

**NEIGHBORHOOD MEETING REPORT**  
**APPLICANT: ZEPSA CAPITAL, LLC**  
**SITE PLAN AMENDMENT AND REZONING FROM SFR-1 TO HD-CO**  
**DATE OF MEETING: JUNE 27, 2024**  
**PROPERTY: 9904 & 9908 New Town Road, Marvin NC**

This Neighborhood Meeting Report is being submitted to the Village of Marvin Council in connection with the above-reference rezoning petition.

**MANNER, DATE, TIME AND LOCATION OF MEETING:**

The Neighborhood Meeting (hereinafter “Meeting”) was held by Rezoning Applicant Zepa Capital, LLC at 6 PM on Thursday, June 27, 2024 at the Marvin Village Hall located at 10006 Marvin School Rd, Marvin, NC 28173. Planning Director Hunter Nestor was present at the Meeting along with Applicant and its development team.

Attorney Susanne Todd welcomed attendees and encouraged invitees to sign in. Ms. Todd explained that Applicant Zepa Capital, LLC is proposing revisions to the site plan previously approved as part of rezoning number CZ 2023-1 to increase the development area from 1.5 acres to approximately 3.6 acres located at 9904 & 9908 New Town Road (“Site”) to create a commercial “village” consistent with the Historic District Small Area Plan (“Project”). The purpose of this Meeting was for Applicant to share its plans with the community, answer questions, and receive feedback. Ms. Todd then introduced Applicant’s development team and gave attendees an overview of the proposed Project. A copy of the PowerPoint presentation shown is attached hereto as **Exhibit A**. A “Question and Answer” session followed. At the conclusion of the Meeting, Ms. Todd and Mr. Nestor explained the rezoning process and that the earliest date the Project could come before the Village Council for Public Hearing is August 29<sup>th</sup>, 2024 at 6 PM.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of Sign In sheet):**

As invitees came in, they were asked to sign the Sign-In Sheet attached hereto as **Exhibit B**. Approximately 17 invitees attended the Meeting. Applicant, Zepa Capital, LLC was represented at the Meeting by Peter Zepa, Brian Zepa, and Ed Zepa, as well as development team Architectural Designer Robert Perrotti with Zepa Industries, and Civil Engineer Tom West with West Engineering and Attorneys Susanne Todd and Mathias Young with Johnston, Allison, & Hord, P.A.

## **SUMMARY OF ISSUES DISCUSSED:**

Questions raised and topics discussed during the Meeting are summarized as follows:

**What are the plans for the Crane Store?** *Applicant is not currently proposing any plans for the Crane Store, as it will remain under the ownership of the Marvin Historic Trust.*

**What are the proposed buffers and separation from adjacent residential uses?** *The applicant is proposing to continue the buffer previously approved for Phase I of Marvin Grove through the Phase II development area. This buffer consists of 20 feet of vegetative buffer, evergreen plantings, a fence, and 30 feet of open space.*

**What is the approximate distance between the proposed buildings and residential property lines?** *The current Site Plan shows separation distances of between 80 and 100 feet between proposed structures and adjacent residential property lines.*

**How tall will the buildings be?** *The proposed buildings will have a maximum height of 35 feet.*

**What uses are being proposed?** *The proposed uses include a mix of commercial and retail uses, offices, and restaurants.*

**Will there be any permitting issues with serving alcohol near residential property or schools?**

*Licensing for proposed restaurants serving alcohol and/or taverns will be handled by the ABC Board, which looks at a variety of factors when determining whether to issue a license.*

**The Site is heavily wooded right now, what are the Applicant's plans for those trees?** *The Applicant plans to save as many trees on the Site as it can, and has designed the Site Plan with special attention to preserving mature canopy trees. For example, an existing mature magnolia was preserved as the centerpiece of the Site entry, and the Applicant has shifted the footprints of the proposed buildings to accommodate other mature trees.*

