



# VILLAGE OF MARVIN

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

## PARKS, RECREATION, & GREENWAYS BOARD MEETING MINUTES

June 1, 2021 – 9am

Village Hall, 10004 New Town Road

Regular Meeting (Virtual Meeting)

### AGENDA ITEMS

**1. Call to Order**

Chairman Baresich called the meeting to order at 9:04am.

**2. Determine Quorum**

Chairman Baresich determined a quorum was present.

**Present:** Chairman Baresich, Vice-Chair Culp, Bob Nunnenkamp

**Present Virtually via Webex:** Mayor Pro Tem Vandenberg (*Council Liaison*)

**Absent:** Dan Wilson

**Staff Present:** Austin W. Yow, Rohit Ammanamanchi

**3. Adoption of the Agenda**

Board members requested to make the following changes:

- Add New Business Item #5 “Park Update”

**MOTION:** Bob Nunnenkamp moved to adopt the agenda as amended. Vice-Chair Culp seconded the motion.

**VOTE:** The motion passed unanimously, 3-0.

**4. Adoption of the Minutes: 5/25/21**

**MOTION:** Vice-Chair Culp moved to adopt the 5/25/21 minutes as written. Bob Nunnenkamp seconded the motion.

**VOTE:** The motion passed unanimously, 3-0.

**5. Public Comment Period**

No comments were given.

### PUBLIC FACILITIES MANAGER’S UPDATE

No update was given.

### UNFINISHED BUSINESS ITEMS

**TIME STAMP 3:55**

**1. Discussion and Recommendation of Sketch Plan of the Estates at Marvin Branch Subdivision**

Rohit Ammanamanchi, Planning & Zoning Administrator, described the sketch plan for the proposed Estates at Marvin Branch subdivision, which would be located on Joe Kerr Road across from Helaina Court. He highlighted the inclusion of trail easements that would run along the western side of the property from Joe Kerr Road northward to the rear of the property and would eventually connect to the future expansion of the Six Mile Creek Greenway in Mecklenburg County. An additional easement would run along the rear of the property to provide a connection to the Marvin Creek subdivision. Mr. Ammanamanchi discussed the sketch plan in depth and answered questions from the board regarding lot sizes, buffers, etc. (*See attached documents, which are included as references in these minutes*).

**MOTION:** Vice-Chair Culp moved to recommend the sketch plan of the Estates at Marvin Branch Subdivision. Bob Nunnenkamp seconded the motion.

**VOTE:** The motion passed unanimously, 3-0.

**TIME STAMP 21:25**

**2. Discussion of Roundabout Plantings**

Chairman Baresich updated the Board that Public Facilities Manager Derek Durst, Mayor Pro Tem Vandenberg, and Councilman Wortman met with the landscape company for the roundabouts. The company agreed to replace the dead plants later in the fall of the year.

**TIME STAMP 31:10**

**3. Discussion of Eagle Scout Projects**

Board members discussed ideas for Eagle Scout projects, these items included compost bins, fire pits and benches, a flagpole, an informational kiosk, mason bee houses, outdoor workout equipment, signs to identify plants and trees, butterfly gardens, and MARSH-related projects. The Board agreed to propose compost bins and signs for plant identification to Eagle Scouts that may be looking for projects.

**TIME STAMP 45:00**

**4. Discussion of 2022 Marvin Day Celebration**

Board members discussed designating a staff member to run point on the event planning.

**NEW BUSINESS ITEMS**

**TIME STAMP 58:25**

**1. Discussion of Communications for Marvin Day (Volunteers, Sponsors, and Businesses)**

Board members discussed drafting emails and website messages to announce the proposed date for the 2022 Marvin Day Celebration, Saturday, May 21, 2022, as well as to recruit support from volunteers, sponsors, and businesses.

**TIME STAMP 1:06:35**

**2. Discussion of Belle Grove Greenway**

Mr. Ammanamanchi reflected on the recent discussions with residents of the Belle Grove subdivision. These residents are advocating for the developer to not construct the greenway due to concerns relating to privacy and crime. He also stated that the greenway, if built, would be expensive to maintain. The Board discussed this item in depth.

**TIME STAMP 1:36:20**

**3. Discussion of Dates for Fall Community Clean Up Event**

The Board discussed dates to schedule another litter clean up event. The Board tentatively scheduled the event for Saturday, October 16, 2021.

**TIME STAMP 1:38:40**

**4. Discussion of 2021 National Night Out**

Chairman Baresich asked the Board how they wished to proceed with planning for National Night Out. The Board discussed having the event in either August or October, potentially having a community movie night during the event, and coordinating with police officers.

**TIME STAMP 1:50:55**

**5. Park Update**

Vice-Chair Culp informed the Board that there has been a lot of glitter litter at Marvin Eford Park. She recommended having signage to encourage people not to leave glitter.

She added that she has recruited volunteers to work in the gardens at Marvin Eford Park. To address the need for future volunteers, she proposed allowing people to volunteer in exchange for a barn rental.

**AGENDA ITEMS**

**TIME STAMP 2:01:40**

**1. Review of Action Items & Ongoing Action Item List**

- Mr. Yow will place "Discussion and Consideration of Roundabout Plants" on the July 13 PR&G Board agenda.
- Mr. Yow will send out communications announcing that the roundabout plants are in the process of being replaced.
- Mr. Yow will create a "Volunteer Opportunities" page on the website.
- Mr. Yow will get information on website traffic.
- Mr. Yow will add National Night Out to the communications.

