOCATION: NORTH CAROLINA

DESCRIPTION: CONSTRUCTION DETAILS

FOR REFERENCE ONLY

PLANT SCHEDULE

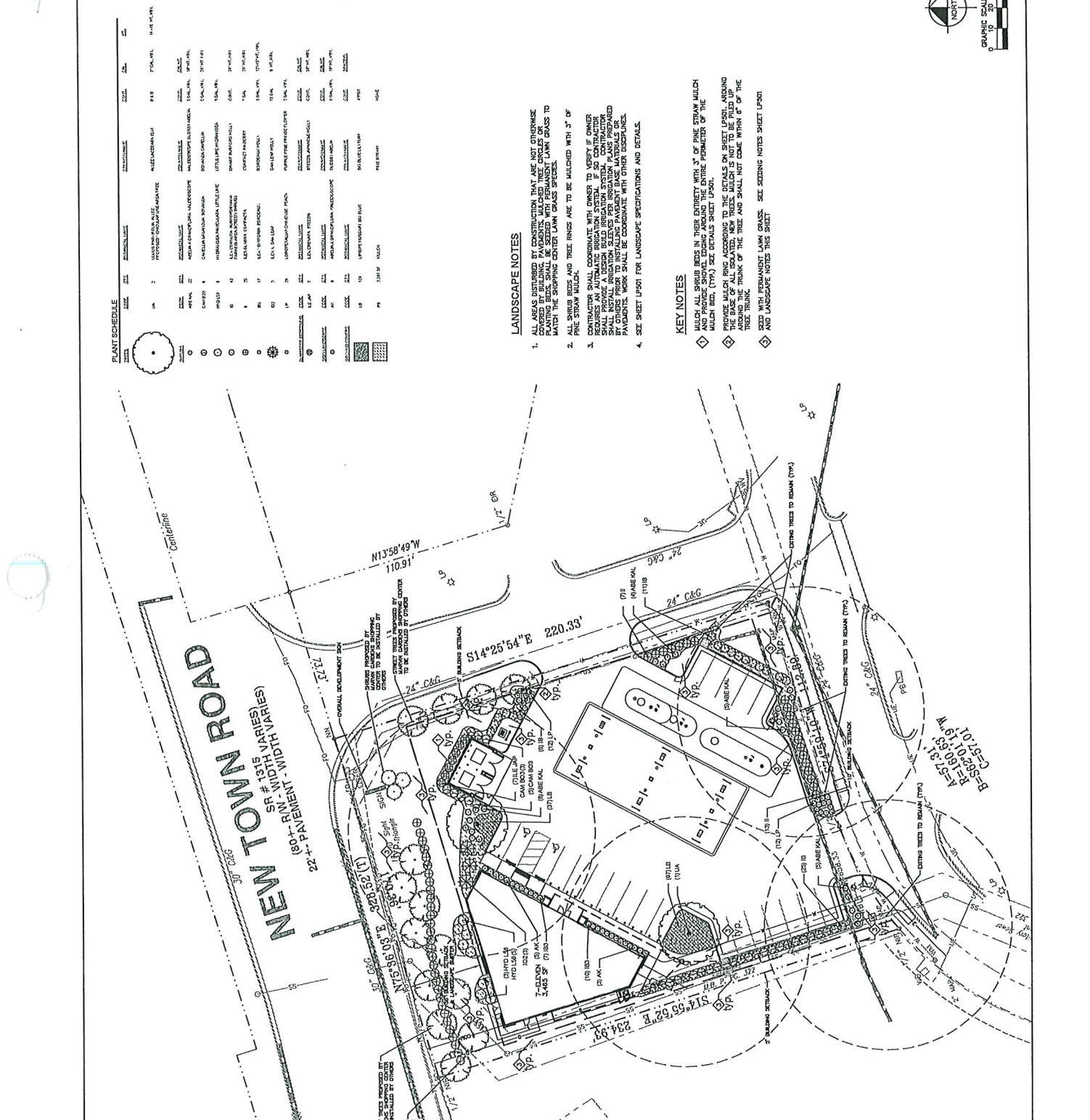
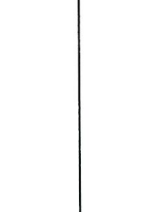
NO.	SYMBOL	PLANT SPECIES	SIZE	QUANTITY	NOTES
1	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
2	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
3	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
4	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
5	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
6	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
7	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
8	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
9	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
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18	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
19	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES
20	(Symbol)	PLANT SPECIES	SIZE	QUANTITY	NOTES

LANDSCAPE NOTES

1. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT OTHERWISE COVERED BY BUILDING PAVEMENTS, MULCHED TREE CIRCLES OR MULCH BEDS, SHALL BE RESTORED TO ORIGINAL CONDITIONS WITH MATCHING THE SURROUNDING EXISTING LAWN GRASS SPECIES.
2. ALL STRIP EDGES AND TREE RINGS ARE TO BE MULCHED WITH 3" OF PINE STRAW MULCH.
3. CONTRACTOR SHALL COORDINATE WITH OWNER TO VERIFY IF OWNER REQUIRES AN AUTOMATIC IRRIGATION SYSTEM. IF SO CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS PER IRRIGATION PLANS PREPARED BY OWNER. IRRIGATION SYSTEMS SHALL BE COORDINATED WITH OTHER MECHANICAL WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES.
4. SEE SHEET LP101 FOR LANDSCAPE SPECIFICATIONS AND DETAILS.

KEY NOTES

- ◆ MULCH ALL STRIP BEDS IN THEIR ENTIRETY WITH 3" OF PINE STRAW MULCH AND PROVIDE SHOVEL EDGING AROUND THE ENTIRE PERIMETER OF THE MULCH BED. (TYP.) SEE DETAILS SHEET LP101.
- ◇ PROVIDE MULCH RING ACCORDING TO THE DETAILS ON SHEET LP101. AROUND THE TRUNK OF THE TREE AND SHALL NOT COME WITHIN 6" OF THE TREE TRUNK.
- ◆ SEED WITH PERMANENT LAWN GRASS. SEE SEEDING NOTES SHEET LP101 AND LANDSCAPE NOTES THIS SHEET.



Sheet LP101 of LP101
M.B.P., P.C. 2021

DATE: 04/20/2021
SCALE: AS SHOWN
DESIGNED BY: DANIEL B.F.
CHECKED BY:

7-ELEVEN MARVIN
PREPARED FOR
VERDAD REAL ESTATE, INC.
NORTH CAROLINA

LANDSCAPE PLAN

KHA PROJECT
116678005
DATE
04/20/2021
SCALE AS SHOWN
DESIGNED BY
DANIEL B.F.
CHECKED BY

SEAL OF THE NORTH CAROLINA SOCIETY OF LANDSCAPE ARCHITECTS
DANIEL B. FRENCH, L.S.A.
116678005

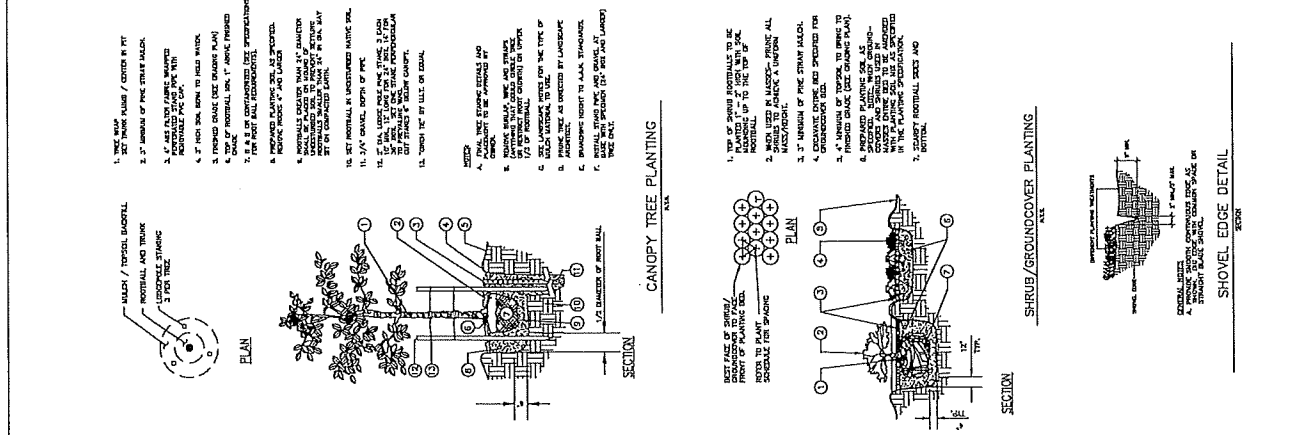
© 2021 MARVIN JORDAN AND ASSOCIATES, INC.
4522 MAIN STREET, SUITE 1000, WAXHAM, NC 28388
PHONE: 757-212-8000 FAX: 757-212-8331
WWW.KIMLEY-HORN.COM

Kimley-Horn

REVISIONS
DATE
BY

SHEET NUMBER
LP101

NO.	REVISIONS	DATE	BY



1. PLANT MATERIALS: Plants to be planted shall be healthy, vigorous and of the species, size and quantity specified in the plant list. Plants shall be delivered to the project with protective burlap wrap and protective netting. Plants shall be delivered to the project with protective burlap wrap and protective netting.

2. PLANTING: All plants shall be planted in accordance with the specifications in the plant list. Plants shall be planted in accordance with the specifications in the plant list.

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Symbol	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
18	CPY-FLAT_C	SINGLE	1.000	7720	60	CPY250-B-DM-F-A-JUL-57K-WH-HZ
5	CPY-FLAT_A	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-JUL-57K-BZ-HZ
1	XSPLG-3ME	SINGLE	1.000	23600	184	XSPLG-D-HT-3ME-24L-57K-JUL-BZ-N
4	XSPLG-4ME	SINGLE	1.000	23600	184	XSPLG-D-HT-4ME-24L-40K7-JUL-BZ-N
4	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-JUL-BZ

Calculation Summary (Footcandle values calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Fc	29.48	41	17	1.73	2.41
PAVED AREA	Fc	6.76	19.1	1.9	3.56	10.05
SITE	Fc	1.07	22.7	0.0	N.A.	N.A.

FIGTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE

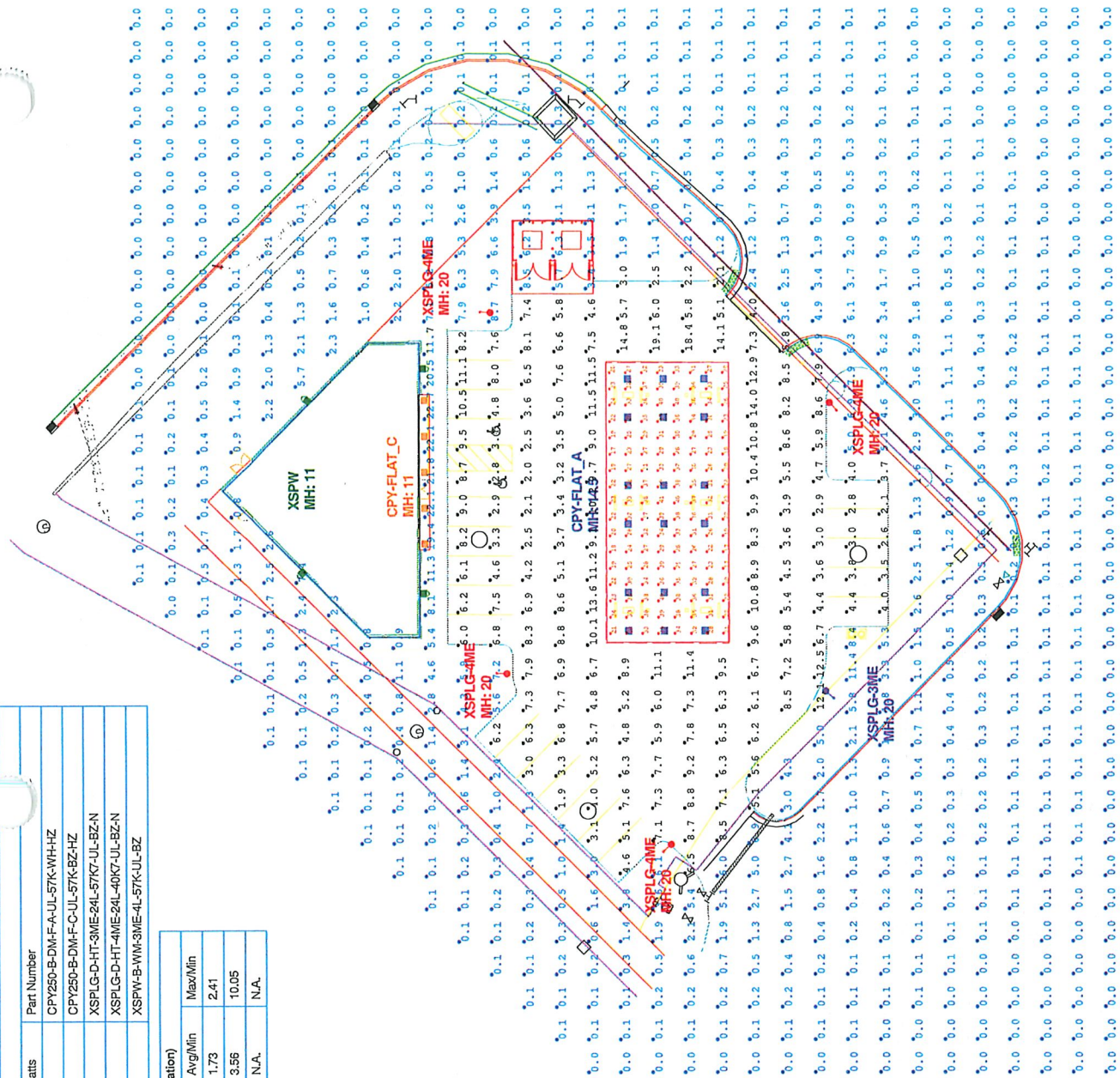
ADDITIONAL EQUIPMENT:
(5) SSS-4-11-17-CW-BS-OT-N-BZ(17' X 4" X 11Ga STEEL SQUARE POLE)
(5) PD-1H4

Proposed poles meet 140 MPH sustained winds.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

BOM: Complete Part Description

- 18- CPY250-B-DM-F-A-JUL-57K-HZ
- 5- CPY250-B-DM-F-C-JUL-57K-HZ
- 1- XSPLG-D-HT-3ME-24L-57K-JUL-BZ-N
- 4- XSPLG-D-HT-4ME-24L-57K-JUL-BZ-N
- 5- SSS-4-11-17-CW-BS-OT-N-BZ
- 5- PD-1H4

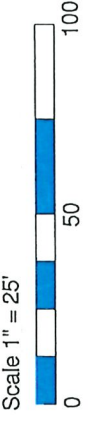


CREE LIGHTING
A COMPANY OF **IDEAL INDUSTRIES, INC.**
9201 Washington Ave, Racine, WI 53406 <https://creelighting.com> - (800) 236-6800

Simulation results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with laboratory test procedures conducted under laboratory conditions. Actual project conditions may vary from simulation results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting energy code.

711 #1045559 Marvin Gardens @ New Town Rd.
Waxhaw, NC 28173
SR-41712 || Footcandle calculated at grade || 711-200421WHNCLUS-AGI

Layout By:
LINDA SCHALLER
Date: 4/22/2020



LIGHTING
SPECIFICATIONS

DATE 04/20/2021
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
KHA PROJECT 116678005

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4535 MARSH STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8501
WWW.KIMLEY-HORN.COM

Kimley-Horn

NO.	REVISIONS	DATE	BY

CREE LIGHTING

Technical drawing of a lighting fixture showing top and side views with dimensions. Includes a table of specifications.

CREE LIGHTING

Technical drawing of a lighting fixture showing top and side views with dimensions. Includes a table of specifications.

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KHA PROJECT
1187005
DATE 04/20/2021
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DESIGNED BY
DRAWN BY

Kimley»Horn
0 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4425 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-431-4000 FAX: 757-213-4601
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

CREE® LIGHTING

Item	Quantity	Description
1	1	1x Cree LED Light Fixture
2	1	1x Cree LED Light Fixture

CREE® LIGHTING

Item	Quantity	Description
1	1	1x Cree LED Light Fixture
2	1	1x Cree LED Light Fixture

CREE® LIGHTING

Item	Quantity	Description
1	1	1x Cree LED Light Fixture
2	1	1x Cree LED Light Fixture

CREE® LIGHTING

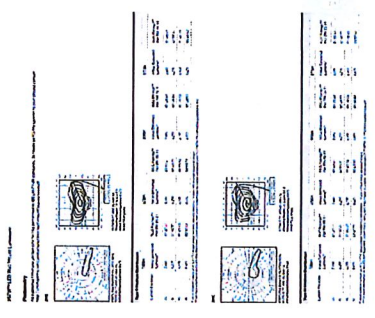
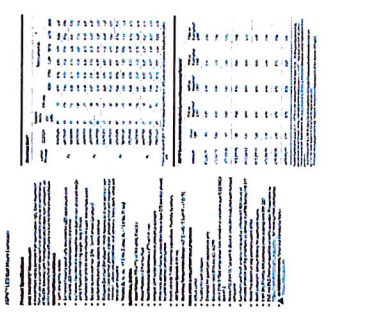
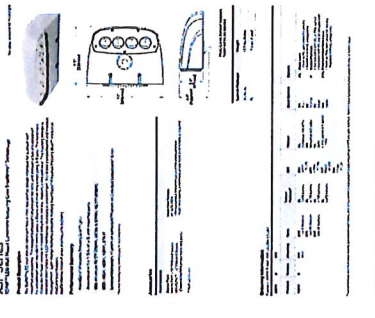
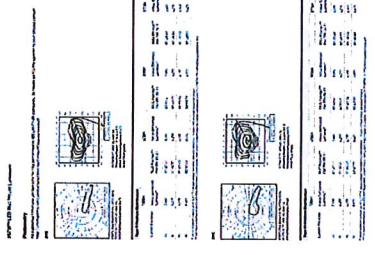
Item	Quantity	Description
1	1	1x Cree LED Light Fixture
2	1	1x Cree LED Light Fixture

CREE® LIGHTING

Item	Quantity	Description
1	1	1x Cree LED Light Fixture
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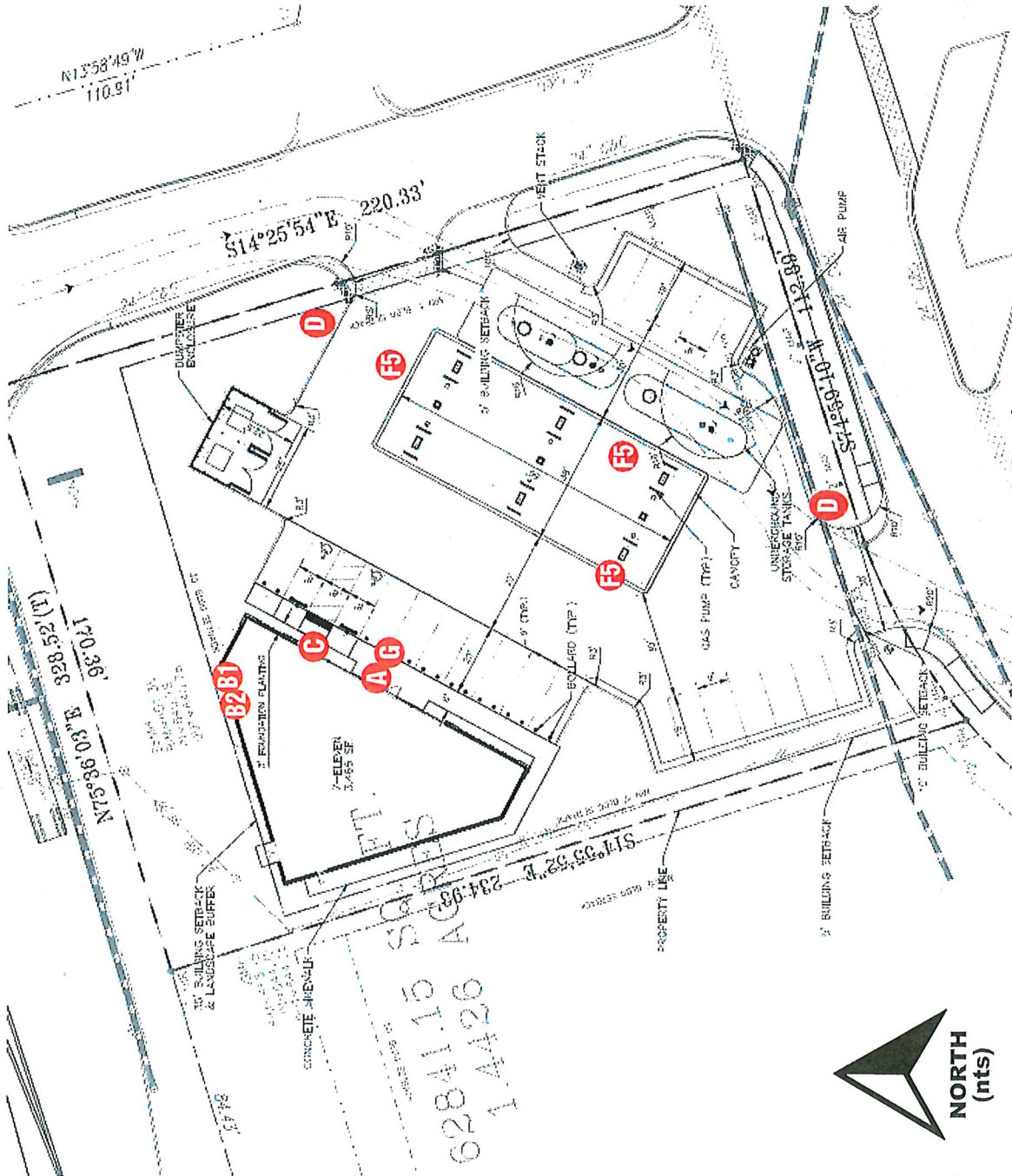
CREE® LIGHTING

Item	Quantity	Description
1	1	1x Cree LED Light Fixture
2	1	1x Cree LED Light Fixture



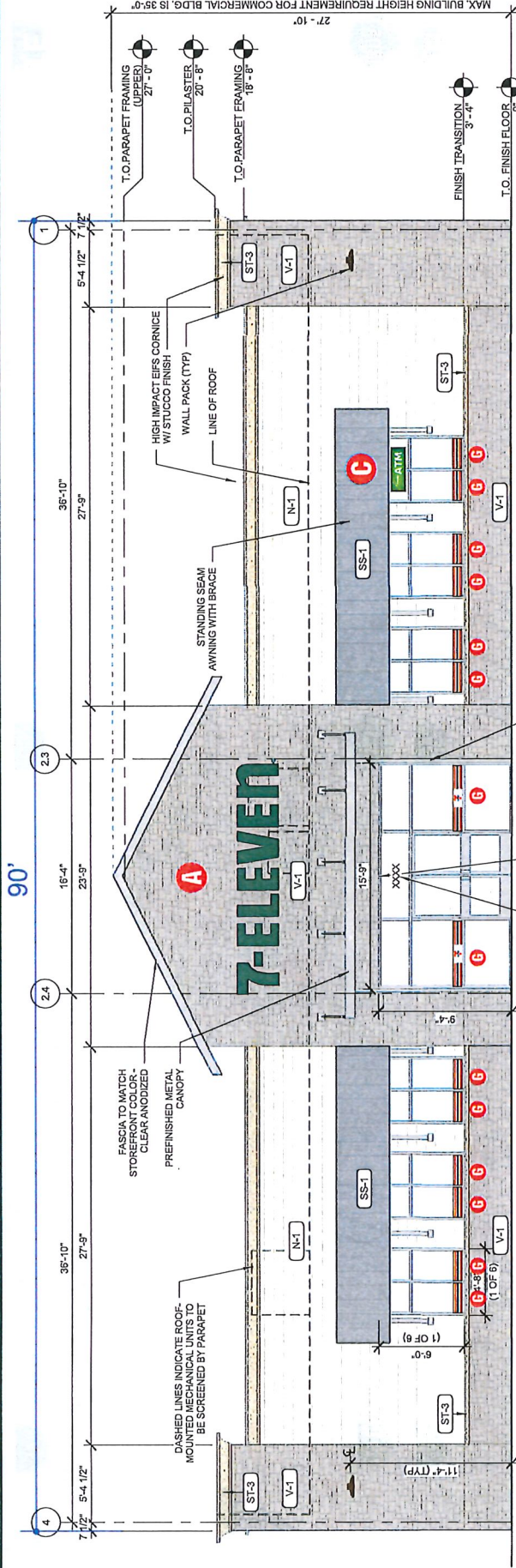
PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
50	1	CHANNEL LETTER SET (HALO)
36	1	SF KEYSTONE WALL SIGN
18	1	SF FUEL PRICE WALL SIGN
INTERIOR WINDOW SIGNS & VINYL		
3.2	1	ATM HANGING SIGN
N/A	14	WINDOW VINYL SET
EXTERIOR GROUND SIGNS		
6	2	DIRECTIONAL
FUEL CANOPY SIGNS		
22.17	3	CHANNEL LETTER SETS(HALO)