*Planning Director Hunter Nestor also explained that during the rezoning process, Applicant would prepare a tree survey of all trees over 12 inches in diameter and would be required to mitigate for any trees lost during development. Planning Director Nestor further explained that the Village prefers for developers to save trees when they can. If trees cannot be saved, developers must replant at a 1:1 rate or pay a fee-in-lieu of replanting if replanting is not possible.*

**How do we keep people from parking in the adjacent residential neighborhood and walking on the public trail to access the Site?** *Applicant explained that the connection to the public trail is required by Village ordinance, but as part of the Phase II*

*rezoning process, Applicant is looking into shifting the connection to the trail closer to Village Hall.*

*Planning Director Hunter Nestor also explained that Village Council could adopt a no-parking ordinance for the nearby cul-de-sac, and that any complaints regarding unauthorized parking would be directed to the Village for enforcement.*

*Significant discussion occurred between the invitees as to how Applicant could address the "walkability" problem of the public trail proactively. Suggestions by invitees included petitioning Village Council to remove the requirement for connection to the public trail, placing signs on the proposed buildings stating that no parking in the adjacent neighborhood was allowed, and petitioning the Village to place a gate at the neighborhood's entrance to the trail that only neighborhood residents could unlock.*

**The proposed additional parking is good, but is it enough for the two additional buildings being proposed?** *Applicant is proposing additional parking as part of the Phase II development, and the Site will have more parking per commercial square foot despite the addition of two proposed buildings. Applicant's design team also paid special attention during the initial design phase to creating a closeness in the development that was authentic to a "village" feel for patrons of the Site, which required restraint in the amount of additional parking proposed. In total, Phase I and Phase II have 113 parking spaces, with 6 being ADA compliant.*

**Will Phase II of the development be governed by the old zoning ordinance or the new MDO?** *Phase II will be governed by the MDO, and Applicant is also updating the Phase I notes and development agreement to reflect the adoption of the MDO.*

**Will there be any left turns into or out of the Site?** *No, access will be right-in/right-out only.*

**Where is the pub going to be?** *The Applicant intends to renovate the Crane House on the Phase I portion of the Site for a restaurant/tavern.*

**Several Invitees shared concerns that the Marvin Heritage District Small Area Plan was not a good idea, that it caused increased traffic on the roundabouts, and that Village residents wanted country living.** *Planning Director Hunter Nestor responded that the small area plan was built on feedback from residents, a survey, and interviews with property owners. He further explained that the small area plan is intended to allow development in the area, but make that development reasonable.*

**Comment was made that the initial architectural elevations shared for Phase II could be improved.** *Mr. Perrotti explained the numerous considerations and attention to detail that went into the elevations presented.*

**Comment by an attendee was made that if no development was allowed, developers would pull the property out of the Village of Marvin and then residents would not be able to provide input.**

When invitees had no further questions, the Meeting was adjourned at approximately 8:00 PM.

Respectfully submitted, this the 16<sup>th</sup> day of July, 2024.

By:   
Susanne Todd  
Zoning Agent for Applicant, Zepso Capital, LLC

# Marvin Grove Phase II

9908 & 9904 Newtown Road

Marvin, NC

Official Neighborhood Meeting

June 27, 2024



Zepssa Industries

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EXHIBIT

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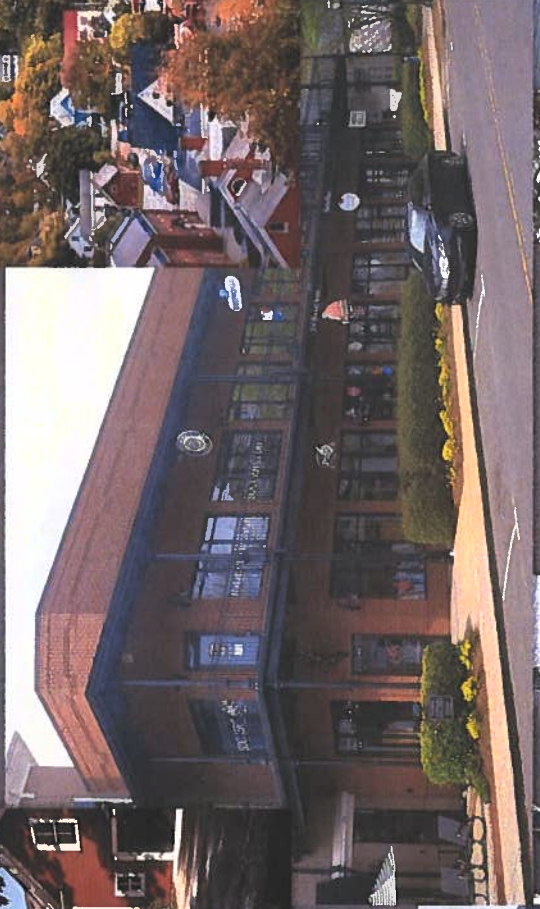