- Mr. Yow will add "Discussion of Litter Glitter at Marvin Efird Park" to Council June 8 agenda.
- Mr. Yow and Chairman Baresich will work on communications to announce Marvin Day and to recruit volunteers, sponsors, and businesses.
- Chairman Baresich will coordinate with the Marvin Police Officers about National Night Out.
- Vice-Chair Culp will work on a logo for Marvin Day.
- Vice-Chair Culp and Bob Nunnenkamp will work on recommending plants for the roundabouts.
- Mr. Ammanamanchi will research realigning the Belle Grove Greenway.
- Mr. Ammanamanchi will research a fee in lieu of the Belle Grove Greenway.

The Board reviewed the list and made changes.

**2. Board Comments**

No comments were given.

**ADJOURNMENT**

**MOTION:** Vice-Chair Culp moved to adjourn the meeting at 11:11am. Bob Nunnenkamp seconded the motion.

**VOTE:** The motion passed unanimously, 3-0.

Adopted: 7-13-21

  
 John Baresich, Chairman  
 Village of Marvin

  
 Austin W. Yow  
 Village Clerk & Assistant to the Manager







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**TO:** Parks, Recreation & Greenways Board

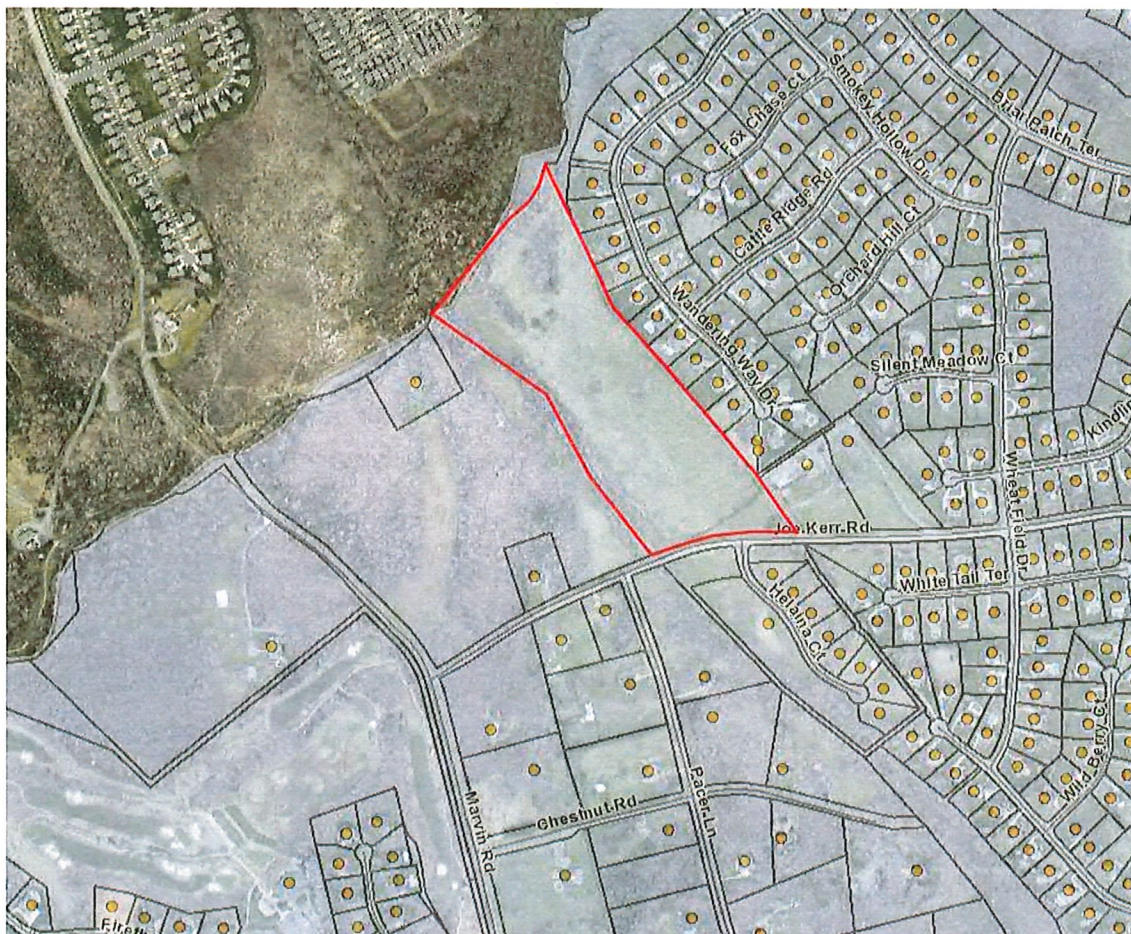
**FROM:** Rohit Ammanamanchi, Village Planning & Zoning Administrator

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

**DATE:** May 24, 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 ¼-mile east of Marvin Road, and bordered by the Marvin Branch to the west and Six-Mile Creek to the north.





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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.



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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. Following PR&G Board and Planning Board recommendation, 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





May 5<sup>th</sup>, 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 5<sup>th</sup>, 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 18<sup>th</sup> meeting. The Village Council will vote on the project on June 8<sup>th</sup>.

Sincerely,  
Mark E. Kime, PLA  
Senior Designer, LandDesign, Inc.