A **B1** **B2** **C** **G** **D** **F5**



ELEVATION - WALL SIGNAGE

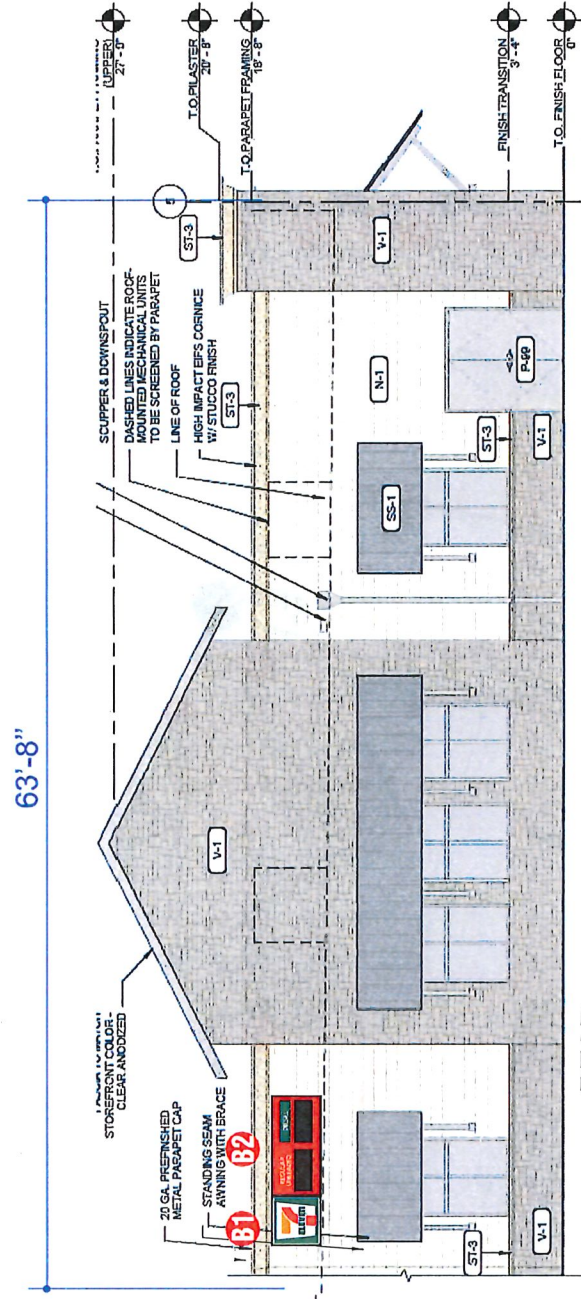
SCALE: 3/32" = 1'-0"



FRONT ENTRANCE

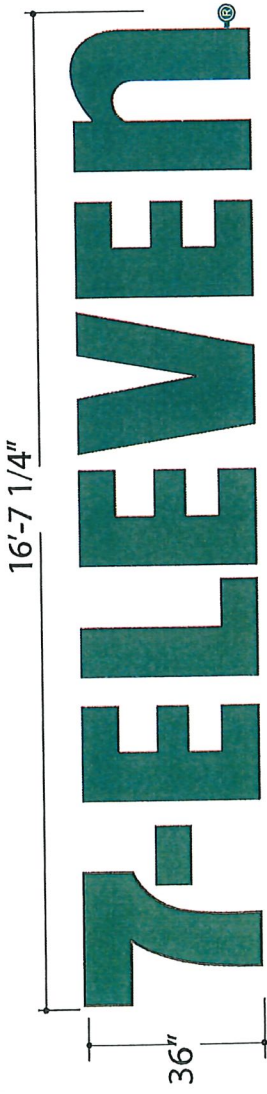
MAX. BUILDING HEIGHT REQUIREMENT FOR COMMERCIAL BLDG. IS 35'-0"
27'-10"

REQUIREMENT, SEC. 5 - ARCHITECTURE, DESIGN AND PERFORMANCE STANDARDS
(C.1) A MINIMUM OF 50% OF A PRIMARY FACADE (EXCLUDING WINDOWS, DISPLAY
WINDOWS; DOORS; ROOFING FASCIA OR SOFFIT MATERIALS) SHALL CONSIST OF



REAR

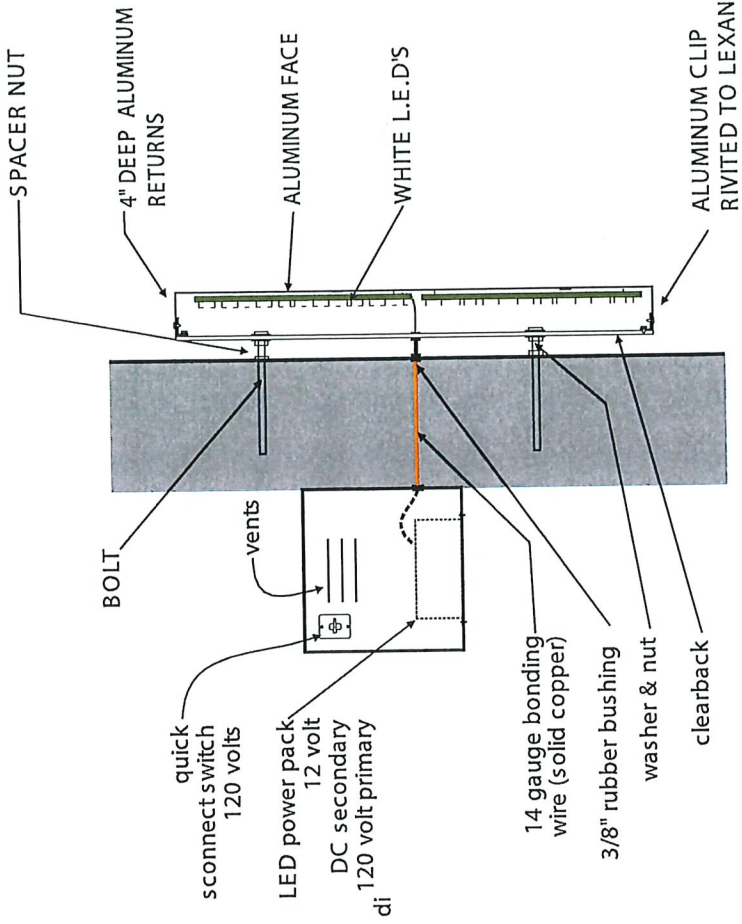
A



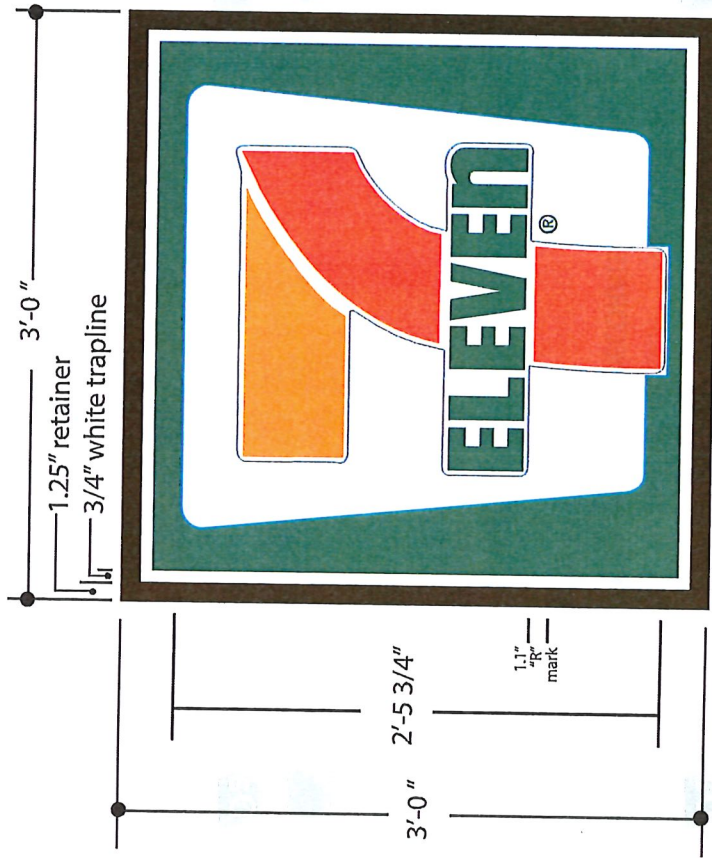
50 SQ. FT.

- LED ILLUMINATED REVERSE CHANNEL LETTER SETS.
- ALUMINUM FACES & 4" RETURNS.
- CLEAR POLYCARBONATE BACKS.
- LETTERS PAINTED.
- REGISTRATION MARK DISC TO BE DECORATED WITH 1ST SURFACE VINYL

PMS 341C

B1



- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGN.
- LED ILLUMINATION.
- 5 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS.
- TRAPLINE PROPORTIONAL TO LOGO FIELD.



Job Location: 1045559

Marvin Gardens & New Town Rd.,
Waxhaw, NC 28173

Date: March 30, 2021



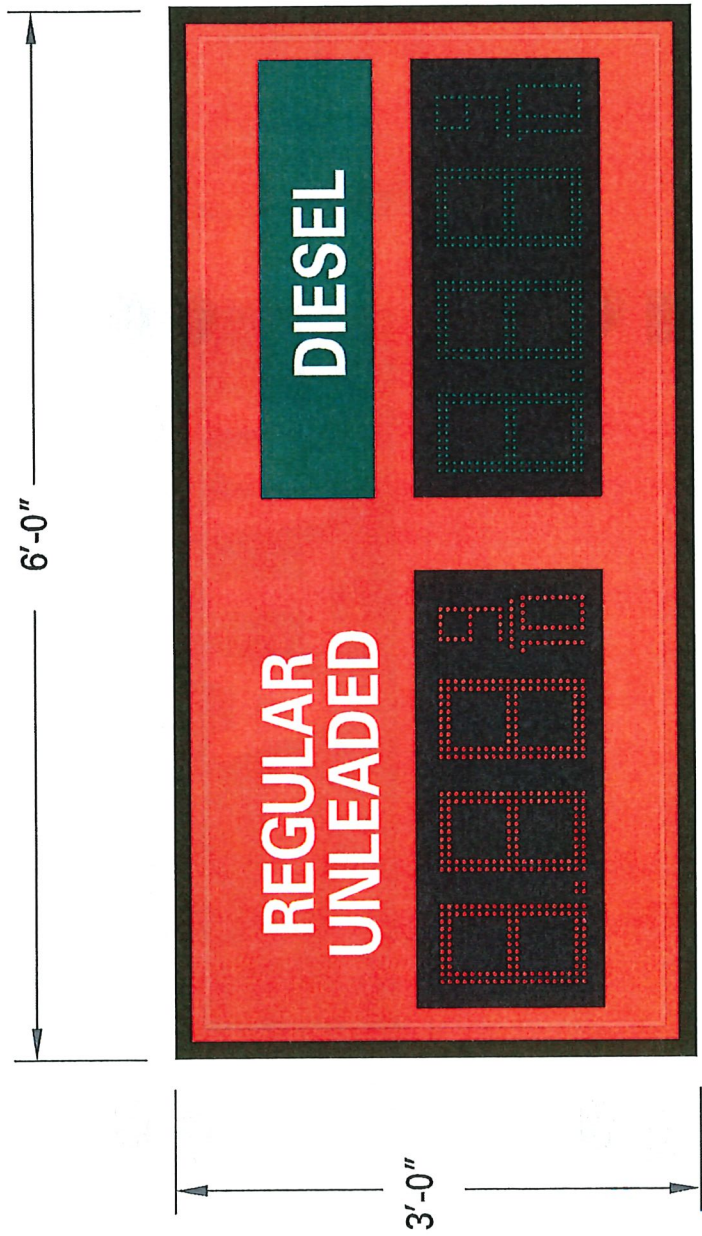
CUMMING'S

D-ORDER# 101987.12 TDP/WSJ

Project Mgr.: Hannah McMillion

hannah.mcmillion@cummings.com

Page: 4 of 9



- SINGLE FACE INTERNALLY ILLUMINATED SIGN CABINET.
 - EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED DURANODIC BRONZE.
 - PAINT FORMED CLEAR ACRYLIC FACE BACK SPRAYED PMS 485 RED.
 - WHITE COPY.
 - WHITE LED ILLUMINATION
 - DIGITAL PRICER -
 - 10" RED LED *CUSTOM SIZE*
 - 10" GREEN LED *CUSTOM SIZE*
 - ELECTRICAL NOTES:
- TOTAL AMPS - T.B.D.
- TOTAL CIRCUITS - (1) 20 AMP REQUIRED
- VOLTS - 120

3M 3630-26

PMS 485

WHITE

Display Square Footage (Cabinets): 18

Job Location: 1045559

Marvin Gardens & New Town Rd.,
Waxhaw, NC 28173

Date: March 24, 2021



CUMMINGS

D-ORDER# 101987.010 TDP/WSJ
Project Mgr.: Hannah McMillion
hannah.mcmillion@cummingsigns.com
Page: 5 of 9

INTERIOR SINGLE FACE WINDOW SIGN

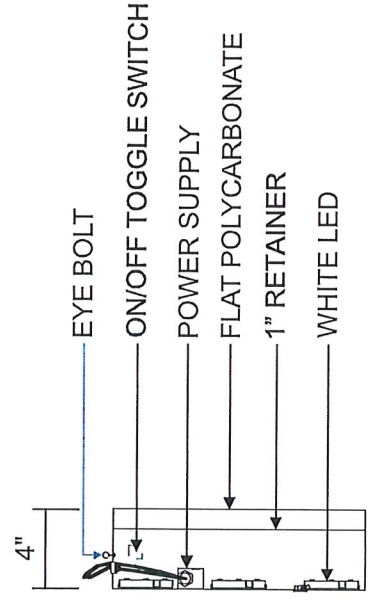


SPECIFICATIONS
 SF INTERNALLY ILLUMINATED HANGING
 SIGN (INTERIOR)

CABINET:
 EXTRUDED ALUMINUM PAINTED DURANODIC
 BRONZE 315E

FACE:
 3/16" THICK FLAT WHITE POLYCARBONATE
 WITH 1ST SURFACE DIGITAL PRINT IMAGE.

ILLUMINATION:
 GE WHITE LED

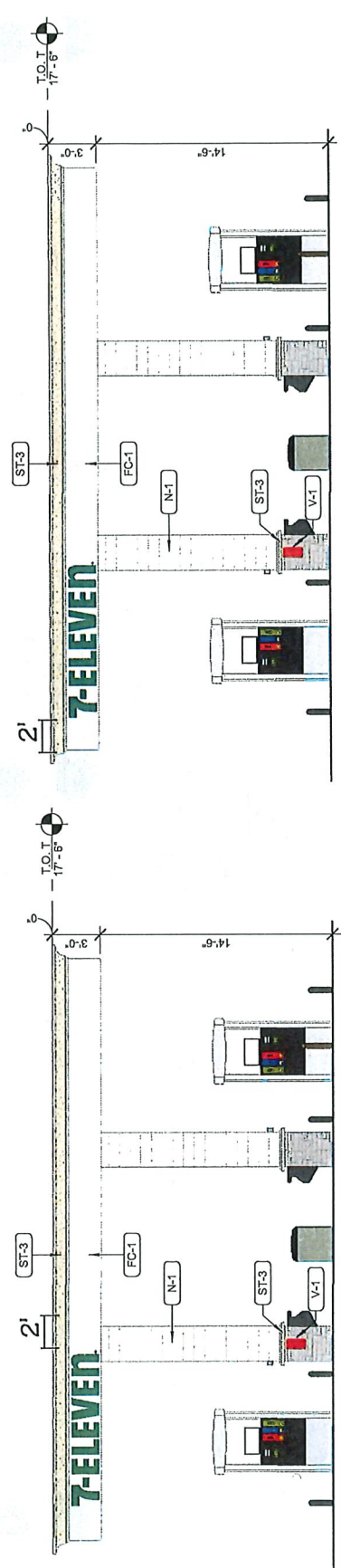
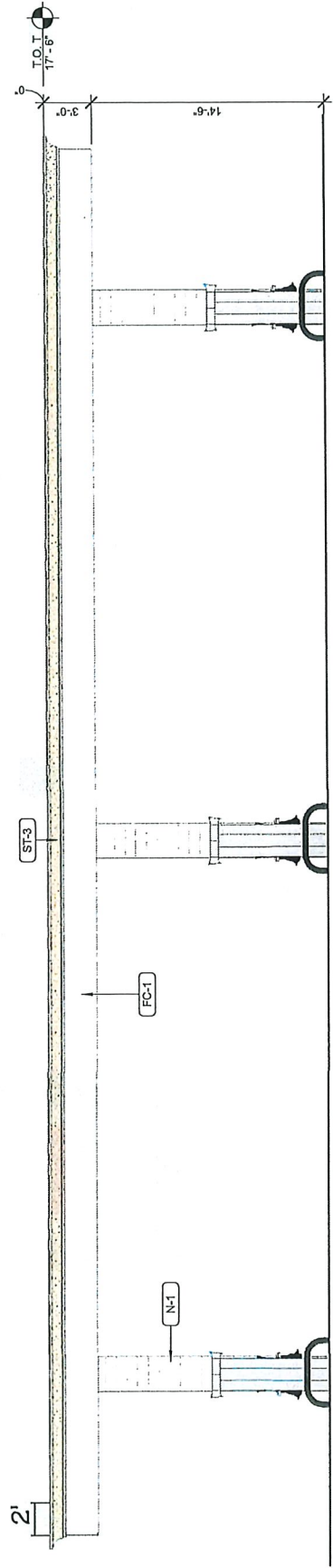
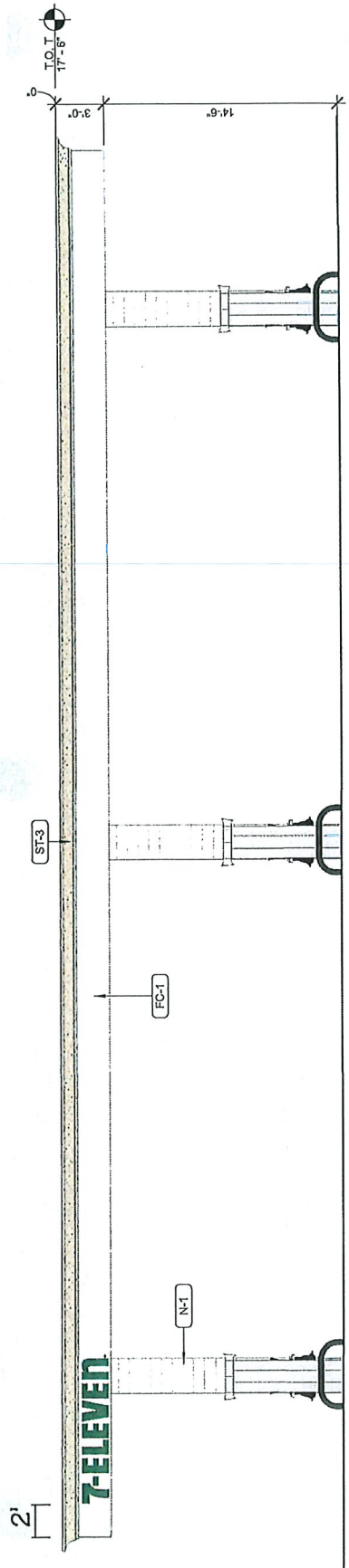


**SHOWN FOR PERMITTING PURPOSES
 ONLY. SIGN PROVIDED BY FCTI.**

Display Square Footage (Cabinet): 3.2

Job Location: 1045559
 Marvin Gardens & New Town Rd.,
 Waxhaw, NC 28173
 Date: March 24, 2021

D-ORDER# 101987.010 TDP/WSJ
Project Mgr.: Hannah McMillion
 hannah.mcmillion@cummings.com
 Page: 6 of 9



Job Location: 1045559

Marvin Gardens & New Town Rd.,
Waxhaw, NC 28173

Date: March 24, 2021



CUMMING'S



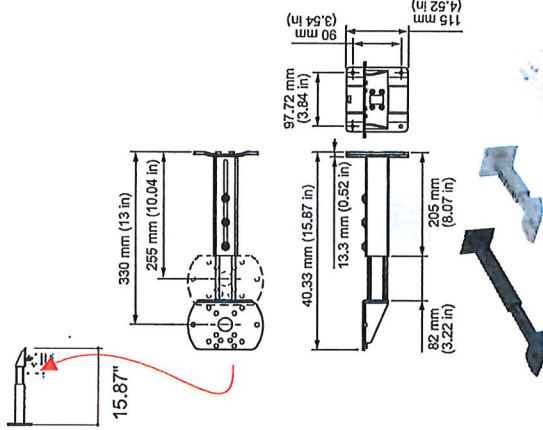
PHILIPS
Vaya Linear MP, White & Mono
1.2m (4ft) Length








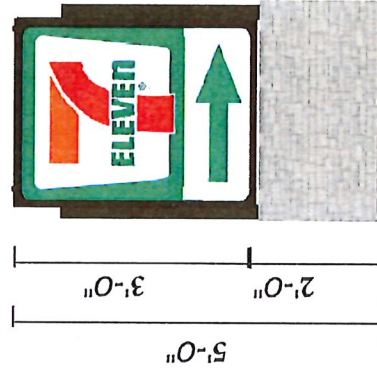
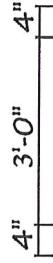
Leader Cable Dimensions:



Jumper Cable Dimensions:



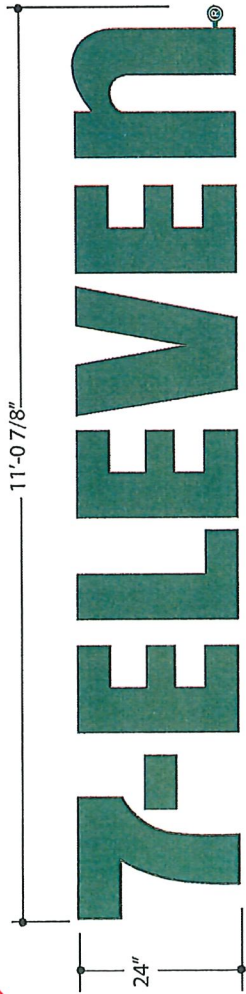
	PMS 341C		WHITE		BRONZE
	PMS 485C		PMS 165C		



Directional signage to be up-lit (lighting provided by others.)
Base to match building materials provided by others

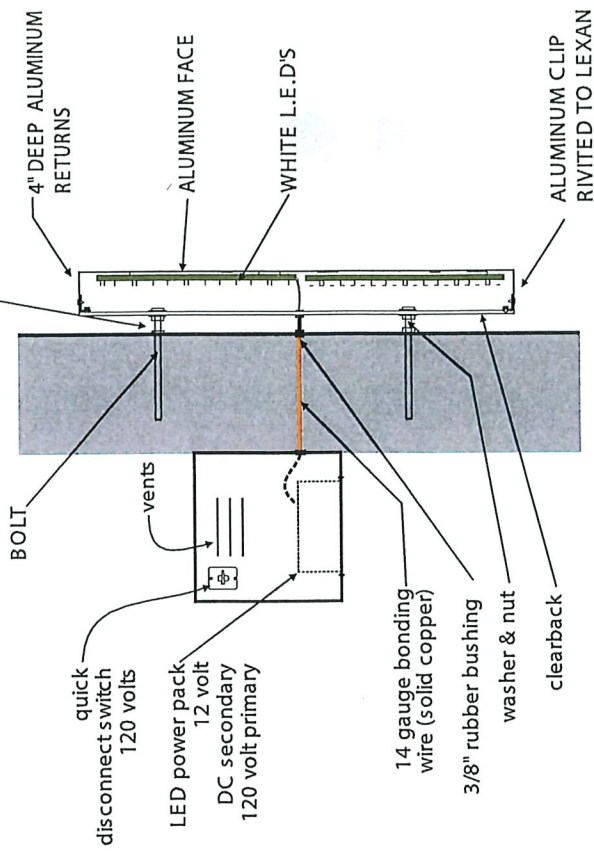


F5



- LED ILLUMINATED REVERSE CHANNEL LETTER SETS.
- ALUMINUM FACES & 4" RETURNS.
- CLEAR POLYCARBONATE BACKS.
- LETTERS PAINTED.
- REGISTRATION MARK DISC TO BE DECORATED WITH 1ST SURFACE VINYL