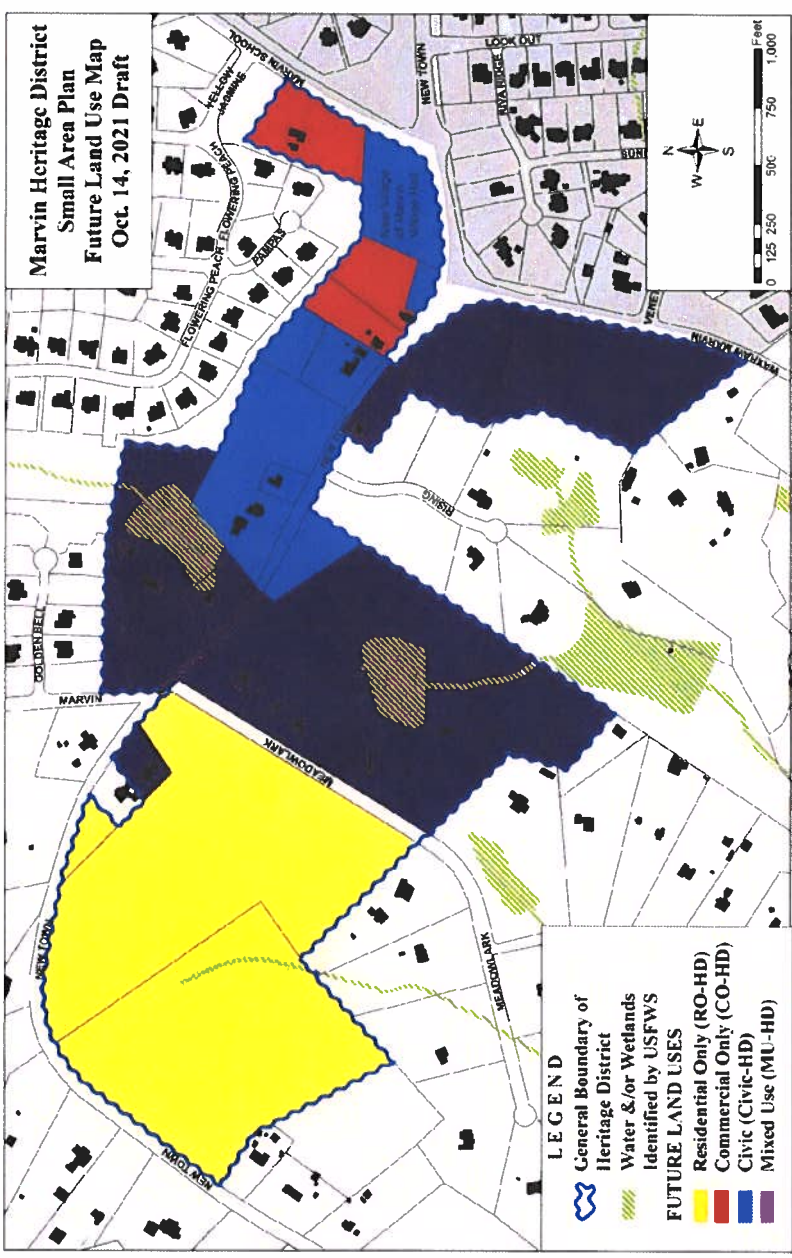
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DATE PLOTTED: 08/28/2013 11:21:58 AM		C-11
PROJECT: ZEPESA CONSTRUCTION, INC. 9908 NEW TOWN ROAD MARVIN, NC 28173-8578		
LAYOUT: COMPOSITE PRELIMINARY SITE OVERVIEW		