PMS 341C



22.17 SQ. FT.

Job Location: 1045559

Marvin Gardens & New Town Rd.,
Waxhaw, NC 28173

Date: March 24, 2021



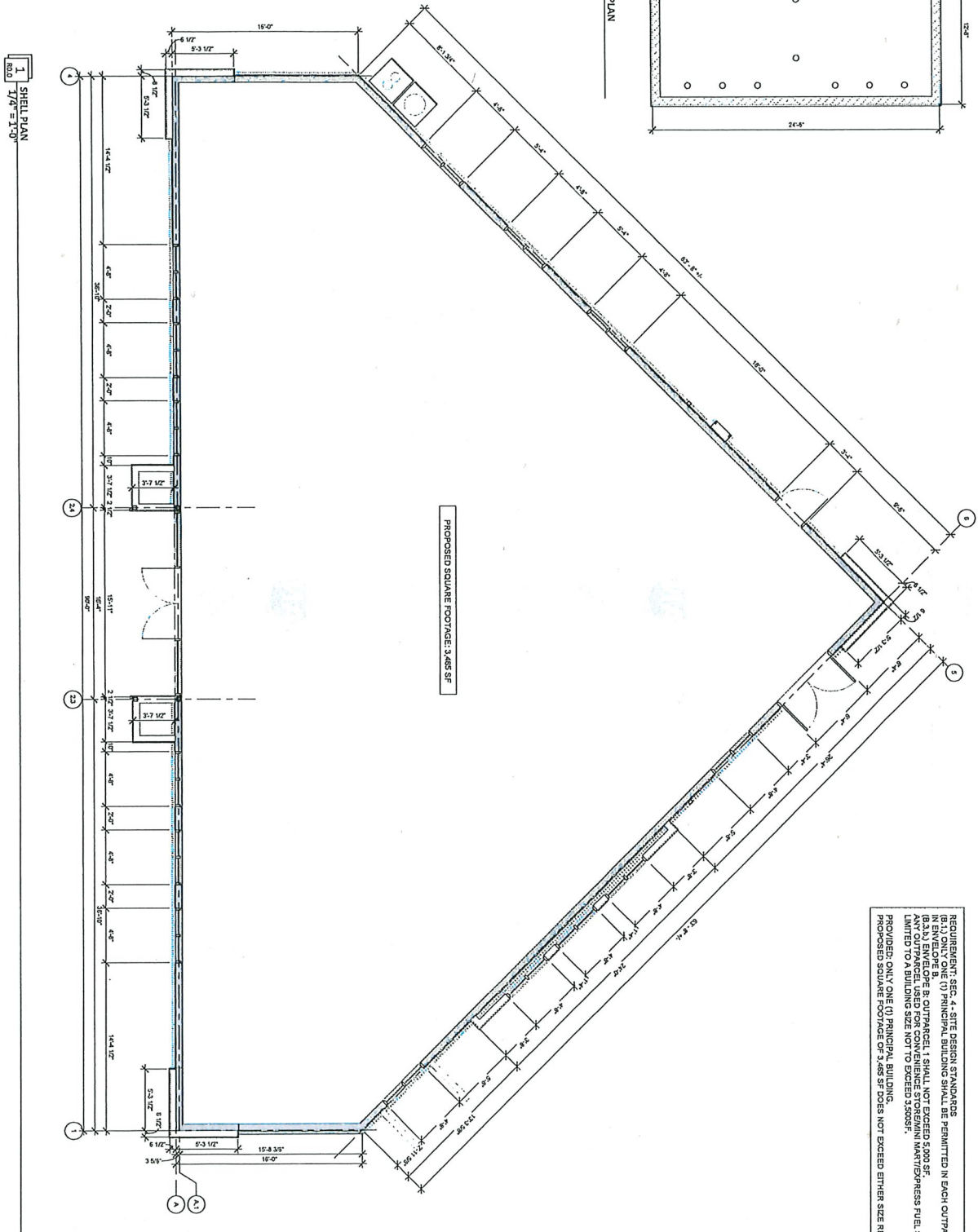
CUMMINGS

D-ORDER# 101987.010 TDP/WSJ

Project Mgr.: Hannah McMillion

hannah.mcmillion@cummingsigns.com

Page: 9 of 9



REQUIREMENT SEC. 4. SITE PERSON STRUCTURES
 (B) ONLY ONE (1) PRINCIPAL BUILDING SHALL BE PERMITTED IN EACH OUTPARCEL LOT.
 IN ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (C) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (D) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (E) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (F) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (G) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (H) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (I) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (J) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (K) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (L) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (M) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (N) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (O) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (P) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (Q) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (R) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (S) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (T) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (U) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (V) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (W) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (X) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (Y) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.
 (Z) ENVELOPE B. OUTPARCEL 1 SHALL NOT EXCEED 5,000 SF.

NOT FOR CONSTRUCTION
 04/28/2021
 R0.0

BOTI
 ARCHITECTURE
 5114 W VILLAGE FOUNT, SUITE 201
 ROGERS, AR 72756
 TEL 877.297.2684
 www.boti.us

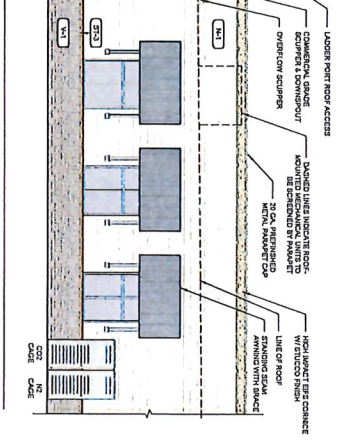
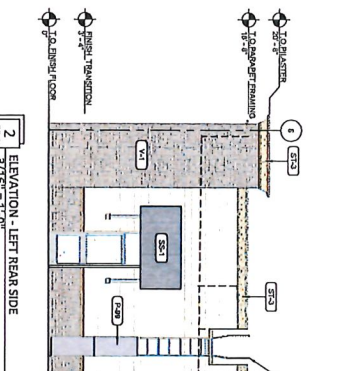
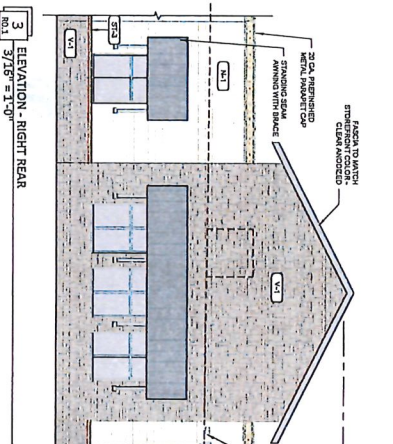
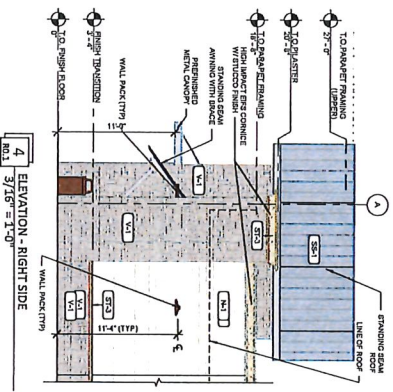
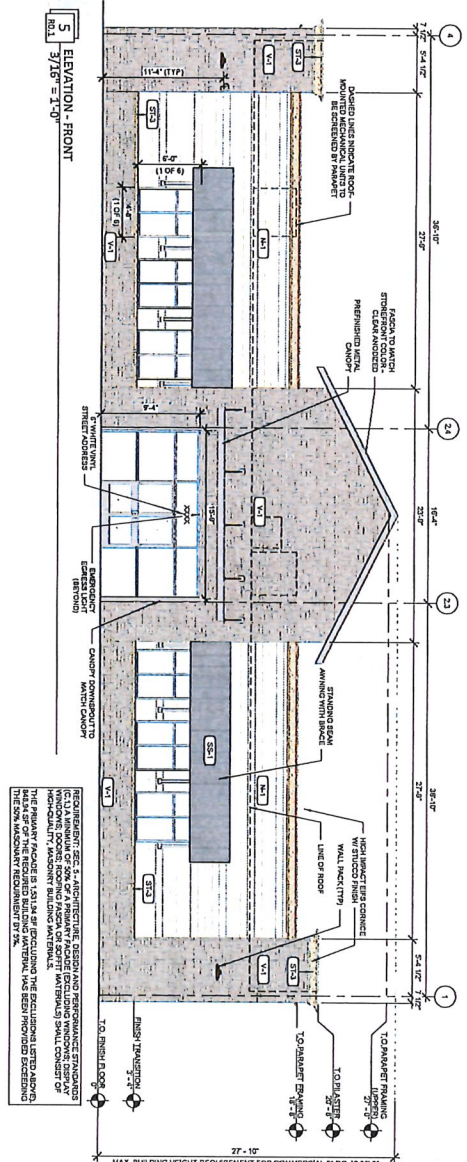
VERDAD

7-ELEVEN #1045559
 MARVIN GARDENS @ NEW TOWN RD.
 WAXHAW, NC 28173
 VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
 1211 SOUTH WHITE CHAPEL BLVD. SOUTHLAKE, TX 76092

REVIEW BOARD SHELL PLANS

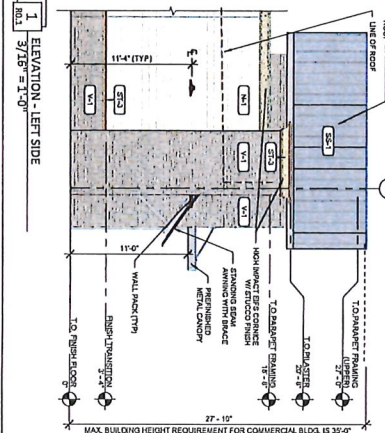
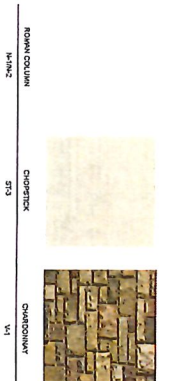
REV #	DATE	DESCRIPTION

PHOTO: 04/28/2021 08:52:54 AM



EXTERIOR MATERIALS SCHEDULE

NO.	DESCRIPTION	MATERIAL	FINISH	SECTION
N1	CONCRETE	CONCRETE	CONCRETE	CONCRETE
N2	BRICK	BRICK	BRICK	BRICK
N3	WOOD	WOOD	WOOD	WOOD
N4	GLASS	GLASS	GLASS	GLASS
N5	ROOFING	ROOFING	ROOFING	ROOFING
N6	PAINT	PAINT	PAINT	PAINT
N7	CEILING	CEILING	CEILING	CEILING
N8	FLOORING	FLOORING	FLOORING	FLOORING
N9	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
N10	ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
N11	PLUMBING	PLUMBING	PLUMBING	PLUMBING
N12	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
N13	ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
N14	PLUMBING	PLUMBING	PLUMBING	PLUMBING
N15	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
N16	ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
N17	PLUMBING	PLUMBING	PLUMBING	PLUMBING
N18	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
N19	ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
N20	PLUMBING	PLUMBING	PLUMBING	PLUMBING



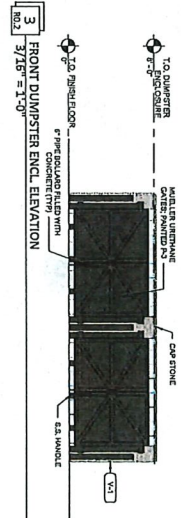
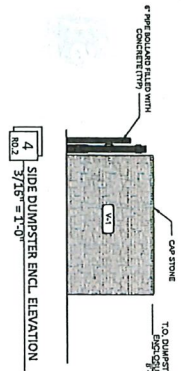
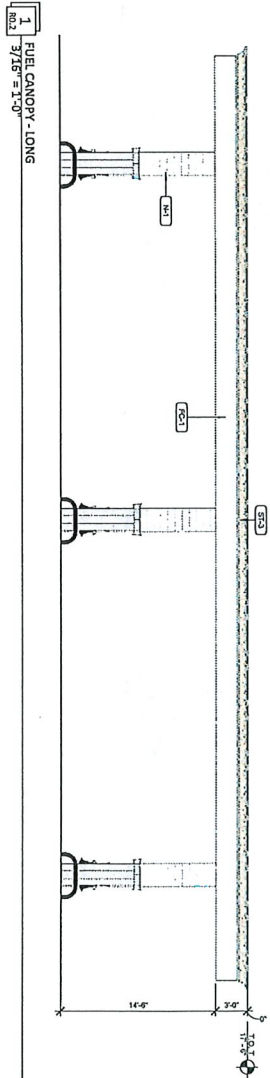
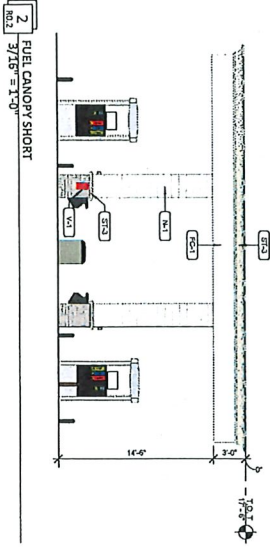
NOT FOR CONSTRUCTION
04/29/2021
R01

BOTI
ARCHITECTURE
5214 W VILLAGE PKWY, SUITE 201
ROCKS, AR 72956
936.626.1418
www.botiarch.com

VERDAD

7-ELEVEN #1045559
MARVIN GARDENS @ NEW TOWN RD.
WAXHAW, NC 28173
VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
1211 SOUTH WHITE CHAPEL BLVD. SOUTHLAKE, TX 76092
REVIEW BOARD ELEVATIONS

REV #	DATE	DESCRIPTION



NO.	DESCRIPTION	COLOR
N-1	RODMAN COLUMN	CHERRY
S-1	SHORE VALDER	W1



NO.	DESCRIPTION	COLOR
N-1	RODMAN COLUMN	CHERRY
S-1	SHORE VALDER	W1

NOT FOR CONSTRUCTION
04/29/2021
R.0.2

BOTI
ARCHITECTURE
5214 W VILLAGE PARKWAY, SUITE 201
ROSELIE, VA 22150
TEL: 877.297.2664
www.boti.studio

VERDAD
7-ELEVEN #1045559
MARVIN GARDENS @ NEW TOWN RD.
WAXHAW, NC 28173
VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
1211 SOUTH WHITE CHAPEL BLVD., SOUTHLAKE, TX 76092
REVIEW BOARD ELEVATIONS

REV #	DATE	DESCRIPTION



VILLAGE OF MARVIN

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

TO: Mayor and City Council
FROM: Rohit Ammanamanchi, Planning/Zoning Administrator
SUBJECT: Discussion and Consideration of Changes to Ordinance required by NC G.S. 160D and other minor miscellaneous amendments
DATE: June 2, 2021

Background

The State has recently updated the chapter of State Statutes that allows Municipalities and Counties to administer Planning and Zoning, by adding a new consolidated Section: NC G.S. 160D. Therefore, the State has given until July 1st for municipalities to adopt any changes to their ordinances that are needed to bring our ordinances into compliance with the new rules. At this time, Staff has also identified 8 miscellaneous amendments to the ordinance which will be presented at this time. All 160D-related changes and 6 of 8 miscellaneous changes were recommended for approval as presented by Planning Board at their May 18th, 2021 meeting. Only the 6 changes recommended for approval are presented at this Council meeting.

The Action Requested is to approve all changes, with any modification if desired to changes not related to 160D. The Changes are summarized below:

160D-Required Changes:

- Amend and Add Conflict of Interest Provisions to Comply with NCGS §160D
- Update References to Former NCGS §160A to Comply with NCGS §160D
- Amend to Change Conditional Use Permits to Special Use Permits to Comply with NCGS §160D
- Amend, Delete, and Add Definitions to Comply with NCGS §160D
- Add Requirement for Appointed Board Members to Take an Oath of Office to Comply with NCGS §160D
- Add Requirement to Maintain Zoning Maps and State or Federal Agency Maps Incorporated by Reference for Public Inspection to Comply with NCGS §160D
- Add Procedure to Issue Notices of Violation (NOVs) to Comply with NCGS §160D
- Amend §151.290 to: Require Inspector Obtains Consent of Premises Owner or an Administrative Search Warrant to Inspect Areas Not Open to the Public to Comply with §160D; and Require the Same Process for Approval when Conducting a Revocation of Development Approval or Other Permits to Comply with NCGS §160D.

- Amend and Add Provisions to Legislative Decisions to Comply with NCGS §160D
- Amend and Add Provisions for Certain Legislative Decisions to Comply with NCGS §160D
- Amend and Add Provisions for Quasi-Judicial Procedures to Comply with NCGS §160D
- Amend and Add Provisions for Quasi-Judicial Decisions to Comply with NCGS §160D
- Amend and Add Provisions for Administrative Development Approvals to Comply with NCGS §160D
- Amend and Add Provisions for Administrative Determinations to Comply with NCGS §160D
- Amend and Add Provisions for Appeals of Administrative Decisions to Comply with NCGS §160D
- Amend and Add Provisions for Vested Rights and Permit Choice to Comply with NCGS §160D
- Amend and Add Provisions for Substance of Other Development Ordinances to Comply with NCGS §160D

Miscellaneous Changes:

- Amendment to add Marvin Gardens to list of I-CD in §151.092,
- Amendments to fix typographical errors in
 - §151.103(B) and
 - §151.054(E),
- Amendment to correct the title of §151.152,
- Amendment to Change Guidelines to Regulations in §151.046(H)(2), and
- Amendment to Change the Applications of 160D-required definitions Dwelling and Dwelling Unit to Match the Intent of the Village in §151.049 and §151.054

Current

Per NCGS § 160D-605, all changes to zoning regulations shall be adopted in accordance with a comprehensive plan and prior to approval or rejection, the board must adopt one of the following consistency or inconsistency statements in conjunction with ordinance.

CONSISTENCY STATEMENT

The Village of Marvin Council finds the action to amend the Village’s Zoning to be consistent with the adopted 2020 Land Use Plan. The 2020 Land Use Plan calls to “ensure future development will add to the overall quality and uniqueness of the community, and builds upon the existing foundation the defines Marvin”. The proposed change will help reach intended goal of enhancing the Village’s development ordinances therefore being reasonable and in the public interest.

INCONSISTENCY STATEMENT

The Village of Marvin Council finds the action to amend the Village's Zoning to be inconsistent with the adopted 2020 Land Use Plan. The 2020 Land Use Plan calls to "ensure future development will add to the overall quality and uniqueness of the community, and builds upon the existing foundation the defines Marvin". The proposed change will not help reach intended goal of enhancing the Village's development ordinances therefore not being reasonable and in the public interest.

Requested Action

Review the Ordinance Text Amendments and consider adopting the fully redlined amendments at the June 24, 2021 meeting.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Conflict of Interest Provisions to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #1. Amend §151.251.D(9)(j)
Item #2. Amend §151.252.D(7)(d)
Item #3. Amend §151.234(B)

Item #4. Add §151.005
Item #5. Add §151.180(C)
Item #6. Add §151.202
Item #7. Add §151.215(D)(7)(o)
Item #8. Add §151.230(D)

Current

[Excerpt from §151.251 Zoning Amendments; Conditional Districts as follows]
§151.251.D(9)(j)

(j) Conflicts of interest. A Village Council member shall not vote on any zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

[Excerpt from §151.252. Zoning Amendments; Text Amendments as follows]
§151.252.D(7)(d)

(d) Conflicts of interest. A Village Council member shall not vote on any zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

[Excerpt from §151.234(B) as follows]

(B) Any member(s) of the Board who declares that a potential conflict of interest may exist with respect to any petition or application before the Board may be excused and replaced by an alternate. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a

member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection. In the event fewer than three members remain, no reversal of any prior decision may be made.

Redlines

[Item #1. Amend §151.251.D(9)(j) as follows]

~~(j) Conflicts of interest. A Village Council member shall not vote on any zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.~~

(j) Conflicts of interest. Village Council members, appointed boards, and administrative staff shall comply with conflicts of interest standards in §151.005(A) on all zoning amendments.

[Item #2. Amend §151.252.D(7)(d) as follows]

~~(d) Conflicts of interest. A Village Council member shall not vote on any zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.~~

(d) Conflicts of interest. Village Council members, appointed boards, and administrative staff shall comply with conflicts of interest standards in §151.005(A) on all zoning amendments.

[Item #3. Amend §151.234(B) as follows]

~~(B) Any member(s) of the Board who declares that a potential conflict of interest may exist with respect to any petition or application before the Board may be excused and replaced by an alternate. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection. In the event fewer than three members remain, no reversal of any prior decision may be made. Board of Adjustment members staff shall comply with conflicts of interest standards in §151.005.~~

[Item #4. Add §151.005 CONFLICTS OF INTEREST]

§151.005 CONFLICTS OF INTEREST

(A) Village Council. A Village Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being

considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A Village Council member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(B) Village of Marvin Appointed Boards. Members of appointed boards of the Village of Marvin, including the Planning Board, Board of Adjustment and Design Review Board, shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(C) Administrative Staff. Administrative staff, including the Zoning Administrator, shall not make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance. No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with the Village of Marvin to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the Village of Marvin, as determined by the Village.

(D) Quasi-Judicial Decisions. A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

(E) Resolution of Objection. If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.

(F) Familial Relationship. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

[Item #5. For the Zoning Administrator, add §151.180(C) CONFLICTS OF INTEREST]
Conflicts of interest. Administrative Staff, including the Zoning Administrator, shall comply with conflicts of interest requirements in §151.005.

[Item #6. For the Planning Board, add §151.202 CONFLICTS OF INTEREST]
Conflicts of interest. Planning Board members shall comply with conflicts of interest requirements in §151.005.

[Item #7. For the Design Review Board, add §151.215(D)(7)(o) CONFLICTS OF INTEREST]
Conflicts of interest. Design Review Board members shall comply with conflicts of interest requirements in §151.005.

[Item #8. For the Board of Adjustment, add §151.230(D) CONFLICTS OF INTEREST]
Conflicts of interest. Board of Adjustment members shall comply with conflicts of interest requirements in §151.005.

Reason

§160D-109 requires municipalities to adopt broadened conflict-of-interest standards for governing and advisory boards.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Update References to Former NCGS §160A to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #9. §151.280(A)

Current

[Excerpt from § 151.280]

§ 151.280 STATUTORY AUTHORIZATION; FINDINGS OF FACT.

(A) The Legislature of the State of North Carolina has in G.S. Chapter 143, Article 21, Part 6; and Chapter 160A, Article 8, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety and general welfare.

Redlines

[Item #9. Amend §151.280(A) as follows]

§ 151.280 STATUTORY AUTHORIZATION; FINDINGS OF FACT.

(A) The Legislature of the State of North Carolina has ~~in G.S. Chapter 143, Article 21, Part 6; and Chapter 160A, Article 8;~~ delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety and general welfare.

Reason

§160D require updates to any references to former NCGS Chapter 160A.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend to Change Conditional Use Permits to Special Use Permits to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #10. Change 79 references of 'Conditional Use Permit' throughout §151 to 'Special Use Permit.' In addition, change all acronyms of CUP to SUP.

Reason

§160D-102 requires municipalities to change Conditional Use Permits to Special Use Permits.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend, Delete, and Add Definitions to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #11. Amend definitions of:

- Building

Remove definitions of:

- Accessory Use Dwelling
- Dwelling, Single Family

Add definitions for:

- Dwelling
- Dwelling Unit
- Sleeping Unit
- Development
- Legislative decision
- Subdivision regulation
- Zoning regulation

Current

Building –A structure, temporary or permanent, having a roof or other covering, supported by constructed columns or exterior walls designed or used for the shelter, housing or enclosure of persons, animals or property. The term BUILDING shall be construed as if followed by the words OR PARTS THEREOF which include but are not limited to: uncovered attached decks and other appurtenances of the structure such as stairs, roofs, chimneys, eaves, heating and air conditioning fixtures, bay windows, balconies and the like. Any structure that is a mere appendage to a building such as a flagpole, trellis, perimeter wall or fence shall not be considered as part of the building.

DWELLING, SINGLE-FAMILY. A detached building designed for or occupied exclusively by one family, but not to include mobile homes as defined by this chapter.

Redlines

[Item #11. Amend §151.016 DEFINITION OF THE SPECIFIC TERMS AND WORDS as follows]

~~Building – Any structure used or intended for supporting or sheltering any use or occupancy. A structure, temporary or permanent, having a roof or other covering, supported by constructed columns or exterior walls designed or used for the shelter, housing or enclosure of persons, animals or property. The term BUILDING shall be construed as if followed by the words OR PARTS THEREOF which include but are not limited to: uncovered attached decks and other appurtenances of the structure such as stairs, roofs, chimneys, eaves, heating and air conditioning fixtures, bay windows, balconies and the like. Any structure that is a mere appendage to a building such as a flagpole, trellis, perimeter wall or fence shall not be considered as part of the building.~~

[Delete the following definition:]

~~Accessory Use Dwelling—A complete housekeeping unit with a kitchen, sleeping area, bathroom facilities and a separate external entrance attached to the primary dwelling.~~

~~DWELLING, SINGLE FAMILY. A detached building designed for or occupied exclusively by one family, but not to include mobile homes as defined by this chapter.~~

[Add the following definitions:]

Dwelling – A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Sleeping Unit - A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not for both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Development – Any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The excavation, grading, filling, clearing, or alteration of land.
- c. The subdivision of land as defined in G.S. 160D-802.
- d. The initiation or substantial change in the use of land or the intensity of use of land.

Legislative decision – The adoption, amendment, or repeal of a regulation under this Chapter or an applicable local act. The term also includes the decision to approve, amend, or rescind a development agreement

Subdivision Regulation – A subdivision regulation authorized by 160D-801.

Zoning Regulation – A subdivision regulation authorized by 160D-702.