# Project Location





**Note:** Boundaries of the Marvin Heritage District (external) and Future Land Uses (internal) shown on this map are not zoning districts and are advisory in nature, without independent regulatory effect. These boundaries will be considered by the Planning Board and Village Council when considering map amendments (rezonings) to the Official Zoning Map. When the Planning Board and Village Council consider proposed rezonings, this map will be consulted. These boundary lines (external and internal) are generalized, and as such, are not intended to be precisely aligned with parcel lines.

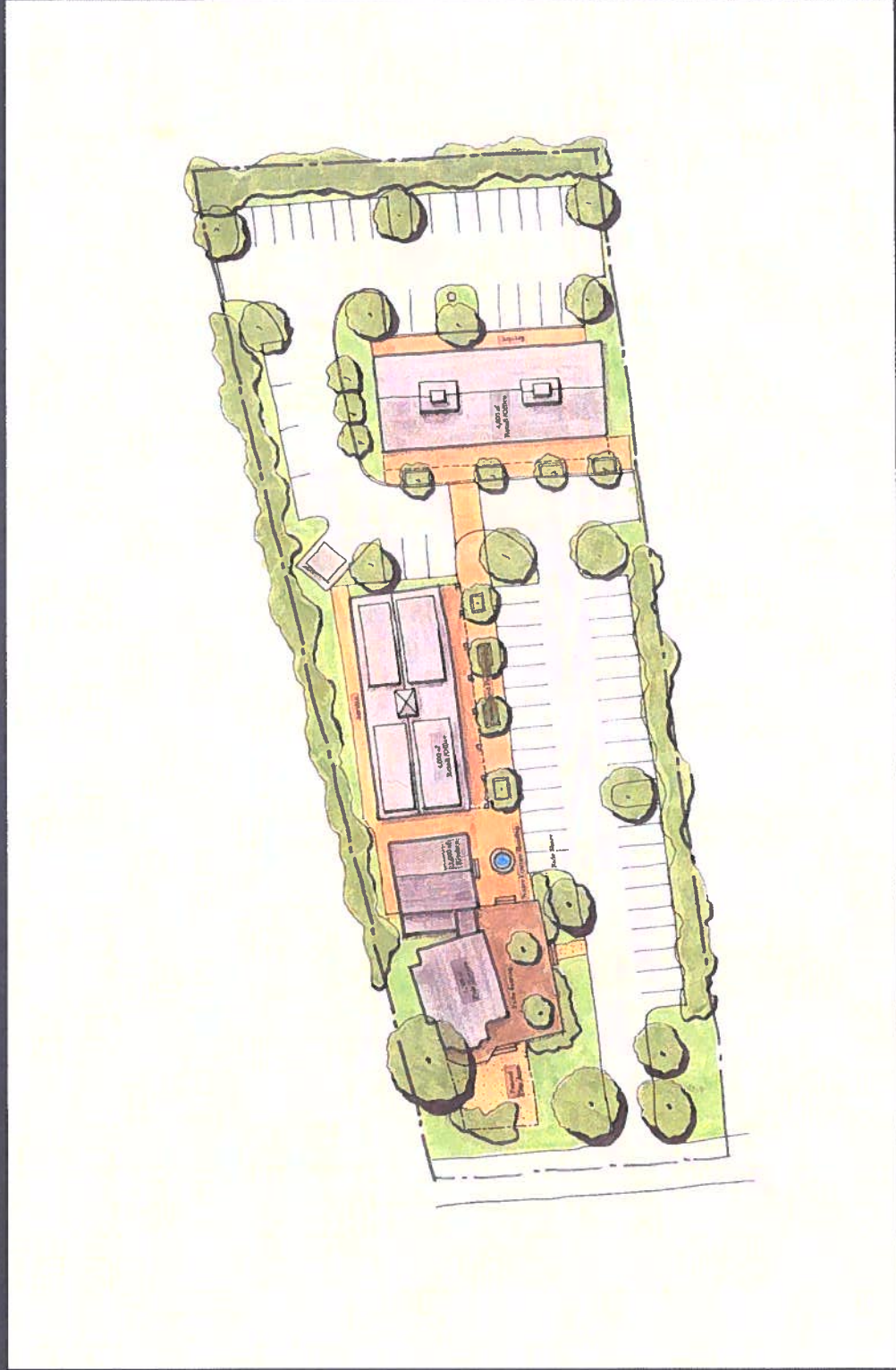






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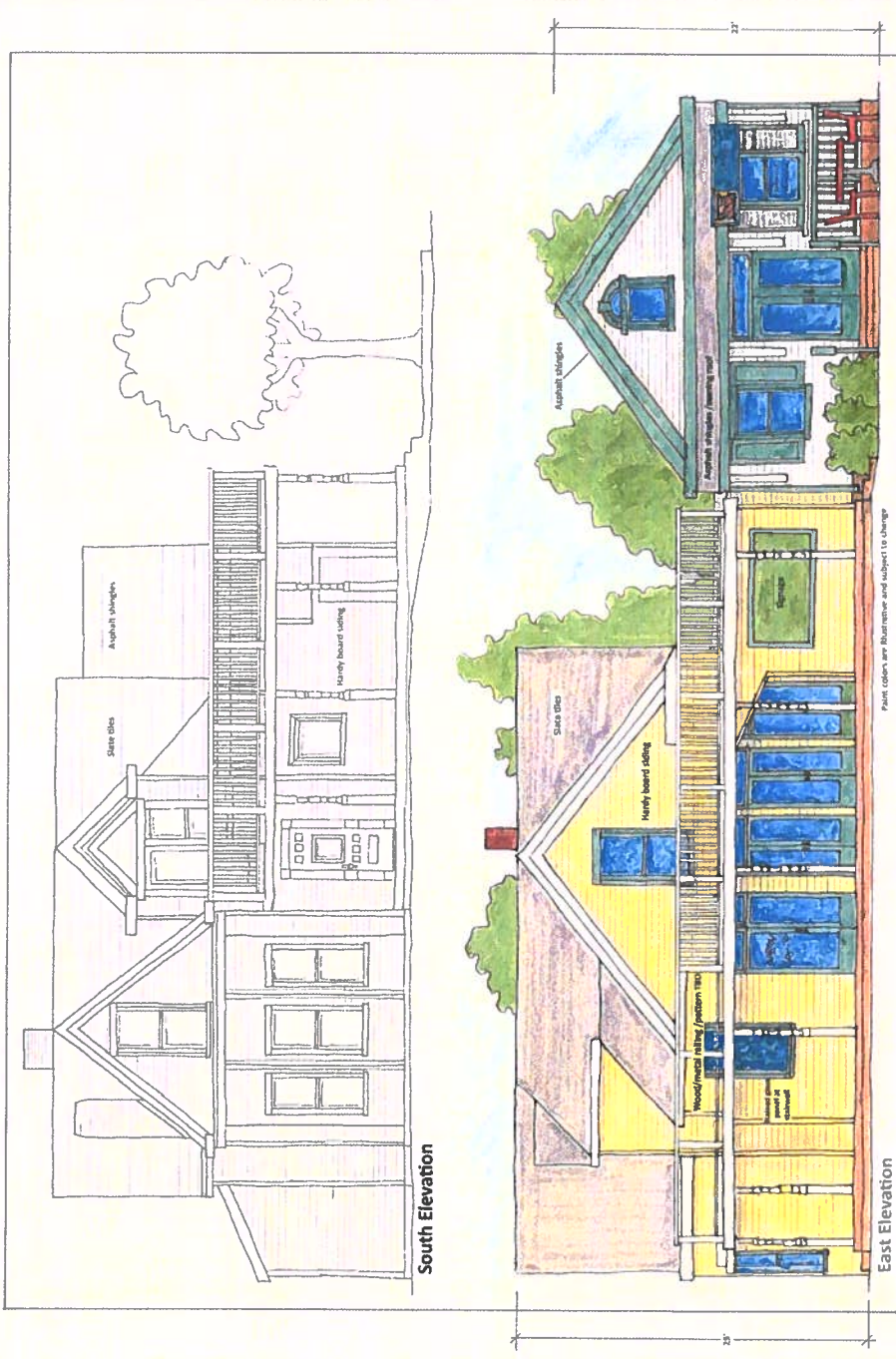
# Marvin Grove - Phase I