Reason

§160D-706 (b) states, “When adopting regulations under this Article, a local government may not use a definition of building, dwelling, dwelling unit, bedroom, or sleeping unit that is inconsistent with any definition of those terms in another statute or in a rule adopted by a State agency, including the State Building Code Council.” The source for definitions proposed in this text amendment were from the 2018 State Building Code.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Add Requirement for Appointed Board Members to Take an Oath of Office to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Amend:

Item #12. Amend §151.201

Add:

- Item #13. Add §151.205(F)
- Item #14. Add 151.230(D)

Current

[Excerpt from §151.201]

§ 151.201 APPOINTMENTS AND TERMS.

The Planning Board shall consist of seven members, all of whom are residents of the village and whom the Village Council has duly appointed for designated staggered terms.

Redlines

[Item #12. Amend §151.201 as follows]

§ 151.201 APPOINTMENTS AND TERMS.

The Planning Board shall consist of seven members, all of whom are residents of the village and whom the Village Council has duly appointed for designated staggered terms. All appointed members shall, before entering their duties, qualify by taking an oath of office as required by G.S. 153A-26 and G.S. 160A-61.

[Item #13. Add §151.205(F) as follows]

(F) Design Review Board Oath of Office.

All Design Review Board members shall, before entering their duties, qualify by taking an oath of office as required by G.S. 153A-26 and G.S. 160A-61.

[Item #14. Add §151.205(F) as follows]

§ 151.230(D) Oath of Office.

All Board of Adjustment members shall, before entering their duties, qualify by taking an oath of office as required by G.S. 153A-26 and G.S. 160A-61.

Reason

§160D-309 requires municipalities to adopt a requirement for board members to take an oath of office before starting his or her duties.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Add Requirement to Maintain Zoning Maps and State or Federal Agency Maps Incorporated by Reference for Public Inspection to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #15. Add §151.032

Current

[This is a new section]

Redlines

[Item #15. Add §151.032 as follows]

§151.032 Maintenance of Maps

(A) Zoning Map. – The Village of Marvin’s adopted current and prior Zoning Maps shall be maintained for public inspection in the office of the Village Clerk. The maps may be in paper or a digital format.

(B) Maps Incorporated by Reference. – Flood insurance rate maps, watershed boundary maps, or other maps officially adopted or promulgated by State and federal agencies referenced in the Village of Marvin Zoning Ordinance are incorporated by reference as part of this Zoning Ordinance. For these maps, a regulation text or zoning map may reference a specific officially adopted map or may incorporate by reference the most recent officially adopted version of such maps. When zoning district boundaries are based on these maps, the zoning district boundaries are automatically amended to remain consistent with changes in the officially promulgated State or federal maps, provided a copy of the currently effective version of any incorporated map shall be maintained for public inspection in the Office of the Village Clerk.

(C) Map Copies. – Copies of the zoning district map may be reproduced by any method of reproduction that gives legible and permanent copies and, when certified by the Village Clerk in accordance with G.S. 160A-79 or G.S. 153A-50, shall be admissible into evidence and shall have the same force and effect as would the original map.

Reason

§160D-105 requires municipalities to maintain Zoning Maps and State or Federal Agency Maps Incorporated by Reference for Public Inspection.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Add Procedure to Issue Notices of Violation (NOVs) to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #16. Add §150.014(C)(5)

Current

[This is a new subsection]

Redlines

[Item #1. Add 150.014(C)(5) as follows]

(5) Issuing notices of violation in conformance with statutory procedures must be delivered to the permittee and the landowner if different. It may be delivered to an occupant or person undertaking the activity. Delivery can be by hand, email, or first-class mail. It may be posted onsite. An administrator shall certify NOV for the file.

Reason

§160D-404(a) and 160D405 requires municipalities to adopt procedure to issue notices of violations.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend §151.290 to:
Require Inspector Obtains Consent of Premises Owner or an Administrative Search Warrant to Inspect Areas Not Open to the Public to Comply with §160D; and Require the Same Process for Approval when Conducting a Revocation of Development Approval or Other Permits to Comply with NCGS §160D.

DATE: May 13, 2021

Sections

Item #17. Amend §151.290

Current

[Excerpt from §151.290]

Redlines

[Item #17. Amend §151.290 as follows]

§ 151.290 ADMINISTRATIVE PROCEDURES.

(A) Inspections of work in progress. As the work pursuant to a permit progresses, the Zoning Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of these regulations and the terms of the zoning permit. In exercising this power, the Administrator has a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction at any reasonable hour for the purposes of inspection or other enforcement action, provided, however, that the appropriate consent has been given for inspection of areas not open to the public or that an appropriate inspection warrant has been secured.

(B) Stop orders. Irrespective of all other administrative procedures contained in these regulations, whenever a building or part thereof is being constructed, reconstructed, altered or repaired in violation of these regulations, the Administrator may order the work to be immediately stopped. The stop work order shall be in writing and be directed to the person doing the work. The stop work order shall state the specific work to be stopped, the specific reasons for the stoppage and the conditions under which the work may be resumed.

(C) Revocation of development approvals or other permits. In addition to initiation of enforcement actions under G.S. 160D-404, development approvals or other permits may be revoked by the Village of Marvin by notifying the holder in writing stating the reason for the revocation. The Village of Marvin shall follow the same development review and approval process required for issuance of the development approval, including any required notice or hearing, in the review and approval of any revocation of that approval. Development approvals or other permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable Village of Marvin regulation or any State law delegated to the Village of Marvin for enforcement purposes in lieu of the State; or for false statements or misrepresentations made in securing the approval. Any development approval or other permits mistakenly issued in violation of an applicable State or local law may also be revoked. The revocation of a development or other permits approval by a staff member may be appealed pursuant to G.S. 160D-405. If an appeal is filed regarding a development regulation adopted by the Village of Marvin, the owner may appeal the administrative decision to the Board of Adjustment.

~~Revocation of permits. The Zoning Administrator may revoke and require the return of the zoning permit by notifying the permit holder in writing stating the reason for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans or specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any permit mistakenly issued in violation of an applicable state or local law may also be revoked.~~

(D) Periodic inspections. The Zoning Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises at any reasonable hour for the purposes of inspection or other enforcement action, provided, however, that the appropriate consent has been given for inspection of areas not open to the public or that an appropriate inspection warrant has been secured. .

Reasons

§160D—403(e) requires municipalities to obtain consent of premises owner or an administrative search warrant to inspect areas not open to the public.

§160D—403(f) requires municipalities to use the same process for approval when conducting a revocation of development approval.



VILLAGE OF MARVIN

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Item #18. Reserved – Previously Drafted Item was Deleted



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions to Legislative Decisions to Comply with NCGS §160D

DATE: May 13, 2021

Sections

Item #19. Amend §151.250(D)(4)
Item #20. Amend §151.250(D)(6)(d)
Item #21. Amend §151.250(D)(9)(h)
Item #22. Add §151.250(D)

Current

[Item #19. Excerpt from §151.250(D)(4)as follows]

(4) Planning Board review and recommendation.

[Item #20. Excerpt from §151.250(D)(6)(d)]

(d) At least ten days, but not more than 25 days before the date established for the public hearing, a notice of the proposed zoning change shall be sent by first class mail to the owner(s) of the affected parcel(s) as shown on the county tax listing and all adjacent and abutting property owners as shown on the county tax listing.

[Item #21. Excerpt from§151.250(D)(9)(h)]

(h) Land Use Plan consistency. Prior to adopting or rejecting the zoning map amendment, the Village Council shall adopt a statement describing whether its action is consistent with the adopted Land Use Plan and why the Village Council considers the action taken to be reasonable and in the public interest. The adopted statement is not subject to judicial review.

Redlines

[Item #19. Amend §151.250(D)(4) as follows]

(4) Planning Board review and recommendation. According to North Carolina GS 160D-604, all zoning amendments must be referred to the Planning Board for review and comment. The procedures shall be as follows:

[Item #20. Amend §151.250(D)(6)(d) as follows]

(d)The Village must provide posted notice during the time period running from twenty-five days prior to the hearing until ten days prior to the ~~(d) At least ten days, but not more than 25 days before the date established for the public~~ hearing, a notice of the proposed zoning change shall be sent by first class mail to the owner(s) of the affected parcel(s) as shown on the county tax listing and all adjacent and abutting property owners as shown on the county tax listing. For zoning map amendments, the Village must provide notice not only to immediate neighbors but also to properties separated from the subject property by the subject property by street, railroad, or other transportation corridor.

[Item #21. Amend §151.250(D)(9)(h) as follows]

(h) Land Use Plan consistency. Prior to adopting or rejecting the zoning map amendment, the Village Council shall adopt a statement describing whether its action is consistent with the adopted Land Use Plan and why the Village Council considers the action taken to be reasonable and in the public interest. The adopted statement is not subject to judicial review. If the Council approves an amendment that is consistent with the plan, a note shall be made on the future land use map and it shall also be deemed amended. Additional Reasonableness Statement for Rezoning. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the Council. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

[Item #22. Add §151.250(D) as follows]

(D) Refer zoning amendments to the Planning Board for review and comment; must not have governing board handle Planning Board duty to review and comment on zoning amendments. (G.S. 160D-604(c), (e).)

Reasons

§160D-602 requires municipalities to adopt procedures to expand notices beyond immediate neighbors.

§160D-602(c) requires municipalities to adopt procedures to post notices with specific duration periods.

§160D-604(c), (e) requires municipalities to adopt procedures to have Planning Boards review zoning map amendments and comment.

§160D-604(d) requires municipalities to adopt procedures to have Planning Boards consider any plan adopted when making a comment on plan consistency.

§160D-605(a) requires municipalities to adopt procedures to adopt a brief statement describing whether the action is consistent or inconsistent with approved plans. Must not on the applicable future land use map is deemed amended when an inconsistent rezoning is approved.

§160D-605(b) requires municipalities to adopt procedures to adopt a statement of reasonableness for zoning map amendments.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Certain Legislative Decisions to Comply with NCGS §160D

DATE: May 13, 2021

Item #23. Amendments to Amend and Add Provisions for Certain Legislative Decisions

Summary of Amendments

Must prohibit third-party down-zonings; may process down-zonings initiated by the local government or landowner (G.S. 160D-601; S.L. 2019-111, Pt. I.)

Must obtain applicant's/landowner's written consent to conditions related to a conditional zoning approval to ensure enforceability. (G.S. 160D-703(b); S.L. 2019-111, Pt. I.)

May use purely legislative conditional zoning and/or quasi-judicial special use permitting; must not use combined legislative and quasi-judicial process, such as conditional use district zoning. (G.S. 160D-102.)

Reason

§160D-601; S.L. 2019-111, Pt. I., §160D-703(b); S.L. 2019-111, Pt. I., and §160D-102 requires municipalities to adopt provisions for certain legislative decisions.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Quasi-Judicial Procedures to Comply with NCGS §160D

DATE: May 13, 2021

Item #24. Amendments to Amend and Add Provisions for Certain Quasi-Judicial Procedures

Summary of Amendments

Must follow statutory procedures for all quasi-judicial development decisions, including variances, special use permits, certificates of appropriateness, and appeals of administrative determinations. (G.S. 160D-102(28).)

Must hold an evidentiary hearing to gather competent, material, and substantial evidence to establish the facts of the case; the evidentiary hearing must have testimony under oath; must establish written findings of fact and conclusions of law. (G.S. 160D-406.)

Board chair must rule at the evidentiary hearing on objections to inclusion or exclusion of administrative material; such ruling may be appealed to the full board. (G.S. 160D-406(d).)

Must allow parties with standing to participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments; may allow non-parties to present competent, material, and substantial evidence that is not repetitive. (G.S. 160D-406(d).)

Reason

§160D-102(28), §160D-406, and §160D-406(d) requires municipalities to adopt provisions for certain quasi-judicial procedures.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Quasi-Judicial Decisions to Comply with NCGS §160D

DATE: May 13, 2021

Item #25. Amendments to Amend and Add Provisions for Certain Quasi-Judicial Decisions

Summary of Amendments

Must not impose conditions on special use permits that the local government does not otherwise have statutory authority to impose. (G.S. 160D-705(c); S.L. 2019-111, Pt. I.)

Must obtain applicant's/landowner's written consent to conditions related to a special use permit to ensure enforceability. (G.S. 160D-1402(k); G.S. 160D-1403.2; S.L. 2019-111, Pt. I.)

Must set a thirty-day period to file an appeal of any administrative determination under a development regulation; must presume that if notice of determination is sent by mail, it is received on the third business day after it is sent. (G.S. 160D-405(c).)

Reason

§160D-705(c); S.L. 2019-111, Pt. I., §160D-1402(k), §160D-1403.2; S.L. 2019-111, Pt. I., and §160D-405(c) requires municipalities to adopt provisions for certain quasi-judicial decisions.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Administrative Development Approvals to Comply with NCGS §160D

DATE: May 13, 2021

Item #26. Amendments to Amend and Add Provisions for Administrative Development Approvals

Summary of Amendments

Must provide that development approvals run with the land. (G.S. 160D-104.)

Must provide development approvals in writing; may provide in print or electronic form; if electronic form is used, then it must be protected from further editing. (G.S. 160D-403(a).)

Must provide that applications for development approvals must be made by a person with a property interest in the property or a contract to purchase the property. (G.S. 160D-403(a).)

For revocation of development approval, must follow the same process as was used for the approval. (G.S. 160D-403(f).)

Reason

§160D-104, §160D-403(a), and §160D-403(f) requires municipalities to adopt provisions for administrative development approvals.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Administrative Determinations to Comply with NCGS §160D

DATE: May 13, 2021

Item #27. Amendments to Amend and Add Provisions for Administrative Determinations

Summary of Amendments

Must provide written notice of determination by personal delivery, electronic mail, or first-class mail to the property owner and party seeking determination, if different from the owner. (G.S. 160D-403(b).)

Reason

§160D-403(b) requires municipalities to adopt provisions for administrative determinations.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Appeals of Administrative Decisions to Comply with NCGS §160D

DATE: May 13, 2021

Item #28. Amendments to Amend and Add Provisions for Appeals for Administrative Decisions

Summary of Amendments

Must allow administrative decisions of any development regulations (not just zoning) to be appealed to the board of adjustment, unless provided otherwise by statute or ordinance. (Appeals relating to erosion and sedimentation control, stormwater control, or building code and housing code violations are not made to the board of adjustment unless specified by local ordinance.) (G.S. 160D-405.)

Must set a thirty-day period to file an appeal of any administrative determination under a development regulation; must presume that if notice of determination is sent by mail, it is received on the third business day after it is sent. (G.S. 160D-405(c).)

Must require the official who made the decision (or his or her successor if the official is no longer employed) to appear as a witness in the appeal. (G.S. 160D-406.)

Must pause enforcement actions, including fines, during the appeal. (G.S. 160D-405.)

Reason

§160D-405, §160D-405(c), and §160D-406 requires municipalities to adopt provisions for appeals of administrative decisions.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Vested Rights and Permit Choice to Comply with NCGS §160D

DATE: May 13, 2021

Item #29. Amendments to Amend and Add Provisions for Vested Rights and Permit Choice

Summary of Amendments

Must recognize the default rule that development approvals/permits are valid for twelve months, unless altered by statute or extended by local rule adjusted by statute or local rule. (G.S. 160D-108(d)(2).)

Must identify site-specific vesting plans (formerly site-specific development plans) with vesting for two to five years, as under prior law, except for specified exceptions. (G.S. 160D-108.1 G.S. 160D-108(d)(3);-108(f).)

Must recognize multi-phase developments—long-term projects of at least 25 acres—with vesting up to seven years, except for specified exceptions (160D-108(c)(d)(4); -108(f).)

Must not make an applicant wait for final action on the proposed change before proceeding if the applicant elected determination under prior rules. (G.S. 143-755; G.S. 160D-108(b).)

Reason

§160D-108(d)(2), §160D-108.1, §160D-108(d)(3);-108(f), §160D-108(c)(d)(4); -108(f), §143-755, and §160D-108(b) requires municipalities to adopt provisions for Vested Rights and Permit Choice



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendments to Amend and Add Provisions for Substance of Other Development Ordinances to Comply with NCGS §160D

DATE: May 13, 2021

Item #30. Amendments to Amend and Add Provisions for Substance of Other Development Ordinances

Summary of Amendments

Must conform subdivision performance guarantee requirements with statutory standards. (G.S. 160D-804.1; S.L. 2020-25; S.L. 2019-79 (S.B. 313), to be incorporated into G.S. Chapter 160D.)

Must conform subdivision procedures for expedited review of certain minor subdivisions. (G.S. 160D-802, established prior to G.S. Chapter 160D.)

Must not require a developer, as a condition to subdivision approval, to bury a power line existing above ground and outside of property to be subdivided. (G.S. 160D-804; S.L. 2019-174.)

Must exempt farm use on bona fide farm in ETJ from city zoning to the same extent it would be exempt from county zoning; Chapter 160D clarifies that other municipal development regulations may still apply. (G.S. 160D-903(c).)

Must not exclude manufactured homes based on the age of the home. (G.S. 160D-910.)

Must follow standardized process for housing code enforcement to determine owner's abandonment of intent to repair and need for demolition. (G.S. 160D-1203(6).)

Reason

§160D- 160D-802, established prior to §160D, §160D-804; S.L. 2019-174, §160D-903(c), §160D-910, §160D-1203(6) requires municipalities to adopt provisions for Substance of Other Development Ordinances.

Must conform subdivision performance guarantee requirements with statutory standards. (G.S. 160D-804.1; S.L. 2020-25; S.L. 2019-79 (S.B. 313), to be incorporated into G.S. Chapter 160D.)



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment for Adding Marvin Gardens to the List of Existing Individual Conditional Districts

DATE: May 13, 2021

Section
§151.092

Current

The following Individual Conditional Districts are established:

- (A) ICD - Courtyards at Marvin; and
- (B) ICD - Amber Meadow.

Redlines

The following Individual Conditional Districts are established:

- (A) ICD - Courtyards at Marvin, ~~and~~
- (B) ICD - Amber Meadow; ~~and~~
- (C) ICD - Marvin Gardens.

New Text

The following Individual Conditional Districts are established:

- (A) ICD - Courtyards at Marvin,
- (B) ICD - Amber Meadow; and
- (C) ICD - Marvin Gardens.

Reason

Marvin Gardens was approved as an Individual Conditional District in 2016



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment to correct a typographical error in §150.103 LAND DEVELOPMENT PERMITS.

DATE: May 13, 2021

Section

§150.103

Current

(B) On approved copy shall be returned to the applicant. The second copy shall be retained by the Village Administrator.

Redlines

(B) One approved copy shall be returned to the applicant. The second copy shall be retained by the Village Administrator.

New Text

(B) One approved copy shall be returned to the applicant. The second copy shall be retained by the Village Administrator.

Reason

Typographical Error



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment to correct a typographical error in §151.054 ACCESSORY USES AND STRUCTURES.

DATE: May 13, 2021

Section

§151.054

Current

(E) Swimming pools. A swimming pool shall be considered an accessory use.

(1) Swimming pools shall be locate in the rear yard and shall have the following setbacks:

Redlines

(E) Swimming pools. A swimming pool shall be considered an accessory use.

(1) Swimming pools shall be located in the rear yard and shall have the following setbacks:

New Text

(E) Swimming pools. A swimming pool shall be considered an accessory use.

(1) Swimming pools shall be located in the rear yard and shall have the following setbacks:

Reason

Typographical Error



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment to correct the title of §151.152 to read “SUBDIVISION ENTRYWAY SIGNAGE, MONUMENTS AND APPURTENANCES.”

DATE: May 13, 2021

Section

§151.152

Current

§ 151.152 SIGNS PERMITTED IN CC COMMERCIAL DISTRICT AND MX MIXED-USE DISTRICT.

Redlines

~~§ 151.152 SIGNS PERMITTED IN CC COMMERCIAL DISTRICT AND MX MIXED-USE DISTRICT.~~ SUBDIVISION ENTRYWAY SIGNAGE, MONUMENTS AND APPURTENANCES.

New Text

§ 151.152 SUBDIVISION ENTRYWAY SIGNAGE, MONUMENTS AND APPURTENANCES.

Reason

Title was recorded incorrectly.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment to clarify dwelling allowances in §151.049(A) ONE PRINCIPAL BUILDING and 151.054(F) ACCESSORY USES AND STRUCTURES.

DATE: May 13, 2021

Section

§151.049 and §151.054

Current

§151.049

(A) In any single-family residential district, one single-family dwelling or one mobile home and accessory structure(s) shall be permitted on a single lot (except as permitted under § [151.052\(A\)](#)) which meets at least the minimum requirements of this chapter.

§151.054

(F) *Accessory use dwellings.* Accessory use dwellings shall be subject to the issuance of a conditional use permit by the Village Council and shall be in accordance with the following criteria.

Redlined

§151.049

(A) In any single-family residential district, one ~~single-family~~ dwelling or one mobile home and accessory structure(s) shall be permitted on a single lot (except as permitted under § [151.052\(A\)](#)) which meets at least the minimum requirements of this chapter. [One Accessory Dwelling Unit attached to the principal dwelling unit is allowed per §151.054\(F\), but detached dwelling units are not allowed.](#)



VILLAGE OF MARVIN

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

§151.054

(F) *Accessory-use dwellings unit*. Accessory-use dwellings units shall be subject to the issuance of a conditional use permit by the Village Council and shall be in accordance with the following criteria.

New Text

§151.049

(A) In any single-family residential district, one dwelling or one mobile home and accessory structure(s) shall be permitted on a single lot (except as permitted under § [151.052\(A\)](#)) which meets at least the minimum requirements of this chapter. One Accessory Dwelling Unit attached to the principal dwelling unit is allowed per §151.054(F), but detached dwelling units are not allowed.

§151.054

(F) *Accessory dwelling unit*. Accessory dwelling units shall be subject to the issuance of a conditional use permit by the Village Council and shall be in accordance with the following criteria.

Reason

Application of the 160D-required definitions of Dwelling and Dwelling Unit must match the intent of the Planning Board and Village Council, which is to continue allowing one primary dwelling unit, and one attached dwelling unit by Conditional Use Permit but not allow detached dwelling units.

NOTE: Instances of “CUP” and “Conditional Use Permit” in §151.054 shall be considered for amendment to “SUP” and “Special Use Permit” in a different Text Amendment, as required by 160D.



VILLAGE OF MARVIN

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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Consideration of Text Amendment to cause the guidance in the Roadway Median Landscaping section to instead be regulation.

DATE: May 13, 2021

Section

§151.046(H)(2)

Current

(2) *Roadway median landscaping.*

(a) The following information is to be used as general guidelines for designing parkway medians. It is intended for use as a resource to develop median designs. Several recommendations are subjective in nature and may require modification to fit median openings, width or stopping site distances. It is important that significant deviations from the guide be based on operational experience and objective engineering analysis. These guidelines do not pertain to the design of bioswales.

(b) Landscape elements within a median should include shade trees, ornamental trees, shrubs, low-growing evergreens, perennials, grasses and groundcovers. Species shall be heat and drought tolerant.

Redlines

(2) *Roadway median landscaping.*

(a) The following information is to be used as general ~~guidelines~~ **regulation** for designing parkway medians. ~~It is intended for use as a resource to develop median designs.~~ Several ~~recommendations~~ **regulations** are ~~subjective~~ **generic** in nature and may require modification to fit median openings, width or stopping site distances. It is important that significant deviations from ~~the guide~~ **this section** be based on operational experience and objective engineering analysis. These ~~guidelines~~ **regulations** do not pertain to the design of bioswales.

(b) Landscape elements within a median ~~should~~ **shall** include shade trees, ornamental trees, shrubs, low-growing evergreens, perennials, grasses and groundcovers. Species shall be heat and drought tolerant.



VILLAGE OF MARVIN

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New Text

(2) Roadway median landscaping.

(a) The following information is to be used as general regulation for designing parkway medians. Several regulations are generic in nature and may require modification to fit median openings, width or stopping site distances. It is important that significant deviations from this section be based on operational experience and objective engineering analysis. These regulations do not pertain to the design of bioswales.

(b) Landscape elements within a median shall include shade trees, ornamental trees, shrubs, low-growing evergreens, perennials, grasses and groundcovers. Species shall be heat and drought tolerant.

Reason

Manager pointed out that no ordinances should be guidelines, and should be regulations.

**Village of Marvin
North Carolina**

DATE: June 1, 2020

TO: Mayor and Village Council

FROM: Rohit Ammanamanchi, Planning/Zoning Administrator

SUBJECT: TUP #21-12659 Temporary Construction Office Trailer for Marvin Village Hall

Actions Requested by the Village Council

The Village Council is requested to consider an application submitted by Tyler Helms of Randolph & Sons Builders for a Temporary Use Permit to allow for a temporary Construction Office Trailer to be located on the site of Marvin Village Hall, 10006 Marvin School Road.

Analysis

One Construction office (20' x 8') will be placed on the site of the Marvin Village Hall for the purpose of facilitating construction. Trailers are permitted to be used as a construction office, provided that the structure is removed at the end of the development period. It is anticipated that the trailer will be removed before the completion of the development, estimated in Winter 2021.

The proposed trailer will be located where the parking lot is planned, approximately 30' from the nearest property line and over 200' from the nearest house, and the temporary use is typical for a residentially zoned development.

Before issuing any temporary use permit, the Village Council shall make the following findings:

1. The proposed temporary will not materially endanger the public health, welfare and safety;
2. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.

A temporary use permit for construction trailers is valid for six months as per §151.051(B). The permit may be renewed for a period of time as determined by the Village Council, provided the construction has proceeded in a diligent manner.

Recommendation

Staff recommends Approval of the Temporary Use Permit to allow a temporary office trailer at the new Marvin Village Hall site, subject to the following conditions:

1. The Temporary Use Permit shall expire on December 8, 2020, unless an extension is applied for and received prior to the expiration date.
2. Lighting shall be in conformance with the Marvin Light Ordinance and shall be directed away from any single family homes.

Attachments:
Application
Site Plan
Aerial Map



VILLAGE OF MARVIN

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

Application Number: 21-12659

APPLICATION FOR TEMPORARY USE PERMIT

Please see Page 3 for instructions.

Address of Subject Property: 10006 Marvin School Road

Applicant(s) Name: Tyler Helms Phone: 704-207-3743
 Address of Applicant: 1010 Culp Road FAX: _____
Pineville Zip Code: 28134
 Email: tyler@randolphbuilders.com
 Company Name: Randolph & Sons Builders
 (If applicable)
 Subdivision Name: Marvin Village Hall Lot #: 1
 (If applicable)

Tax Parcel Numbers: 06-225390A

- Request is for** (check all that apply):
- | | |
|--|--|
| <input checked="" type="checkbox"/> Construction, Sales and Storage Trailers | <input type="checkbox"/> Event at Marvin Efir Park |
| <input type="checkbox"/> Charitable/Civic Sales Event | <input type="checkbox"/> Multiple Family or Community Wide Sale |
| <input type="checkbox"/> Public Event | <input type="checkbox"/> Yard Sale in Commercial Corridor District |
| <input type="checkbox"/> Residential -Disaster Rebuild | <input type="checkbox"/> Renewal / Other _____ |

Description: Please provide a description of your proposed use.
Construction Office Trailer for the construction
of Marvin Village Hall

APPLICATION FOR TEMPORARY USE PERMIT- PAGE 2

Determinations: Please provide a response to the following determinations.

- 1. The proposed temporary use will not materially endanger the public health, welfare and safety;
Yes: Construction Trailer for one Residentially-Zoned Govt bldg., far from any house.
- 2. The proposed temporary use will not have a substantial negative effect on adjoining properties;
Yes. Distance, tree buffers, and adherence to times of construction will protect adjoining property
- 3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.
Yes. Construction office is typical for developments, and itself will not add to any disturbance.

Oath: The above information, to my knowledge and belief, is true and correct. Any violation of an approved temporary use permit may be grounds for its revocation.

Applicant Signature: [Handwritten Signature]

Date: 6/02/2021

Office Use Only

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

Conditions: _____

Council Approval Date: _____

Zoning Administrator: _____ Date: _____

APPLICATION FOR TEMPORARY USE PERMIT— PAGE 3

A. Application

All applications must include a written description of the request. Please include a description of the proposed use or event, duration of use, hours of operation, number of people expected to attend, or participants, sanitation facilities, traffic and pedestrian flow, security and emergency services, noise and lighting and any other details pertinent to the proposed use or event.

All applications must include a detailed site map of the property. For construction, sales and storage trailers, a scaled dimensional site plan prepared by a registered land surveyor or engineer shall be required. All other requests may use a hand drawn site map. Please include location of structures and proposed temporary structures, distances from property lines, traffic and pedestrian flow, parking areas, locations of booths or concessions and other activities, sanitation facilities, etc.

A fee shall be submitted in accordance with the Fee Schedule adopted by the Village Council.

B. Approvals

The following temporary use permits may be approved by the Zoning Administrator: Charitable or Civic Sales, Yards Sales in the Commercial Corridor District and Multi-family / Community Wide Sales and Events at the Marvin Efirid Park with less than 30 persons. All other temporary use permits shall require approval from the Village Council after a public hearing has been held. Before issuing any temporary use permit, the Zoning Administrator and/or Village Council shall make the following determinations:

1. The proposed temporary use will not materially endanger the public health, welfare and safety;
2. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.

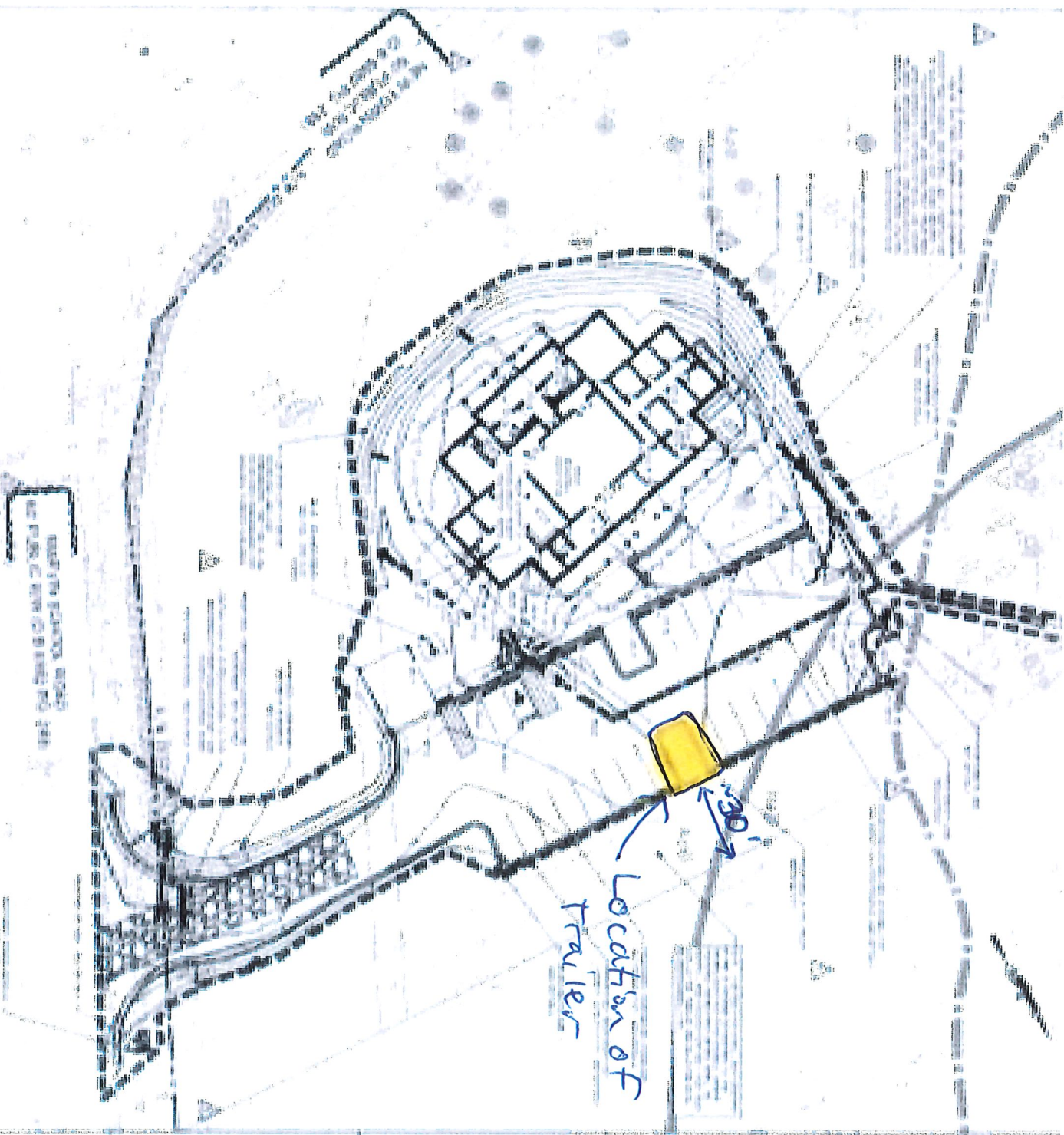
The Zoning Administrator or Village Council may authorize conditions regarding duration of the use, hours of operation, signage, lighting, temporary structures and the like and the conditions shall be made part of the temporary use permit issued. The applicant shall be responsible for acquiring any permits required by other local, state or federal agencies prior to the issuance of the temporary use permit by the village.

The decision of the Village Council or Zoning Administrator may be appealed by the applicant to the Village Board of Adjustment as provided for in §§ [151.230](#) through [151.237](#).

C. Public Notice

Those permits requiring Village Council approval shall be subject to the Public Notice requirements set forth by §151.051. Notices shall be sent by the Village by first class mail to the applicant, and to owners of all contiguous pieces of property or any property owner within 200 feet of the subject property, at least ten days prior to the public hearing. The notice shall indicate the nature of the public hearing and the date, time and place at which it is to occur.

Additionally, a notice shall be posted by the Village Clerk at the Village Hall at least ten days prior to the public hearing. A sign shall also be placed on the subject property at least ten days prior to the public hearing.

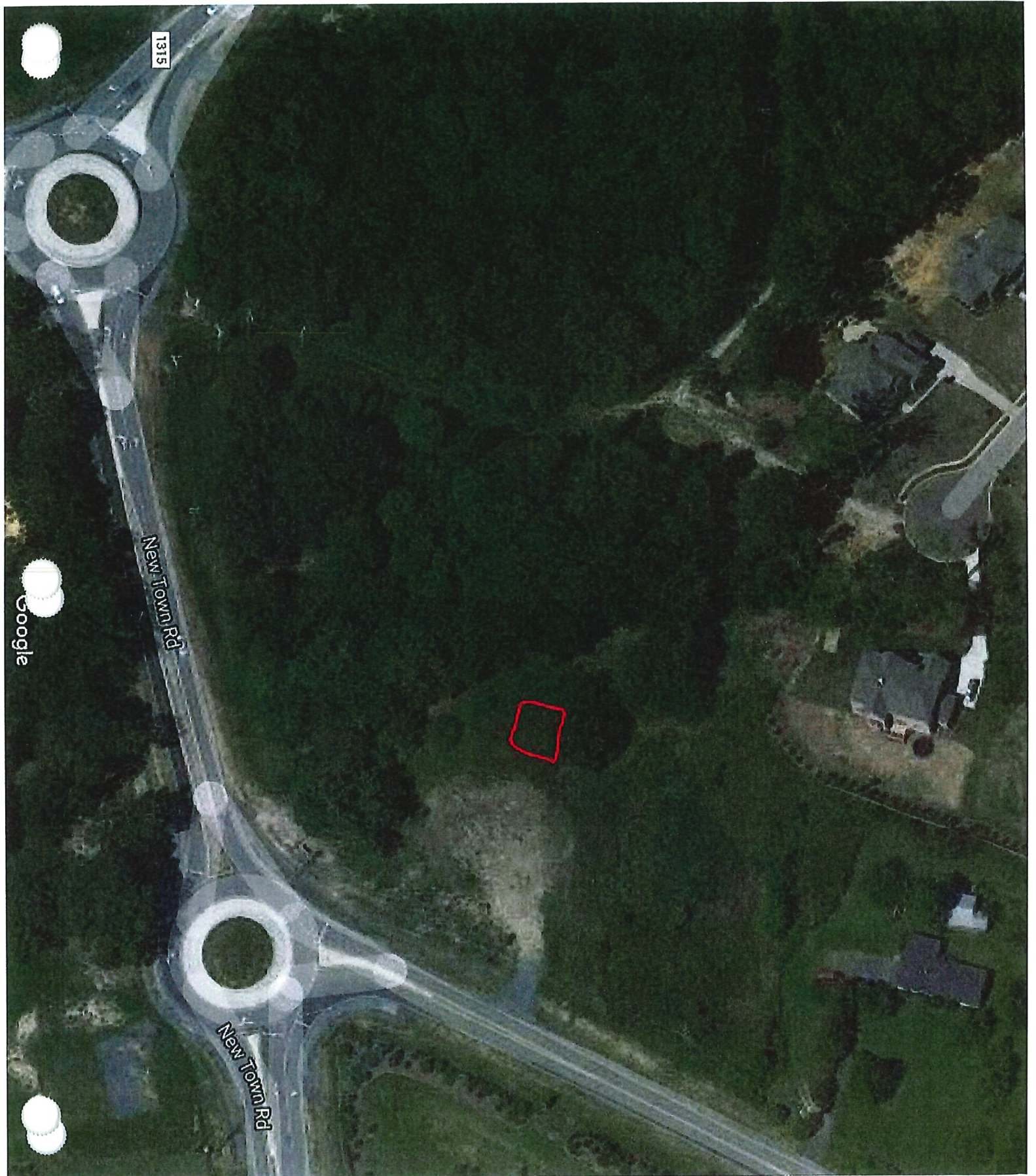


100'

Location of Trailer

100'

Location of Trailer



1315

New Town Rd

New Town Rd

Google

8

8

8



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: Solid Waste and Recycling as a Municipal Service
DATE: June 3, 2021

Current

At the previous Council meeting, components of the potential solid waste contract were discussed. The Town of Weddington and Village of Marvin have been working together in presenting the attached summary of vendors' responses to the RFP including costs and options. Attached you will find the overall summary of the RFP for solid waste services. Active is the apparent lowest bidder but as set forth in the RFP selection is based on several factors including proposer's background and past performance; proposed operations; proposed program implementation, customer outreach and relations; and total system price. *It is highly important Council reviews these documents before the meeting as we will discuss the selected vendor and what options for services will make up the contract awarded.*

Requested Action

Discussion and Consideration of Solid Waste and Recycling Options for Service as Municipal Service AND Direct Manager to Negotiate with Selected Vendor Expected to Award Contract at Next Meeting AND Proceed with Implementing Pro Rated Solid Waste Utility Fee effective July 1, 2021.

MARVIN ONLY

	Weekly Household Per unit/ per month	Weekly Recycling Per Unit/Per Month	BiWeekly Recycling Per Unit/Per Month	TOTAL (with WEEKLY Recycling)	TOTAL Biweekly Recycling	(with Biweekly Recycling)
Waste Connections	\$ 10.75	\$ 10.22	\$ 8.50	\$ 20.97	\$ 19.25	
Active	\$ 8.20	\$ 5.50	\$ 3.50	\$ 13.70	\$ 11.70	
Waste Pro	\$ 16.58	\$ 14.71	\$ 9.54	\$ 31.29	\$ 26.12	

Add On: Bulk

Vendor	BiWeekly Bulk Unit/ Per Month	Per	Monthly Bulk Unit/ Per Month	Per	2x Year Bulk Unit / Per Month	Per
Waste Connections	\$	3.34	\$	3.12	\$	2.80
Active	\$	1.25	\$	1.00	\$	0.50
Waste Pro	\$	3.37	\$	3.04	\$	3.27

Add On: Yard Waste

Vendor	Weekly Unit / Per Month	Per	Monthly
Waste Connections	\$	6.42	\$ 0.54
Active	\$	3.00	\$ 0.25
Waste Pro	\$	10.29	\$ 0.86

Per Unit Per Year

Add On: Paint/Oil

Vendor	1x/Year	Monthly costs
Waste Connections	na	na
Active	\$ 20,000.00	\$ 1,666.67
Waste Pro	\$ 1.27	\$ 0.11

Per Unit Per Year

Add On: Christmas Trees

Vendor	1x/Year	Monthly Costs
Waste Connections	na	na
Active	\$ -	na
Waste Pro	\$ 4.80	0.4

Per Unit Per Year

Add On: Electronic

Vendor	1x/Year	Monthly Cost
Waste Connections	\$ 1.98	\$ 0.17
Active	\$ 2.00	\$ 0.17
Waste Pro	\$ 4.80	\$ 0.40

Per Unit Per Year

Add On: Curb Side White goods Collection

Vendor	1x/Year	Monthly Cost
Waste Connections	\$ 1.98	\$ 0.17
Active	\$ 0.25	\$ 0.02
Waste Pro	\$ 3.84	\$ 0.32

Per Unit Per Year

Add On: Municipal Spec. Logos on Trucks

Vendor	Per Truck Price
Waste Connections	na
Active	\$ 1,500.00
Waste Pro	\$ 809.00

Per Unit Per Year

Add On: Logos on Trash and Recyl. Cans

Vendor	Per Unit Price
Waste Connections	\$ -
Active	\$ -
Waste Pro	\$ 2.25

Weddington Only

Vendor	Weekly Household	Weekly Recycling	BiWeekly Recyclin	TOTAL (with WEEKLY Recycling)	TOTAL (with Biweekly Recycling)
Waste Connections	\$ 10.32	\$ 9.50	\$ 7.92	\$ 19.82	\$ 18.24
Active	\$ 8.20	\$ 5.50	\$ 3.50	\$ 13.70	\$ 11.70
Waste Pro	\$ 10.36	\$ 8.46	\$ 6.26	\$ 18.82	\$ 16.62

Add On: Bulk			
Vendor	BiWeekly Bulk	Monthly Bulk	2x Year Bulk
Waste Connections	\$ 2.54	\$ 2.14	\$ 1.94
Active	\$ 1.25	\$ 1.00	\$ 0.50
Waste Pro	\$ 3.59	\$ 2.49	\$ 2.74

Add On: Yard Waste		
Vendor	Weekly	Monthly Cost
Waste Connections	\$ 5.98	\$ 0.50
Active	\$ 3.00	\$ 0.25
Waste Pro	\$ 6.07	\$ 0.51

Per unit per year

Add On: Paint/Oil		
Vendor	1x/Year	Monthly Cost
Waste Connections	na	na
Active	\$ -	\$ -
Waste Pro	\$ -	\$ -

per unit per year

Add On: Christmas Trees		
Vendor	1x/Year	
Waste Connections	na	
Active	\$ -	
Waste Pro	\$ 3.48	

Per unit per year

Add On: Electronic		
Vendor	1x/Year	
Waste Connections	\$ 1.26	\$ 0.11
Active	\$ 2.00	\$ 0.17
Waste Pro	\$ 4.32	\$ 0.36

Add On: Curb Side White goods Collection		
Vendor	1x/Year	
Waste Connections	\$ 1.26	\$ 0.11
Active	\$ 0.50	\$ 0.04
Waste Pro	\$ 3.12	\$ 0.26

Add On: Municipal Spec. Logos on Trucks	
Vendor	Per Truck Price
Waste Connections	na
Active	\$ 1,500.00
Waste Pro	\$ 809.00

Add On: Logos on Trash and Recyl. Cans	
Vendor	Per Unit Price
Waste Connections	\$ -
Active	\$ -
Waste Pro	\$ 2.05

Marvin and Weddington Together

Vendor	Weekly Household		Weekly Household		Weekly Recycling		BiWeekly Recycling		TOTAL	
	Marvin	Weddington	Marvin	Weddington	Marvin	Weddington	Marvin	Weddington	(with WEEKLY Recycling)	(with Biweekly Recycling)
Waste Connections	\$ 10.16		\$ 9.30		\$ 7.55		\$ 17.71		\$ 17.71	\$ 17.71
Active	\$ 8.20		\$ 5.50		\$ 3.50		\$ 11.70		\$ 11.70	\$ 11.70
Waste Pro	\$ 10.17		\$ 7.62		\$ 5.87		\$ 16.04		\$ 16.04	\$ 16.04

Add On : Bulk						
Vendor	Bi-Weekly Bulk		Monthly Bulk		Twice / Year	
	Marvin	Weddington	Marvin	Weddington	Marvin	Weddington
Waste Connections	\$ 2.28		\$ 2.00		\$ 1.72	
Active	\$ 1.25		\$ 1.00		\$ 0.5	
Waste Pro	\$ 3.48		\$ 2.39		\$ 2.56	

Add On: Yard Waste				
Vendor	Weekly Weddington		Monthly Cost	
	Marvin	Weddington	Marvin	Weddington
Waste Connections	\$ 5.35	\$ 5.35	\$ 0.45	\$ 0.45
Active	\$ 3.00	\$ 3.00	\$ 0.25	\$ 0.25
Waste Pro	\$ 4.93	\$ 4.93	\$ 0.41	\$ 0.41

Per unit per year

Add On: Paint/Oil				
Vendor	1x/Year Weddington		Monthly Cost	
	Marvin	Weddington	Marvin	Weddington
Waste Connections	na	na		
Active	\$ 20,000.00	na	\$ 1,666.67	na
Waste Pro	\$ -	na		

per unit per year

Add On: Christmas Trees				
Vendor	1x/Year Weddington		Monthly Cost	
	Marvin	Weddington	Marvin	Weddington
Waste Connections	na	na	na	na
Active	\$ -	\$ -	\$ -	\$ -
Waste Pro	\$ 3.24	\$ 3.24	\$ 0.27	\$ 0.27

Per unit per year

Add On: Electronic				
Vendor	1x/Year Marvin	1x/Year Weddington	Monthly Cost Marvin	Monthly Cost Weddington
Waste Connections	\$ 1.22	\$ 1.22	\$ 0.10	\$ 0.10
Active	\$ 2.00	\$ 2.00	\$ 0.17	\$ 0.17
Waste Pro	\$ 4.08	\$ 4.08	\$ 0.34	\$ 0.34

Add On: Curb Side White goods Collection				
Vendor	1x/Year Marvin	1x/Year Weddington	Monthly Cost Marvin	Monthly Cost Weddington
Waste Connections	\$ 1.22	\$ 1.22	\$ 0.10	\$ 0.10
Active	\$ 0.75	\$ 0.75	\$ 0.06	\$ 0.06
Waste Pro	\$ 3.00	\$ 3.00	\$ 0.25	\$ 0.25

Add On: Municipal Spec. Logos on Trucks				
Vendor	1x/Year Marvin	1x/Year Weddington		
Waste Connections	na	na		
Active	\$ 1,500.00	\$ 1,500.00		
Waste Pro	\$ 809.00	\$ 809.00		

Add On: Logos on Trash and Recycl. Cans				
Vendor	1x/Year Marvin	1x/Year Weddington		
Waste Connections	na	na		
Active	\$ -	\$ -		
Waste Pro	\$ 2.15	\$ 2.15		

offer from Waste Connections if both TOW and VOM contract

<u>Proposer</u>	<u>Collection Staff Training and Background</u>	<u>CNG Trucks</u> (Yes/no)	<u>Reference Checks</u>	<u>Added Features?</u>	<u>Customer Service</u>	<u>Local Office</u> (Yes/No)	<u>Weekly curbside/biweekly recycle per household</u> <u>weekly yardwaste/seasonal 2x year bulk-combined-annual</u>
Waste Connections	Class B commercial DL extensive criminal background check and DOT drug test before being hired. Trainin is 5 keys of the Smith System and 10 day waste Connections Driver New Hire Training program. After training, drivers observed on route and coached by supervisors	Yes and will begin beta testing fully electric trucks	Stallings +	TracEZ app for residents	5 Customer service reps/1 cust. Svc manager. TracEz - a work order/comment tracking software.auto generate montly complaint summary and cumulative reports for the year. Will include a narrative of each problem encountered and actions taken	Y	246.96
Active	OSHA compliant Safe Operating Procedure for specific equipment. Documentation of training. Monthly training (power points). Seeks experienced employees, but training available. Drug testing by company and random by NCDOT	?	none given		dedicated phone line and email address. 3 customer service reps 8-5 m-F. Customer portal w/Town access	Y	
Waste Pro	Extensive Onboarding training process following up through 7-30? 45-60-90 days			Routeware Smart Truck/TracEZ app/3rd eyeGPS and camera	phones answered by live person locally. Respond in timely manner-Routeware Smart Truck gives complete service history of customers/photos/comment s/locations of skips or misses/tracks metrics in real time	Y	

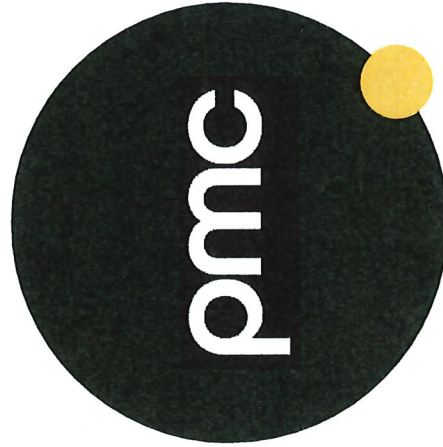
PROPOSAL
TABULATION FOR
Solid Waste

3/23/2021

<u>Proposer</u>	<u>Marvin Base Bid Monthly (weekly trash only)</u>	<u>Marvin Base Bid Annual per household</u>	<u>Combined Base Bid Annual per household Marvin</u>	<u>Combined Base Bid Annual per household Weddington</u>	<u>Price Modifications</u>	<u>Experience</u>	<u>Litigation History</u>	<u>Financial Strength</u>	<u>Operational Experience</u>	<u>Environmental Performance (No complaints or violations within last 5 years)</u>	<u>Collection Services</u>
Waste Connections	\$129.00	\$258,000.00	\$243,840.00		average CPI across all munis last 5 years: 2021: 1.5% 2020: 1.9% 2019: 2.0% 2018:1.7% 2017:1.6%	district manager: 31 years	no litigation history	Q1-2021 Revenue \$1.396B net income \$160.3M	36000 residents 37000 tons of MSW avg/year	Compliant	MSW: 3 trucks da
Active	\$98.40	\$196,800.00	\$196,800.00		Based off CPI	Director of Operations 25 years	6 years-no records	total assets Dec 2019 1.6B	1) 38,000 customer in CLT area 2) 30,000 tons of trash per year	Compliant	MSW:Weddingto n: 1 truck M-F 900 homes/day Marvin: 1 truck M-F 400 homes/day Hopper truck for backdoor service
Waste Pro	\$198.96	\$397,920.00	\$244,080.00		Based off CPI	Assistant Division Manager 20 years	5 years-no records	2020 total cash and invested assets \$4.2B total current assets \$97.9M	Monroe, Harrisburg, Concord, Cornelius and more >60015 residents >62491 tons MSW	Compliant	MSW:Weddingto n: 1 truck M-F 900 homes/day Marvin: 1 truck M-F 400 homes/day Combined 1 truck 867 homes/day