# Marvin Grove - Phase I



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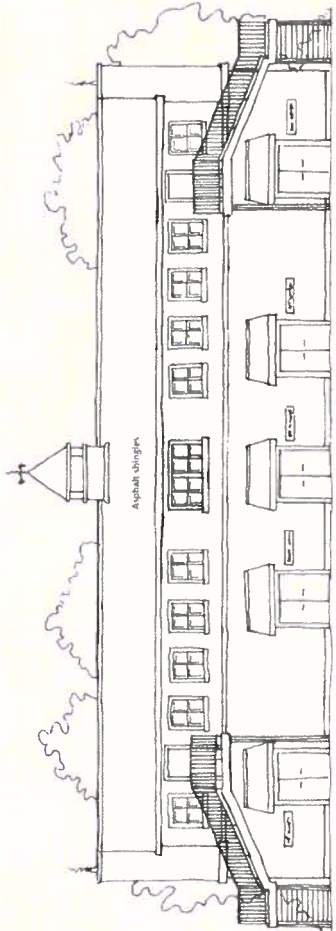
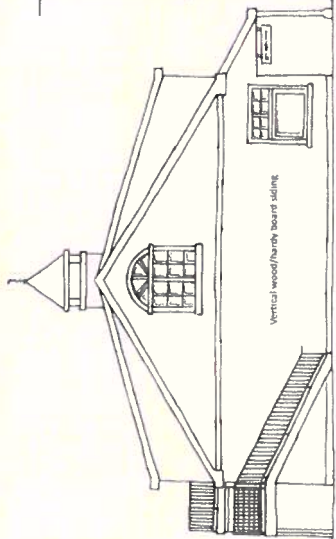
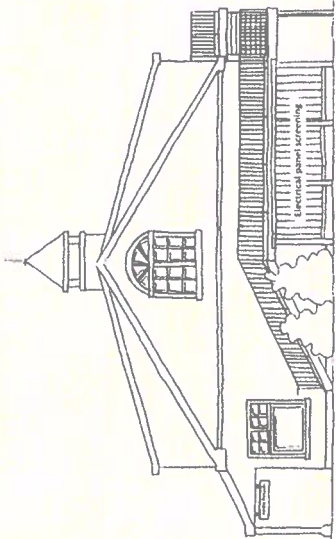
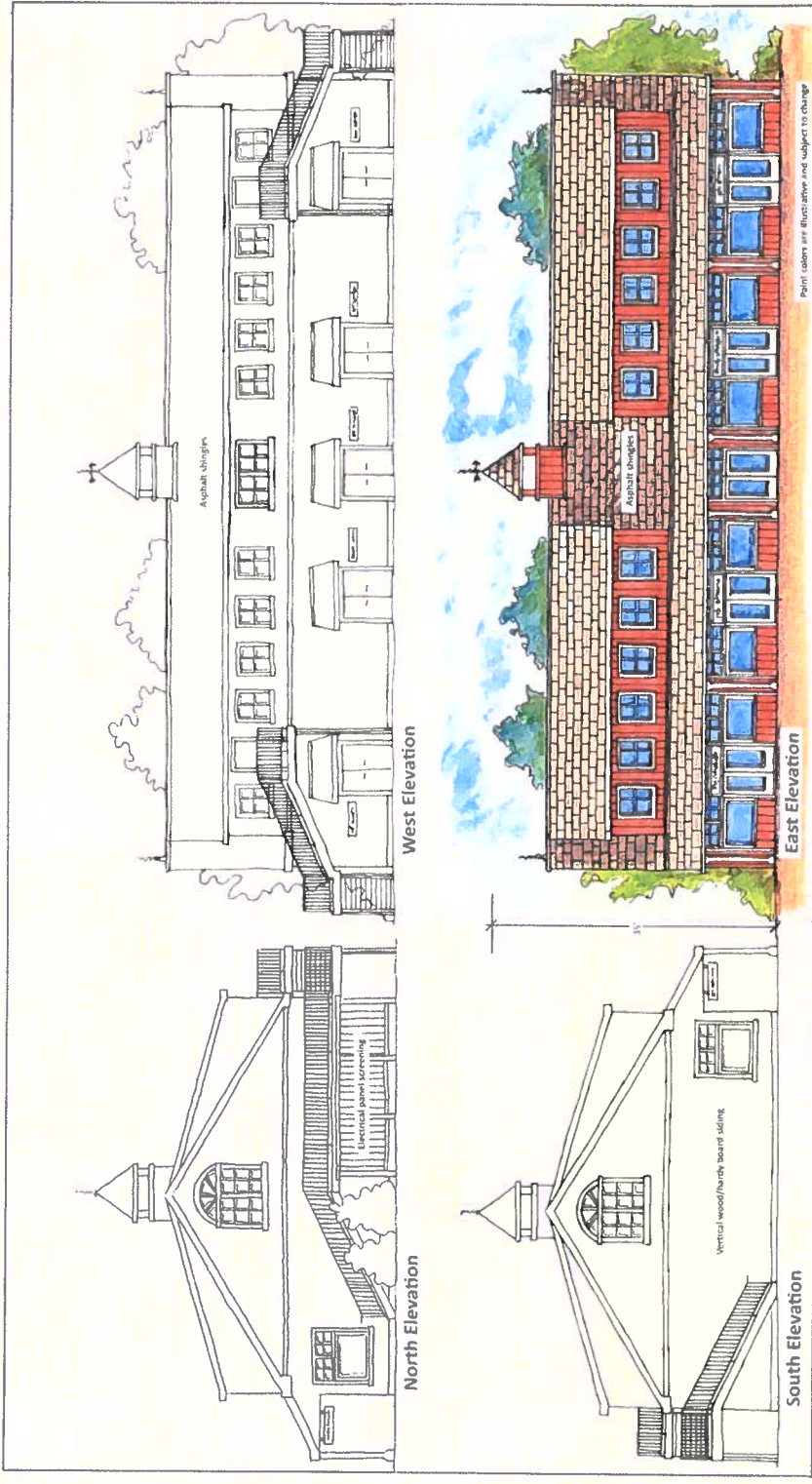