New Town Hall
Village of Marvin, NC

**creating spaces that
work wonders.**



PMC COMMERCIAL INTERIORS

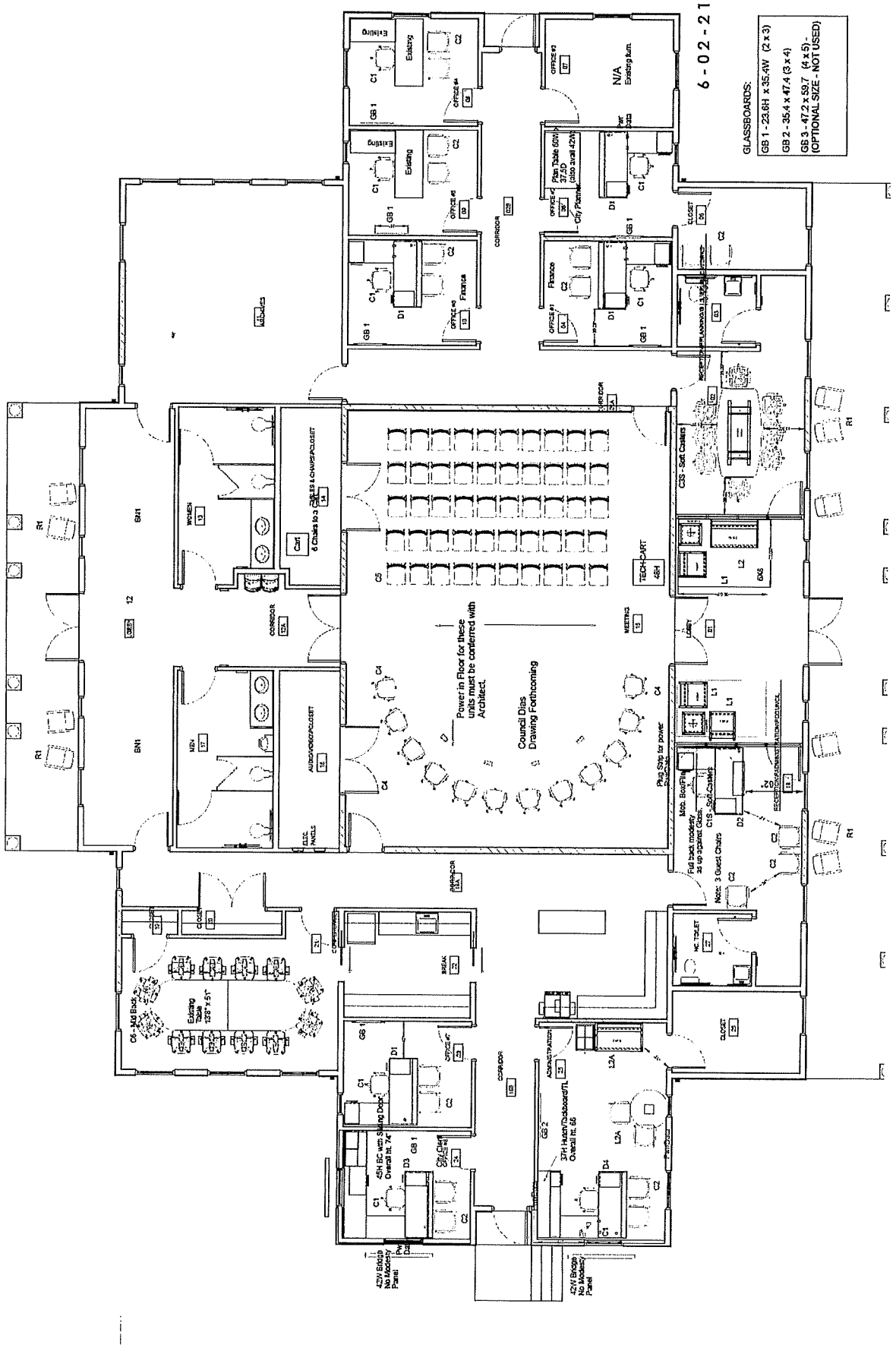
Prepared By: Taylor Miller
Taylor.Miller@pmc-works | 803.463.1169

Revised: 6-2-21

Item I.4.

HAWORTH®

Floorplan

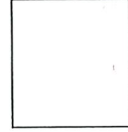
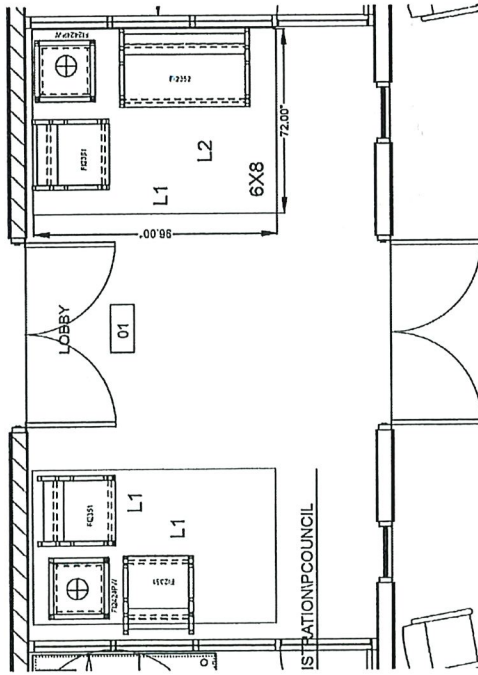
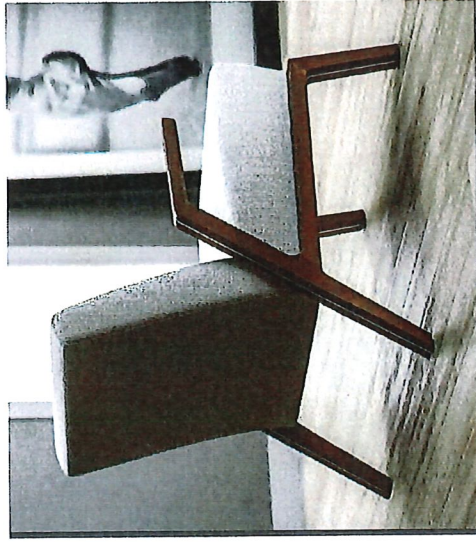


6 - 02 - 21

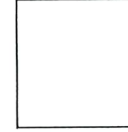
GLASSBOARDS:
 GB 1 - 23.84 x 35.4W (2x3)
 GB 2 - 35.4 x 47.4 (3x4)
 GB 3 - 47.2 x 59.7 (4x5) -
 (OPTIONAL SIZE - NOT USED)

Product Solution

Lobby



Corner Table
Wood Top:
TBD



Upholstery
TBD

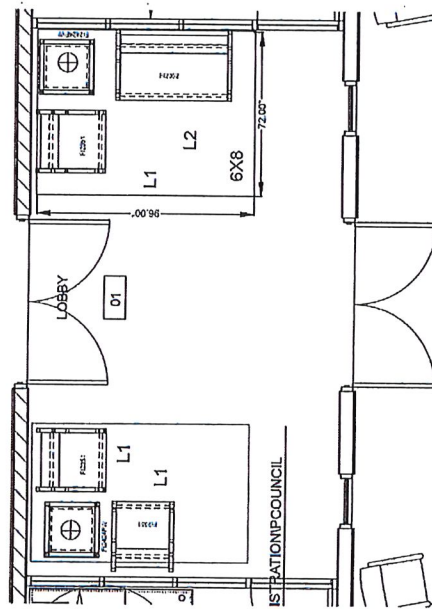


Wood Legs:
TBD

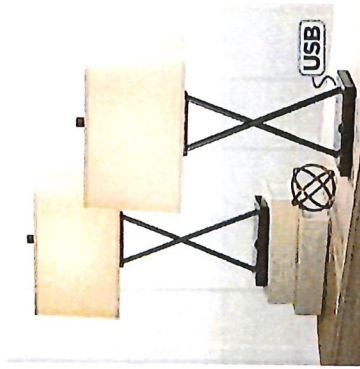
J S I F I N N N U

Product Solution

Lobby Continued



Megan Table Lamps



RUG TBD

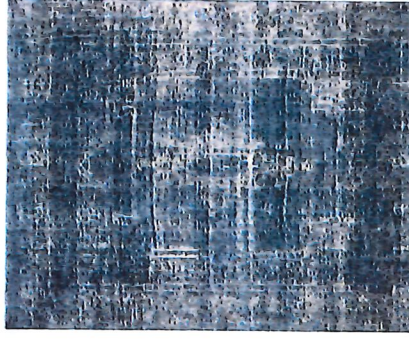
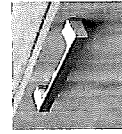
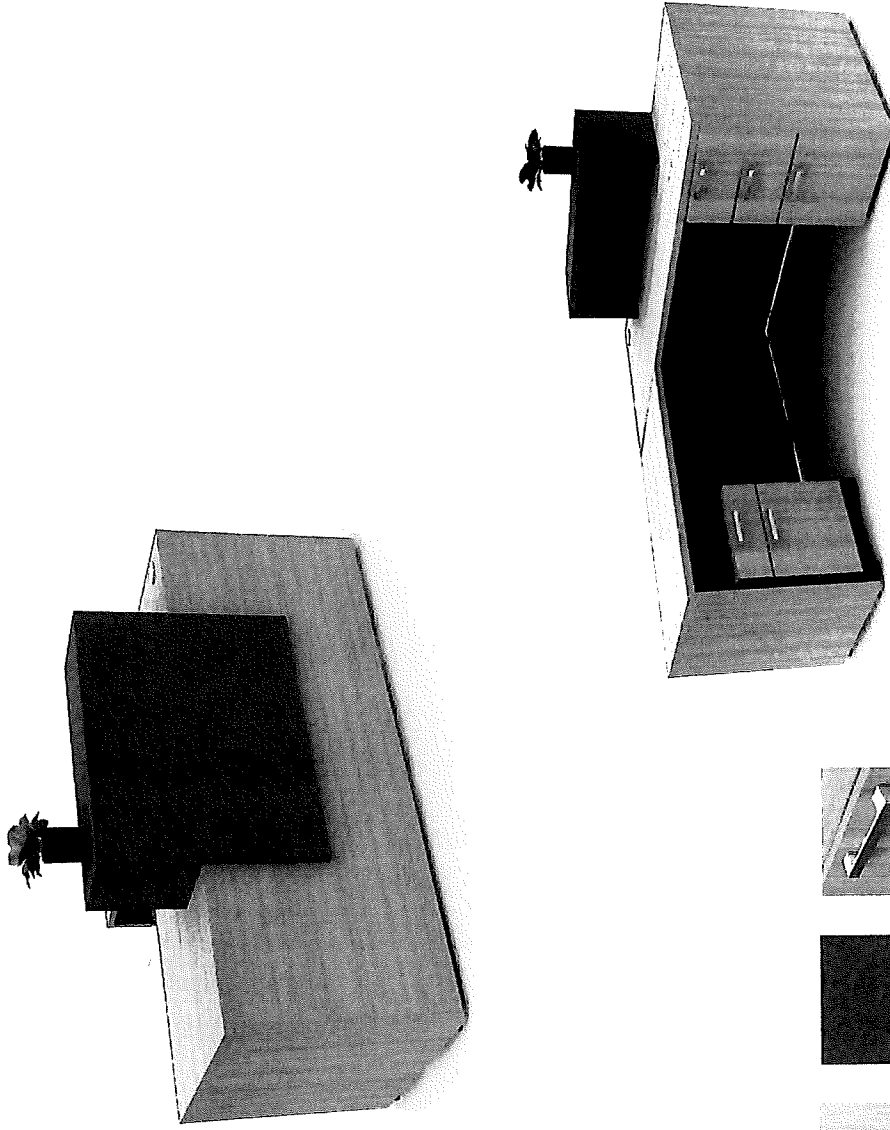
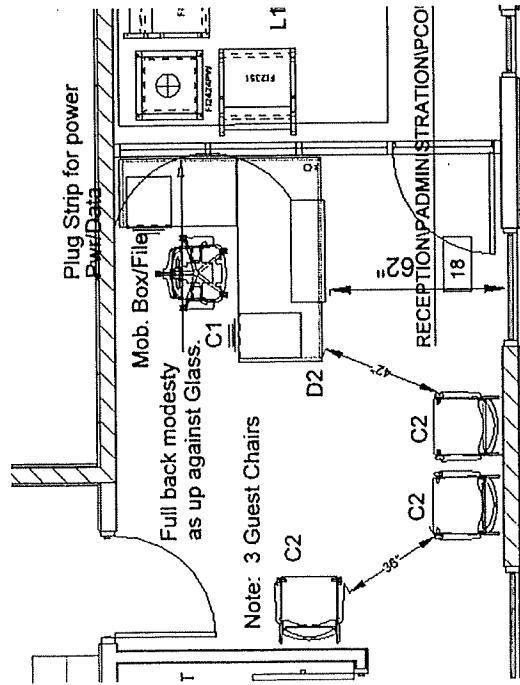


Table Lamps

- Lamp Needs to be reselected at same budgeted cost.

Product Solution

Reception/Administrative



Pulls: Bright Silver Square



Stack on Counter: Storm



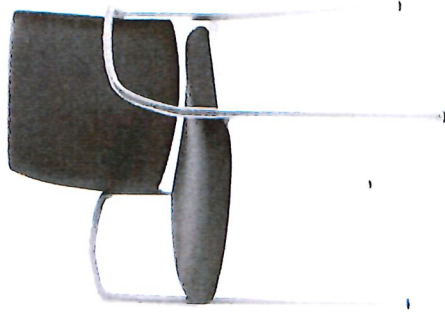
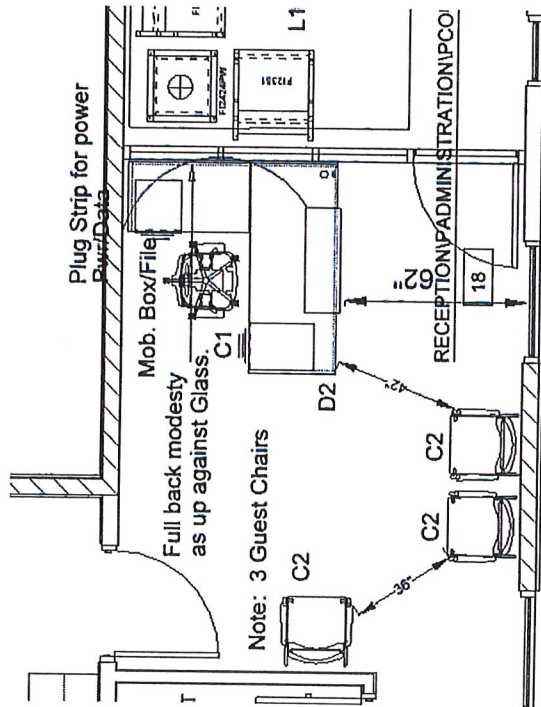
Laminate: Looks Like

AIS CALIBRATE

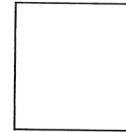
- 30d x 72w Desk Shell with Full Modesty Panel
- 24d x 42w Return (Left Hand)
- Box/File and Box/File Mobile pedestal.

Product Solution

Reception/Administrative



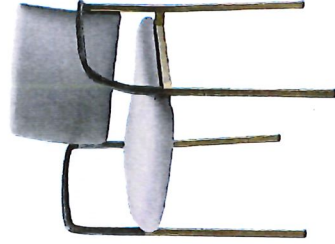
Cache Out



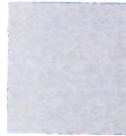
Seats & Back Upholstery: TBD

Metal Finish: SCR Soft Chrome (black optional)

Plastic Arm Caps: Grey (black - optional)



Cache Straight (optional)

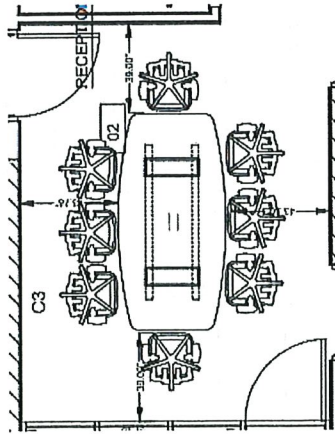


SOURCE CACHE GUEST CHAIR

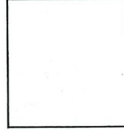
- Cache Out Style Back
- Plastic Arm Cover
- Fully Upholstered in Grade A Fabric (Vinyl)
- Glides for LVT Floors

Product Solution

Public Meeting Room

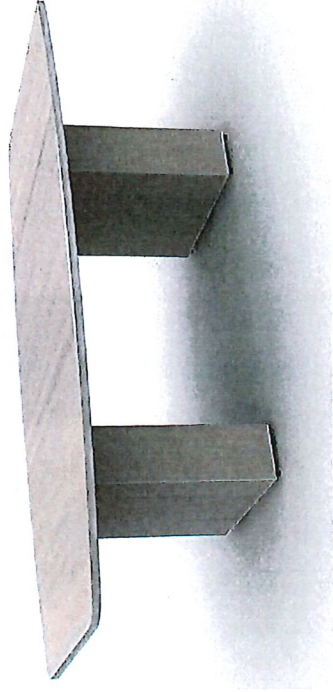


**PROFORM MID BACK – SOFT
CASTERS FOR LVT FLOORS**

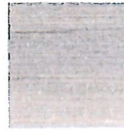


Upholstery:
TBD

- Fully Upholstered in Grade A Vinyl Fabric
- Height Adjustable Arms
- Black Poly Base.
- Soft Casters for LVT Floors



AIS CONFERENCE TABLE

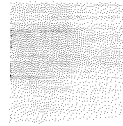
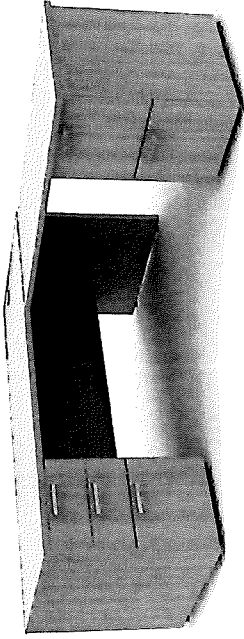
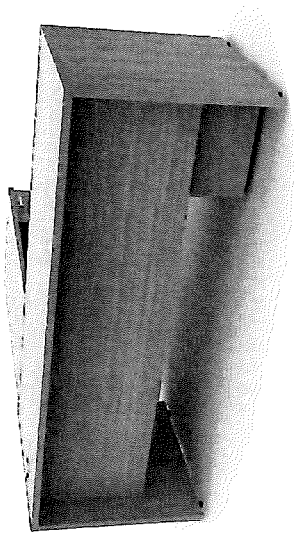
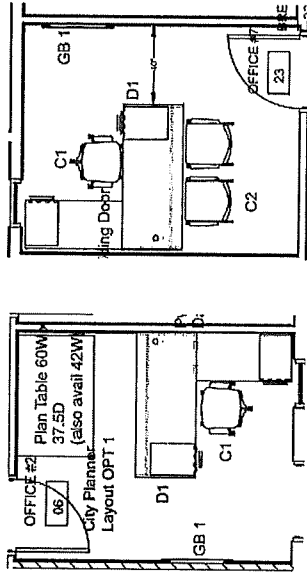
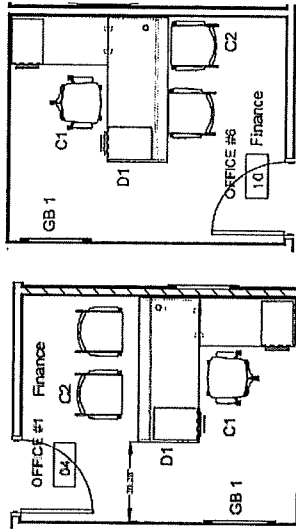


Laminate:
Looks Like

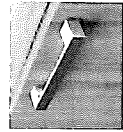
- 48d x 96w Boat shaped table.
- No power

Product Solution

Private Office Solution



Laminate:
Looks Like: **Likatre**



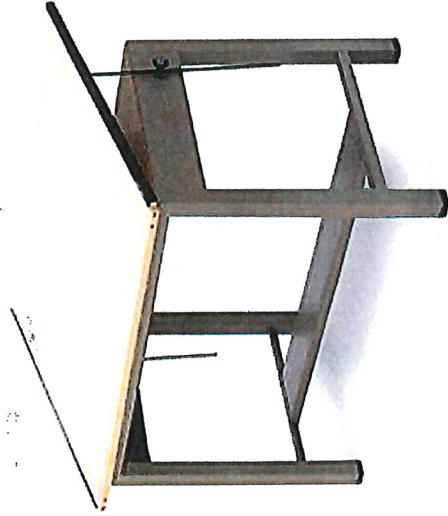
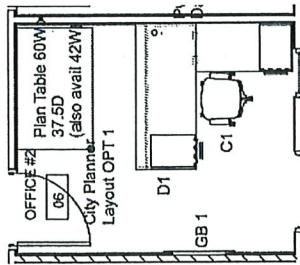
Pulls:
Bright Silver Square

AIS CALIBRATE

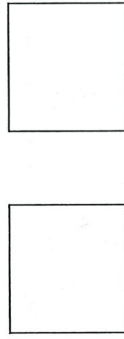
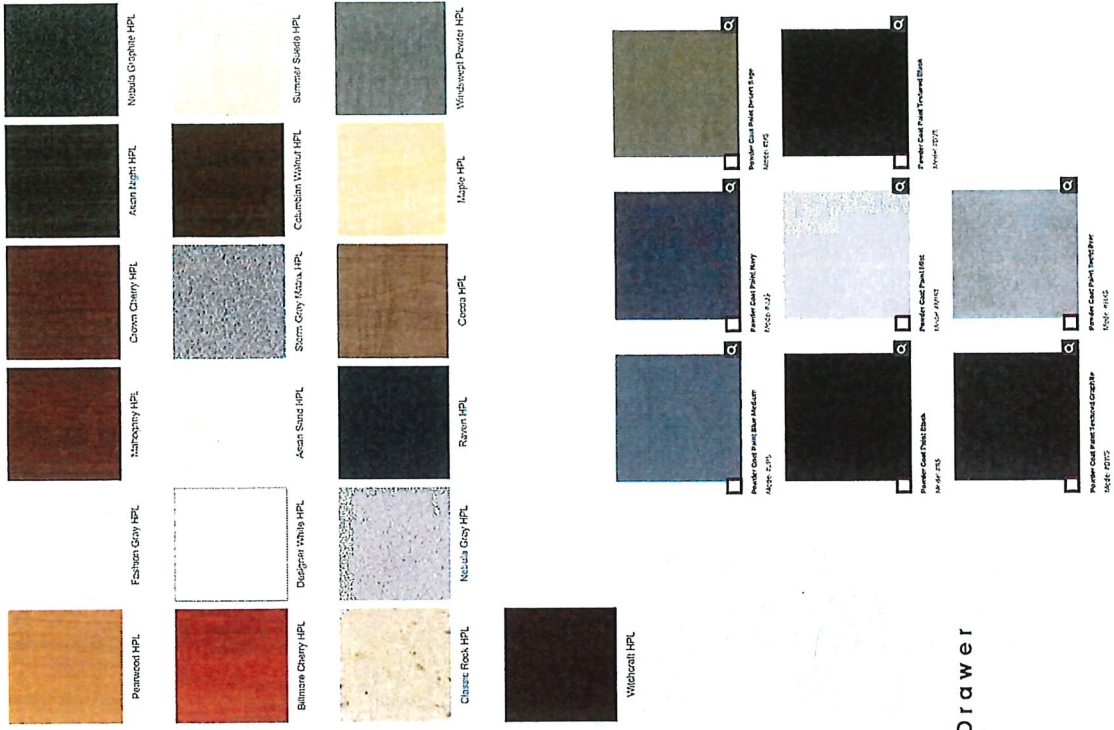
- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 48w Return
- Box/Box/File and File/File storage

Product Solution

City Planner Plan Table



Ranger High Pressure Laminates



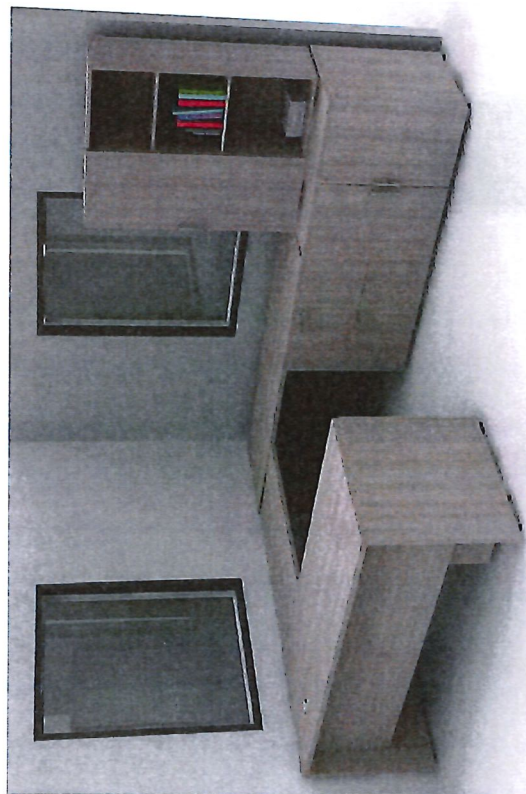
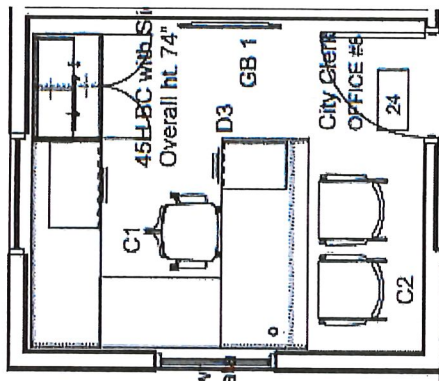
Laminate Top Color: Metal Paintcolor:

SAFCO Ranger Plan Table , No Drawer

- 37.5D x 60W (Optional 42W) Panel
- No Drawer

Product Solution

City Clerk's Office



Laminate:
Looks Like:tre



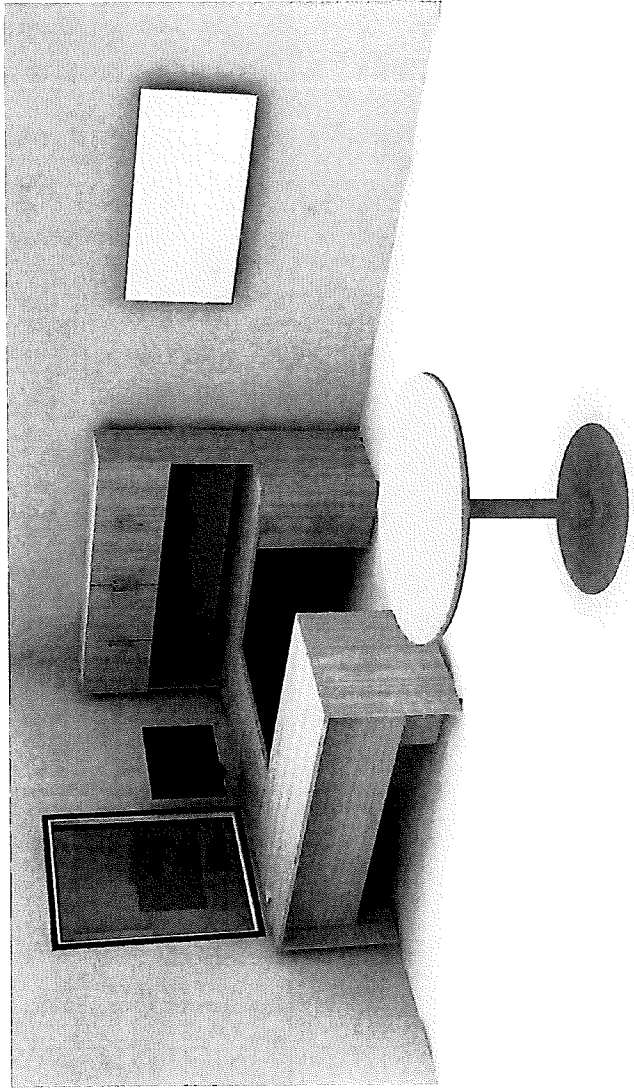
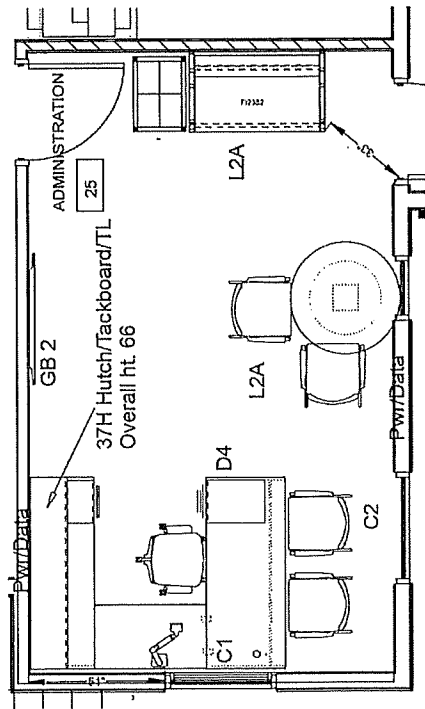
Pulls:
Bright Silver Square

AIS CALIBRATE

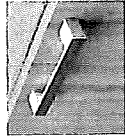
- 30d x 72w Desk Shell with 3/4 Modesty Panel
- 24d x 42w Bridge
- 24d x 72w Credenza
- Box/box/file storage
- Lateral file
- 2 drawer cabinet with stack on bookcase and sliding door

Product Solution

City Administrator's Office



Laminate:
Looks Like:tre



Pulls:
Bright Silver Square



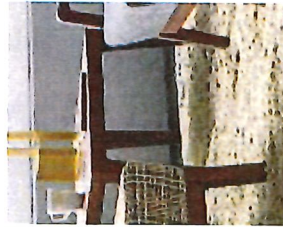
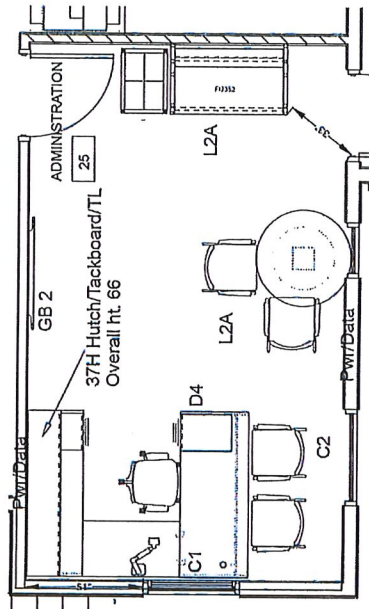
Tackboard
Engage Color:
Rain Cloud
Or TBD

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 with mounted tackboard and LED Light underneath
- 42" Round Meeting Table
- SOURCE LORE Loveseat

Product Solution

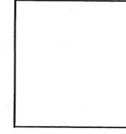
City Administrator's Office



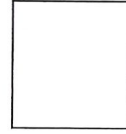
- JSI FINN Loveseat
- Finishes TBD
- JSI FINN Endtable
- To match seating legs



Wood Legs:
TBD



Upholstery:
JSI/TBD

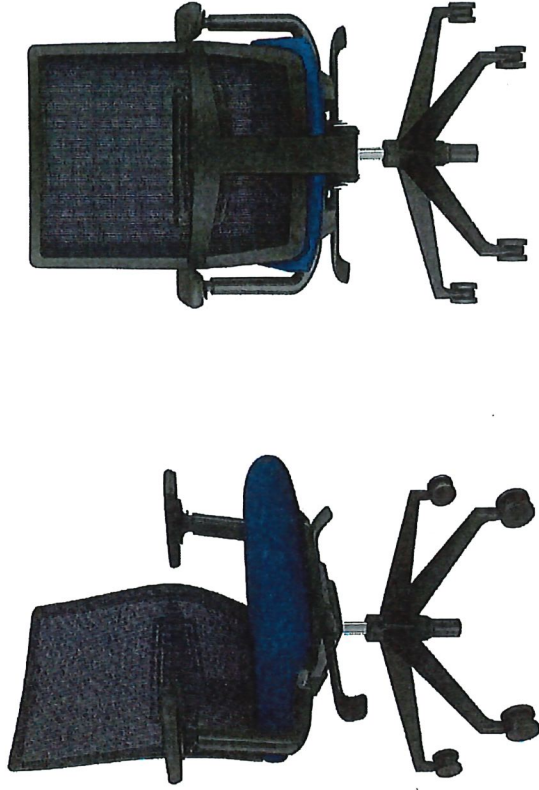


Corner Table
Wood Top:
TBD

JSI FINN NU

Product Solution

Office Task Chair



Seats:
TBD



Mesh:
Black



Frame and Base:
Black

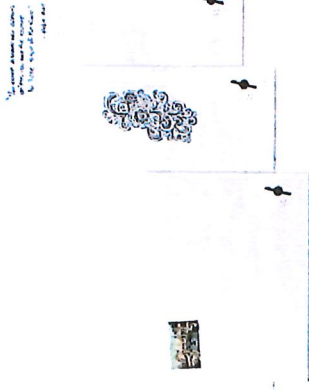
AIS DEVENS

- High Back
- Mesh Back
- Grade A Seat Fabric
- Adjustable Lumbar Support
- Seat Depth Adjustment
- 4-5 Arms
- 10 Year Warranty

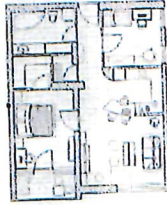
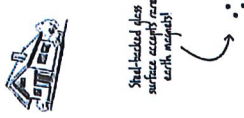
Product Solution

Office Glassboards

000000000000



GB3 (Not quoted)
Size: 4x5



GB1
Size: 2x3

GB2
Size: 3x4

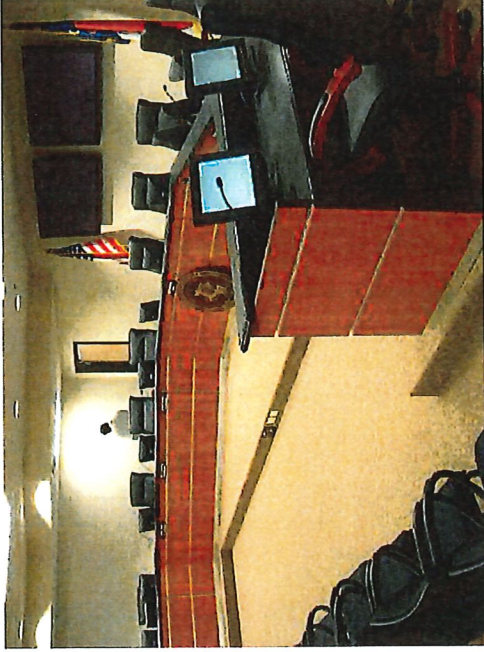
Mooreco Glass Whiteboards

- 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

Town Hall Dais

Council Dias
2D Plan
Forthcoming



Wood Finish:

UNIQUE CONCEPTS – CUSTOM TABLE

- Half Hexagonal board table:
310" x 155" x 36"H. 30" Deep
Table Top. 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.
- Table top power modules with 3
power and dual usb. Includes
daisy chain.
- 10 weeks lead time.

Product Solution

Council Member Chairs

Council Dias
2D Plan
Forthcoming



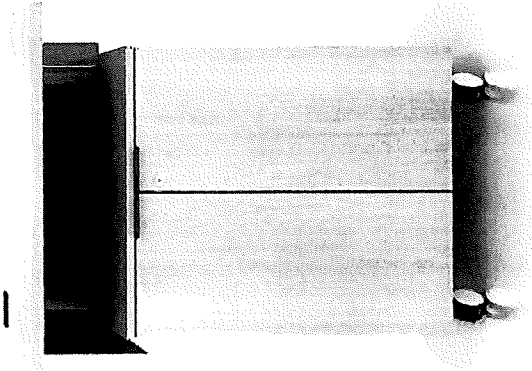
Upholstery: TBD

VIA SEATING – PROFORM CHAIR

- Highback with parallel stitch lines.
- Height Adjustment, seat depth slider.
- Grade B Vinyl
- Polished Loop arm with upholstered arm cap.
- Various other arm options.

Product Solution

Lectern



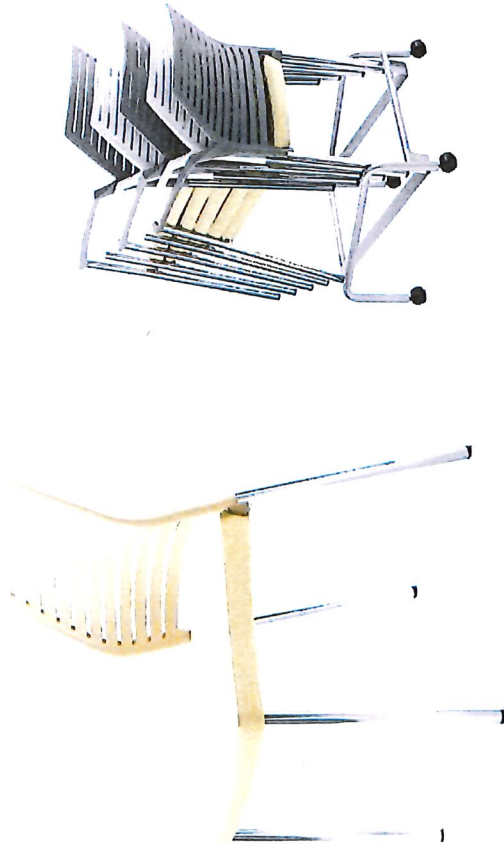
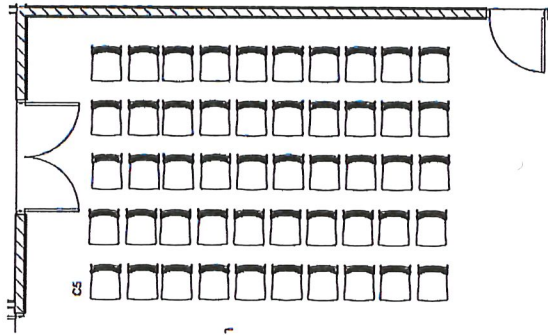
Laminate or Wood: TBD

Enwork Lectern

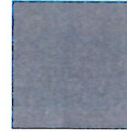
- Enwork Zori Command Center Lectern with Tech Cabinet, 26W 28D 34W 42H Fixed Height.
- Cabinet: 24D H29H
- Need to select laminate finish.

Product Solution

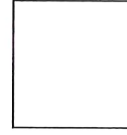
Chamber Guest Chairs



Polypropylene:
Black 001



Polypropylene:
Cool Grey: 008



Upholstered Seat in Grade A
Fabric



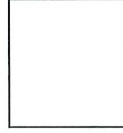
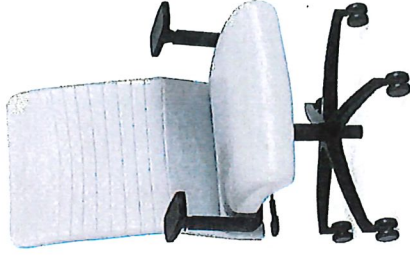
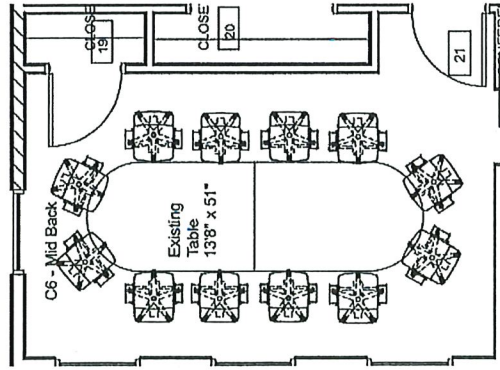
Legs:
Chrome: Standard

SOURCE HALL CHAIR

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

Product Solution

Conference Room Chair
Originally Proposed



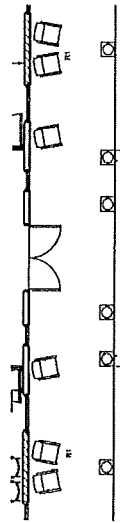
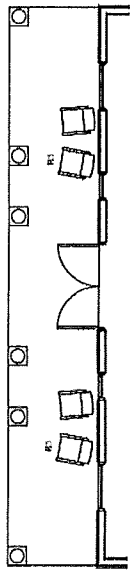
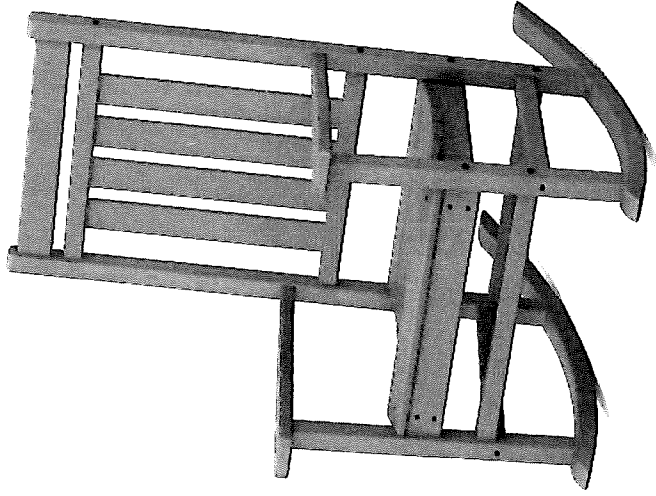
Upholstery:
TBD

V I A P R O F O R M

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

Product Solution

Patio Furniture



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

pmc | **HAWORTH**
A BEST IN CLASS DEALERSHIP

PMC COMMERCIAL INTERIORS

Creating spaces that work wonders.

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

Issued: 5/25/21

1201 Main Street, Suite 210
Columbia, SC 29201
888.859.0888



Tag	Item	Qty	Unit \$	Ext \$	Lead time (*Estimated)	Item notes
FRONT LOBBY						
	JSI Finn Lounge Chair	3	\$ 684.00	\$ 2,052.00		Finishes TBD
	JSI Finn Sofa	1	\$ 942.00	\$ 942.00		Finishes TBD
	Table TBD	2	\$ 180.00	\$ 360.00		Need To Reselect
	Rug TBD	2	\$ 600.00	\$ 1,200.00		Need To Select
	Lamp TBD	2	\$ 200.00	\$ 400.00		Need To Select
	SUBTOTAL			\$ 4,954.00		
PUBLIC MEETING ROOM						
	48x86 AIS Calibrate Table	1	\$ 863.40	\$ 863.40		
	Via Proform High Back	8	\$ 530.92	\$ 4,247.36		Black Adjustable Arms and Base
	SUBTOTAL			\$ 5,110.76		
RECEPTION/ADMIN.						
	AIS Calibrate Reception Desk	1	\$ 1,150.45	\$ 1,150.45		
	AIS Devens Task Chair	1	\$ 423.50	\$ 423.50		
	Source Cache Guest Chair	3	\$ 236.50	\$ 709.50		Only 3 Fit in the space
	SUBTOTAL			\$ 2,283.45		
PRIVATE OFFICE						
	AIS L-Shaped Desk	4	\$ 1,371.00	\$ 5,484.00		Other Offices to keep existing furniture
	AIS Devens Task Chair	7	\$ 423.50	\$ 2,964.50		Including all offices
	Source Cache Guest Chair	12	\$ 236.50	\$ 2,838.00		Only for new desk furniture offices.
	MooreCo 2x3 White Board	2	\$ 208.19	\$ 416.38		Planner and Finance Offices only
	SAFCO Ranger Planner Table	1	\$ 898.00	\$ 898.00		Only for City Planner Office
	SUBTOTAL			\$ 12,600.88		
CITY CLERK OFFICE						
	AIS Desk	1	\$ 3,326.40	\$ 3,326.40		
	AIS Devens Task Chair	1	\$ 423.50	\$ 423.50		
	Source Cache Guest Chair	2	\$ 236.50	\$ 473.00		
	MooreCo 2x3 White Board	1	\$ 208.19	\$ 208.19		
	SUBTOTAL			\$ 4,431.09		
ADMINSTRATOR OFFICE						
	AIS Desk and Meeting Table	1	\$ 3,928.80	\$ 3,928.80		Includes Grade A Tackboard
	AIS Devens Task Chair	1	\$ 423.50	\$ 423.50		
	Source Cache Guest Chair	4	\$ 236.50	\$ 946.00		
	MooreCo 3x4 White Board	1	\$ 325.27	\$ 325.27		
	JSI Finn Sofa	1	\$ 942.00	\$ 942.00		Still need to test fit in office space.
	SUBTOTAL			\$ 6,565.57		
CONFERENCE ROOM						
	Via Proform High Back	12	\$ 530.92	\$ 6,371.04		
	SUBTOTAL			\$ 6,371.04		
CHAMBERS						
	Via Proform Executive High Back	12	\$ 732.16	\$ 8,785.92		
	Unique Concepts Dais w/ Power	1	\$ 17,400.00	\$ 17,400.00		Half Hexagon-Seats 12. Finishes TBD
	Enwork Zori Command Center	1	\$ 1,553.38	\$ 1,553.38		Laminate Finish Selection TBD
	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			\$ 36,515.30		
BACK LOBBY						
	JSI FINN 3 Seat Bench	2	\$ 895.00	\$ 1,790.00		
	SUBTOTAL			\$ 1,790.00		
PATIO						
	Polywood Black Rocking Chair	10	\$ 215.00	\$ 2,150.00		
	SUBTOTAL			\$ 2,150.00		
	PRODUCT SUBTOTAL			\$ 82,772.09		
	Delivery / installation (*Estimated)			\$ 7,809.00		
	Freight from all manufacturers (*Estimated)			\$ 600.00		
	Design, Spaceplanning, Receiving, Project Management (*Estimated)			\$ 3,299.16		
	PROJECT SUBTOTAL			\$ 94,480.25		
	Sales tax (6.75% Marvin, NC) (*Estimated)			\$ 6,154.72		

Please note:
 Pricing shown on this quote is for informational purposes only and is subject to change until a formal quote has been received. Before any order can be placed, PRC requests (1) a 20% deposit payment, (2) a signed copy of the formal quote, and (3) a signed copy of the final proposal/contract. In the proposal, these systems will also be noted as TBD until additional time has been set up for our systems and we about our financing options.

PROJECT TOTAL \$ 100,634.97



VILLAGE OF MARVIN

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

TO: Mayor and Village Council

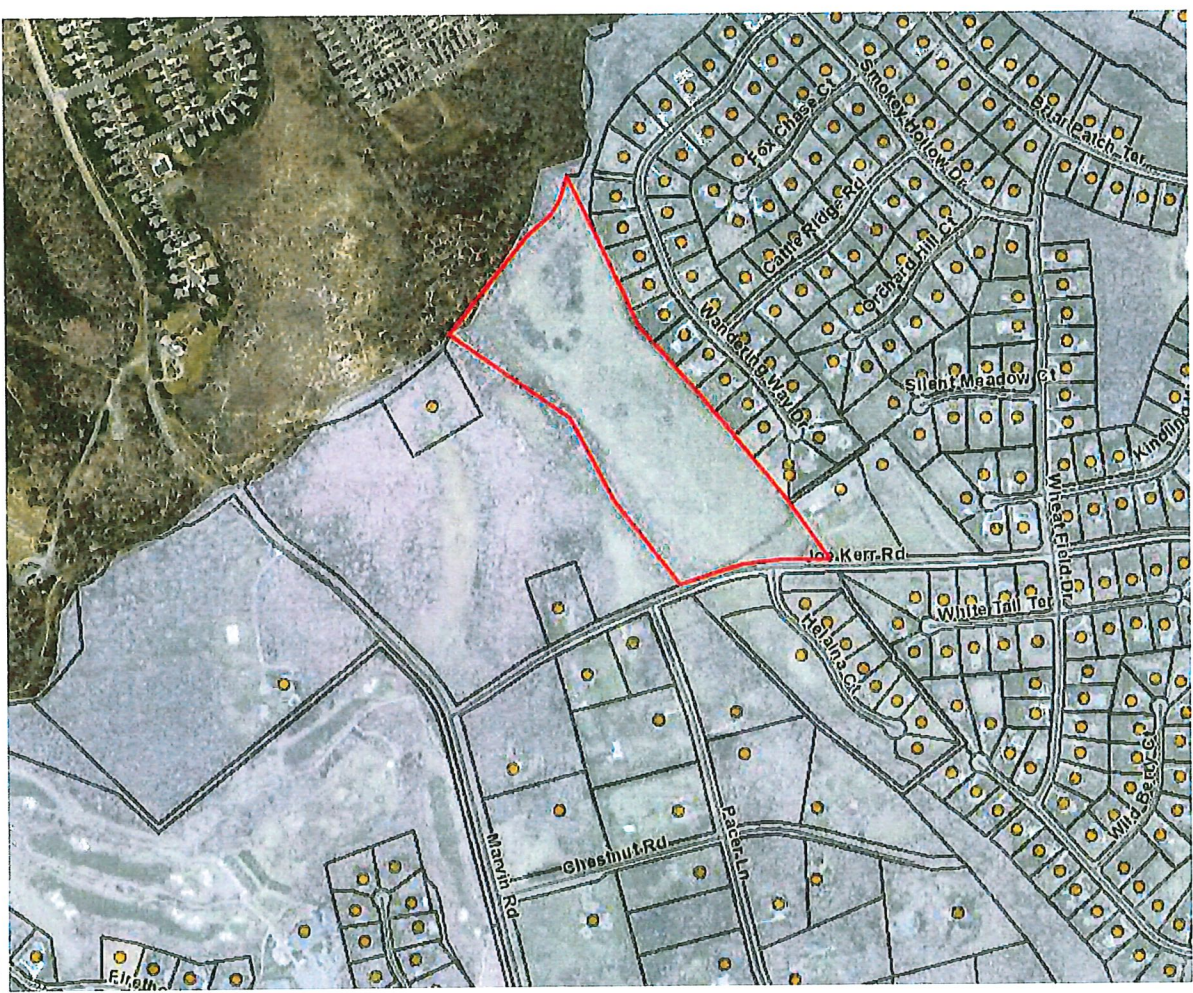
FROM: Rohit Ammanamanchi, Village Planning & Zoning Administrator

SUBJECT: Discussion and Recommendation of Sketch Plan for the Estates at Marvin Branch Subdivision

DATE: June 2, 2021

Background

Jones Homes USA has submitted an application for a major subdivision of 16 homes. The subject property is a 28.48 acre property on Joe Kerr Road, across from Elysian Fields/Helaina Court, and adjacent to Wandering Way Drive in Marvin Creek. It is just 1/4-mile east of Marvin Road, and bordered by the Marvin Branch to the west and Six-Mile Creek to the north.





VILLAGE OF MARVIN

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Analysis

	Existing Land Use	Zoning Designations
Subject Property	Vacant, Field	R-Marvin Residential
North	Residential/Wetland (Ardrey Chase)	R-3 Charlotte-Mecklenburg
South	Residential/Unbuilt (Elysian Fields)	R-Marvin Residential
East	Residential (Marvin Creek)	R-Marvin Residential
West	Residential/Farm (Brantley Farm)	R-Marvin Residential

General: The subdivision application is for 16 homes on 28.48 acres, yielding a density of 0.56 units/acre. There is 37% conservation area, and the subdivision is designed per the conservation/large tract standards in §151.081. This allows 20% of the lots to be at least 25,000 s.f. and the remaining lots to be at least 30,000 s.f.

Greenways: A greenway easement will connect the future Six-Mile Creek greenway to the north, the Marvin Creek Sidewalk if desired by their HOA, and the Elysian Fields Green way to the south. There will be a sidewalk in front of all houses.

Tree Preservation: There is near-zero tree disturbance as the property is currently a pasture. A tree perimeter exists on site which will not be disturbed, and less than 10 trees would need to be removed in the middle area if any. Trees must be planted around Lot 16 to seclude it from view and maintain the minimum tree density of the perimeter buffer (1 tree per 2,500 s.f. i.e. 1 tree per 100 linear feet of the 25' wide buffer). With the intended tree planting, mitigation will be more than satisfied.

Lot Characteristics: The lot characteristics are as follows:

- 50' front yard setback
- 20' side yard setback
- 75' rear yard buffer
- On the east side, the 25' tree perimeter buffer is incorporated into the properties as permitted in §93.22(C)(3). On the west and north, the buffer is outside the lots, at the edge of the property.
- Lot sizes ranging from 29,662 s.f. to 39,903 s.f. with 1/16 lots being between 25,000 – 30,000 s.f. (6%)
- 130' minimum lot width at building front
- 50' minimum road frontage

Drainage: There will be no underground pipes, as the natural property grading lends itself to drainage sheet-flow into the creek and branch. In addition, the development is less than 24% impervious surface, so stormwater detention facilities are not required.

Water and Sewer: This development will utilize Union County Water and Sewer. The sewer will flow into Mecklenburg County, thus avoiding the current sewer capacity issues in Union County.



VILLAGE OF MARVIN

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Viewshed: There is a requested exemption to reduce the viewshed buffer to 85' on the east side of the main cul-de-sac while having a 285' viewshed on the west side. This request is allowable through the subdivision process with a proven hardship per §151.081(E)(1)(a). Elysian Fields was designed in the same way, with an 85' buffer on the east side of the road and a greater-than minimum viewshed on the west side of the road. The developer of Elysian Fields petitioned to the council the hardship that the 200' DEQ buffer reduced the buildability on the west side, and was granted that exemption.

In order to receive this exemption, the Lots 15 and 16, which would lie in the reduced viewshed must be sheltered from view of the neighbors and road per the same ordinance above.

Other agency notes (not required at this step):

NCDOT: May require a right turn lane west bound on Joe Kerr Road

Union County Public Schools: The subdivision would add approximately 16 schoolkids Pre-K -12

NC DEQ: 200' buffer on both North and West borders are satisfied

Public Involvement Meeting: Approximately 9 people attended each of the on-site portion and the Village Hall portion on May 5, 2021. Questions posed included tree preservation, rear buffers on the side adjacent to Marvin Creek, greenway alignments, road curvature, house model information, traffic, and school impact. Most residents were satisfied to the answers to their questions. Some comments caused revisions to the plans, most significantly a revision to the road alignment to allow an increase in rear buffer from 40' to 75' on all lots.

Conclusion and Next Steps: The subdivision plan meets or exceeds all relevant ordinances, however the viewshed exemption must be discussed. Having both PR&G Board and Planning Board recommendation for approval as presented, the Village Council will deliberate and vote on the sketch plan. If approved, the applicant will be permitted to proceed to the construction plan phase, which will involve the review of the Village Engineer, other pertinent agencies, and the vote of Planning Board and Council once again. Finally, the Final Plat would then be voted on by Planning Board and Council. The approximate timeline for all approvals, barring unforeseen roadblocks is early 2022.

Attachments:

Sketch Plan

Public Involvement Meeting Notes



THE ESTATES AT MARVIN BRANCH

JONES HOMES USA - LINCOLN COUNTY - NORTH CAROLINA

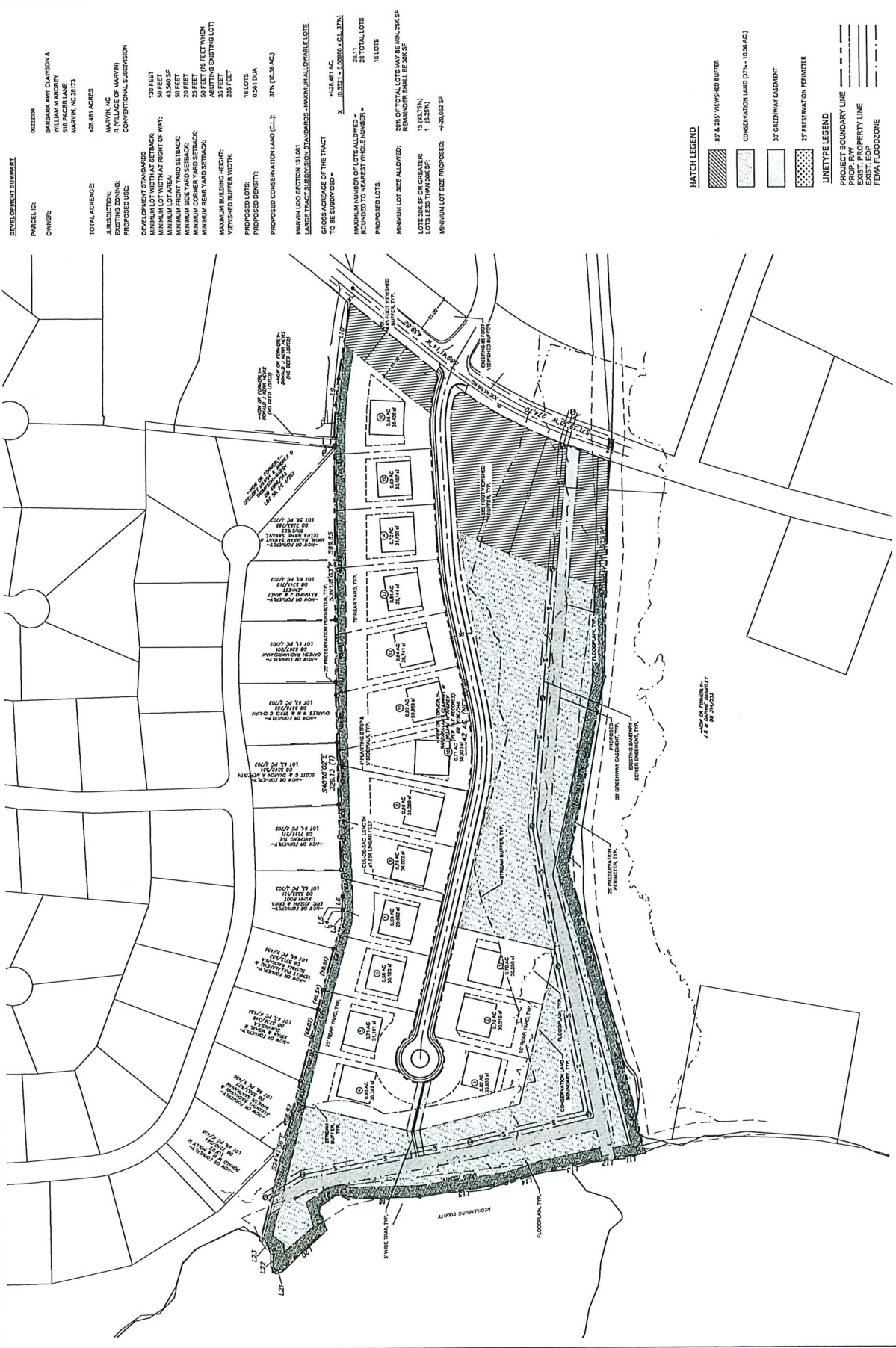
10/22/19

REVISION / ISSUANCE	NO.	DESCRIPTION	DATE

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/22/19

CONCEPT PLAN

SK-1.0



DEVELOPMENT SUMMARY

PARCEL ID: 0022034
 OWNER: BARBARA AMY CLAYSON & WILLIAM M JOHNEY
 MARVIN, NC 28173

TOTAL ACREAGE: 426.611 ACRES
 JURISDICTION: MARVIN, NC
 EXISTING ZONING: R (VILLAGE OF MARVIN)
 PROPOSED USE: CONVENTIONAL SUBDIVISION

DEVELOPMENT STANDARDS
 MINIMUM LOT WIDTH AT SETBACKS: 135 FEET
 MINIMUM LOT AREA: 43,500 SF
 MINIMUM FRONT YARD SETBACK: 30 FEET
 MINIMUM CORNER YARD SETBACK: 30 FEET
 MINIMUM REAR YARD SETBACK: 30 FEET (54 FEET WHEN ADJUTING EXISTING LOT)
 MAXIMUM BUILDING HEIGHT: 28 FEET
 VIEWSHED BUFFER WIDTH: 33 FEET

PROPOSED LOTS: 16 LOTS
 PROPOSED DENSITY: 0.541 DUA

PROPOSED CONSERVATION LAND (CL): 374 (10.56 AC.)

MARVIN LDO SECTION 15.02H
 LARGE TRACT SUBDIVISION STANDARDS - MAXIMUM ALLOWABLE E. LOTES TO BE SUBDIVIDED*

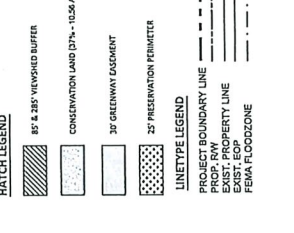
GROSS ACREAGE OF THE TRACT: 426.611 AC.
 EXISTING TOTAL ACREAGE: 426.611 AC.
 20% OF TOTAL LOTS MAY BE MIN. 20K SF LOTS LESS THAN 20K SF: 1 (8.33%)
 REMAINDER SHALL BE 20K SF: 15 (91.67%)
 MINIMUM LOT SIZE PROPOSED: +/-20,000 SF

HATCH LEGEND

- 85' & 285' VIEWSHED BUFFER
- CONSERVATION LAND (27.7% = 117.56 AC.)
- 30' GREENWAY EASEMENT
- 25' PRESERVATION PERIMETER

LINETYPE LEGEND

- PROJECT BOUNDARY LINE
- PROP. R/W
- EXIST. PROPERTY LINE
- FEMA FLOODZONE



May 5th, 2021

Rohit Ammanamanchi
Village of Marvin Planning Director
10004 New Town Road
Marvin, NC

RE: The Estates at Marvin Branch Public Information Meetings

Two Public Information Meetings were held on May 5th, 2021 to discuss the Sketch Plan application for the proposed development, The Estates at Marvin Branch. The first meeting was held on-site from 2:00-4:00pm and the second meeting was held in person at the Village of Marvin Town Hall as well as virtually via WebEx.

Below is a summary of questions, comments, and responses that came out of both meetings.

1. Will the existing treeline along Marvin Creek be preserved? Yes, no disturbance to the existing treeline is proposed.
2. Why are there no lots on the western edge of the spine road for the majority of the length. Due to the presence of the 200-foot undisturbed buffer, no building pads for homes can be located within that buffer.
3. What are the school impacts for this subdivision? A subdivision of this type is about 0.95 students per household with an overall estimate of 16 students for this development. All students would fall in Marvin ES, Marvin Ridge MS, and Marvin Ridge HS.
4. Are there any improvements to Joe Kerr Road proposed or will the speed limit be reduced? NCDOT at most will require a right turn lane into the site westbound. The speed limit on Joe Kerr Road is posted as 35 MPH and will not be lowered.
5. What are the price points for the homes? Homes will start more than likely no lower than \$850,000 and up with comparable products found in the Falls of Weddington.
6. Can the site be gated? No, Marvin will not permit a gated neighborhood.
7. Will there be a homeowner's association, dues? Yes, this subdivision will have its own homeowner's association. Dues have not been set at this time as we are just too early in the permitting process for the subdivision to make that determination.

8. Will there be an amenity site for this subdivision? No, the size of the subdivision is too small to support the cost associated with a clubhouse and pool package. The walking trails will provide the only amenity for this project.
9. Can the road alignment be reconfigured in order to move west or angle further west? NCDOT is going to require that the road alignment align with the centerline of Helaina Court. Minimum tangents and radii are proposed in order to maximize lot area east of the road.
10. Will there be a stormwater pond? No, the intent is to provide a low-density stormwater plan that maintains the impervious cover under 24% in order to utilize natural conveyances for water quality and avoid the need for detention.
11. Will any lots be placed on septic? No, all lots will be provided public water and sewer.
12. Will the greenway be constructed by the developer? Yes, the developer has committed to constructing the portion of the greenway on site and stubbing out to adjacent properties in order to make connections to future trail systems.
13. Will there be an entry feature or fountain? Yes, there will be some sort of entry feature, but that is still in the design phase at this time.
14. Will the houses be largely all brick? Yes, the homes are largely brick masonry with accent materials.
15. What is the timetable for full buildout? From the start of construction, full build-out would take about three years as it takes at least four months to build the road and each home takes twelve months to build.
16. What basin would sewer flow into? Union County lines flowing into Mecklenburg County.
17. Who would provide Power and Internet? Union Power for electric. Windstream and Spectrum for Internet.
18. Will there be any homes located in the floodplain? No, homes are not permitted to be located within the floodplain or the 200-foot undisturbed tree buffer.
19. Are any of the homes three stories in height? No, all homes are two stories or less. Some have false dormers.
20. What is next in terms of permitting? The Planning Board will give their recommendation on the Sketch Plan at the May 18th meeting. The Village Council will vote on the project on June 8th.

Item I. 7.



VILLAGE OF MARVIN

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

Volunteer Application for Advisory Boards

BOARD APPLYING FOR: Planning Board
(Planning Board/DRB, PR&G Board, and Board of Adjustment)

Name: Kenneth J. Marino

Address: 1005 Baltusrol Lane

Subdivision: Firethorne

Are you a resident of Marvin? Yes

Years as resident of Marvin: 17+ Phone: 610 202-2503

Office/cell: 704 348-5343 Fax: 704 348 5200 Email: Kenneth.marino@cwt.com

Education: JD

Occupation: Lawyer

Please list your area(s) of Expertise and Interest/Skills and describe how your background will benefit

the Board: I have been a practicing lawyer since 1982 and I have extensive experience in business, banking and commercial and residential real estate law

Briefly describe the community planning issue that concerns you the most: I really am coming to this with an open mind and no set agenda.

How would you propose addressing the issue that concerns you the most? I will look at each issue fairly and without any pre-conceived notions or agenda of any kind.

What is your long term vision for the Village of Marvin? I want the village to manage growth responsibly and for the benefit of all of its residents.

The various Boards meet each month, usually in the evening. Participation is important to establish a quorum for the meetings. Will you be able to participate in the majority of the meetings? Yes

**The applicant understands and agrees that he or she must submit the prescribed Statement of Economic Interest and Code of Ethics Forms with this application. All information provided in the Forms are considered a matter of public record and is therefore subject to disclosure and copying upon request.*

Date: June 2, 2021

Signature: Kenneth J. Ma

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law, N.C.G.S., Section 132-1, et seq.

Return to: Village Clerk, Village of Marvin, 10004 New Town Rd, Marvin, NC 28173, Fax: 704-843-1660, clerk@marvinncc.org.

FOR OFFICE USE ONLY: Date Received: _____



Statement of Economic Interest Form

Instruction Pamphlet & Definitions

Village of Marvin | 10004 New Town Road
 Marvin, NC 28173 | Phone: (704) 843-1680
 Website: www.marvinnc.org

In an effort to support and preserve transparent government, all applicable sections of this form must be completed to fulfill your ethics filing obligation. Please note that disclosure of information does not, necessarily equate to a conflict of economic interest; nor does the mere disclosure of information preclude an individual from participating in public office, or a position of employment.

A. APPLICANT'S INFORMATION (First, Middle, Last)

Prefix	First Name	Middle Name	Last Name	Suffix
MR	Kenneth	John	Marvin	

B. PURPOSE FOR FILING (Check and complete the designations that apply below)

<input type="checkbox"/> Employment Position (Specify position)		<input checked="" type="checkbox"/> Advisory Board or Committee (Name applicable board)	
→		→ Planning	
<input type="checkbox"/> Village Council (Specify Mayor or Council)		<input type="checkbox"/> Appointed Officer (Specify Office)	
<input type="checkbox"/> Mayor	<input type="checkbox"/> Council	<input type="checkbox"/> N/A	→

C. EMPLOYMENT INFORMATION

Current Employer (Complete any that apply.)	Job Title
Cadwaladr	Senior Attorney
Nature of Employer's Business	
Law Firm	

D. CONTACT INFORMATION

Mailing Address (Required)	City	State	Zip
PO 1005 Balthasar Lane	Waxhaw	NC	28177
Home Address	<input checked="" type="checkbox"/> Same as Mailing Address	City	State
Day Time Phone Number (Required)	Alternative Phone Number		
610 202 2503	704 348-5342		
Email Address (Required)	Date of Birth (MM/DD/YYYY)		
Kenneth.Marvin@wvt.com	10/21/1958		

STAFF USE ONLY		
Date Received	Checked for Completion	Staff Name and Initials



**Statement of Economic Interest
DISCLOSURES**

E. PROPERTY INTERESTS

1. Aside from your principal dwelling, do either you, any member of your immediate family, or any business associate, have business interests in land, land development or real estate in the Village of Marvin, or within Marvin's planning area?

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Address / Location of Land and/or Real Estate of Interest	The Type or Nature of the Real Estate and/or Land Interest

2. Do you, any member of your immediate family, or any business associate, own land or real estate, within the Village of Marvin, or within Marvin's planning area, with a market value exceeding \$5,000, which is leased and/or rented for profit?

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Describe Nature of Lease / Rental	Provide Real Estate Address

3. Have you or any member of your immediate family ever been employed by, or engaged in a business contract, with the Village of Marvin, exceeding \$10,000, in the past five years?

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Nature of Contract or Engagement	When: Month, Year & Duration

4. Have any of your business associates, ever been employed by, or engaged in a business contract with the Village of Marvin, exceeding a value of \$10,000 in the past five years?

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Nature of Contract or Engagement	When: Month, Year & Duration

F. FINANCIAL INTERESTS

1. Do you or any member of your immediate family have business interests in any privately-owned business entity, which may gain a valued benefit, directly or indirectly, from a Village of Marvin recommendation, determination or decision?

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Nature of Business Entity	Describe Conflicts or Potential Conflicts

3. Do you or any members of your immediate family receive income of \$5,000 or more as defined herein, from a business associate, organization, or business entity, of any kind, which may gain a valued benefit, directly or indirectly, from a Village of Marvin recommendation, determination or decision? Please provide applicable information below.

I receive, or have received, reportable income as defined herein	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> I don't know.
My spouse receives, or has received, reportable income as defined herein.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> I don't know.
A member of my immediate family receives, or has received, reportable income as defined herein	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> I don't know.
A member of my extended family receives, or has received, reportable income as defined herein	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> I don't know.
I have business associates from whom I receive, or have received, reportable income as defined herein	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> I don't know.

Recipient of Income	Name of Source	Type of Business/Industry	Type of Income

G. PROFESSIONAL AND CIVIC RELATIONSHIPS

1. Are you now, or have you ever been a director, officer, board member of a zoning and/or land development organization, contractor, consultant, advocate or lobbyist of a zoning or land development organization or non-profit organization (which may benefit, directly or indirectly, from a Village of Marvin recommendation, determination or decision?)

Yes No If yes, please provide the information below:

Party with Interest (Self, Family Member, Business Associate)	Name of Organization	Relative Position	Purpose / Nature of Business

2. Are you, or have you ever been, employed by a real estate and/or land development business, or provided professional services or consulting services for a real estate and/or land development business?

Yes No If yes, please provide the information below:

Type of Employment, Consulting or Professional Service	Type of Real Estate/Land Development (Commercial, Residential, Office, etc.)	Nature of Employment (Purchase, Lease, Design, Development, Investment, etc.)

5. Is any member of your immediate family now, or have they ever, been employed by a real estate and/or land development business, or provided professional services or consulting services for a real estate and/or land development business?

Yes No If yes, please provide the information below:

Type of Employment, Consulting or Professional Service	Type of Real Estate/Land Development (Commercial, Residential, Office, etc.)	Nature of Employment (Purchase, Lease, Design, Development, Investment, etc.)

I. OTHER DISCLOSURES

1. During the last 12 months, have you received any 'gift(s)' or favors from an individual person, business entity, organization or group of persons acting together, under circumstances that would lead a reasonable person to conclude the gifts were given for lobbying?

Yes No If yes, please provide the information below:

Date Item Received	Name & Address of Donor(s)	Describe Item Received	Estimated Market Value

2. Have you ever been convicted of a felony for which you have not received either (i) a pardon; or (ii) an order of expungement?

Yes No

Offense	Date of Conviction	County of Conviction	State of Conviction

3. Are you aware of any other information that you believe may assist in advising you concerning your compliance with the Village of Marvin's Code of Ethics?

Yes No If yes, please provide that information below.

J. DISCLOSURE AFFIRMATION STATEMENT

I, Kenneth J. Marino (Full Name) hereby affirm that the information provided in this Statement of Economic Interest Form and any attachments are true, complete, and accurate to the best of my knowledge and belief.

- I have not transferred, and will not transfer, any asset, interest, or property for the purpose of concealing it from disclosure while retaining an equitable interest.
- I understand that disclosure of any potential conflict of interest and any attachments; except for personal contact information, or information regarding minor children, and personnel records protected pursuant to North Carolina law, are public record.
- I have read and understand the Village of Marvin's Code of Ethics.

I affirm that I have reviewed my most recently filed Statement of Economic Interest Form and as of the date signed hereto, and under penalty of perjury, attest that my responses are true, correct, and complete to the best of my knowledge and belief.

<p>Board Member / Public Officer's Signature</p> <p><i>Kenneth J. Marino</i></p>	<p>Printed Name</p> <p>Kenneth J. Marino</p>	<p>Date</p> <p>6/2/2021</p>
<p>Administrator / Village Clerk's Signature</p> <p><i>Austin W. You</i></p>	<p>Printed Name</p> <p>Austin W. You</p>	<p>Date</p> <p>6/3/21</p>



SECTION 8 CODE OF ETHICS ACKNOWLEDGEMENT FORM

A printed and signed Code of Ethics Acknowledgement Form is required from each Board member and employee of the Village of Marvin, indicating they will endeavor to follow the standards set out in the Code of Ethics,

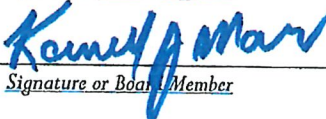
Please print, sign and submit the following page.




VILLAGE OF MARVIN - CODE OF ETHICS

ACKNOWLEDGEMENT FORM

I have read and understand the Village of Marvin Code of Ethics. As a Village Board Member or Employee of the Village, I will endeavor to follow the standards set out in the Code of Ethics,

<u>Signature of Public Official</u>  <u>Signature of Board Member</u>	<u>Printed Name</u> Kenneth J. Marvin <u>Printed Name</u>	<u>Date</u> 6/2/2021 <u>Date</u>
--	---	--

<u>Signature of Employee</u>  <u>Signature of Village Clerk</u>	<u>Printed Name</u> Austin W. You <u>Printed Name</u>	<u>Date</u> 6/3/21 <u>Date</u>
---	---	--------------------------------------

Important Note: A copy of this signed acknowledgement form must be kept on file along with a completed and signed application form and/or Statement of Economic Interest Disclosure form, as applicable.