Notes: Elevations prepared are illustrative and subject to change  
 9908 New Town Road  
 Marvin, NC



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# Marvin Grove - Phase I



These elevations presented are illustrative and subject to change  
 9908 New Town Road  
 Marvin, NC



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# Marvin Grove - Phase I



Front Elevation



Proposed signage type and location

Note: Elevations presented are illustrative and subject to change.  
**9908 New Town Road**  
**Marvin, NC**



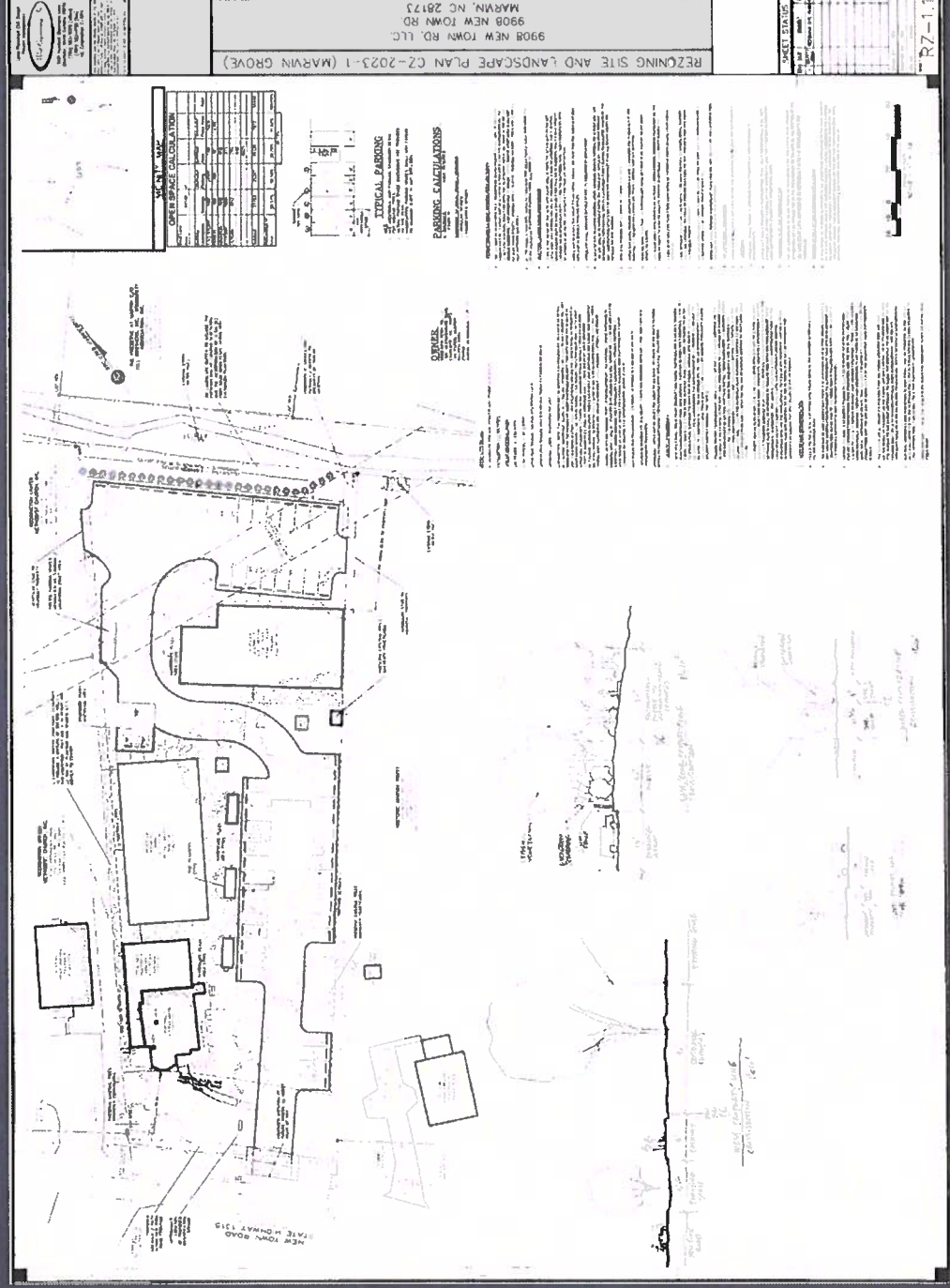
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# Marvin Grove - Phase I

# Marvin Grove - Phase I



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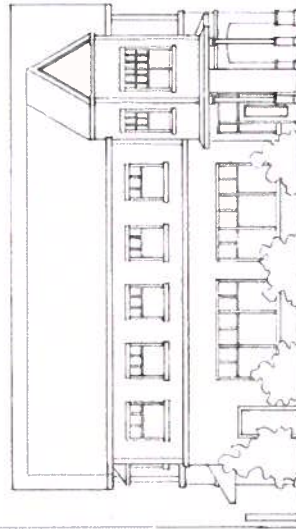
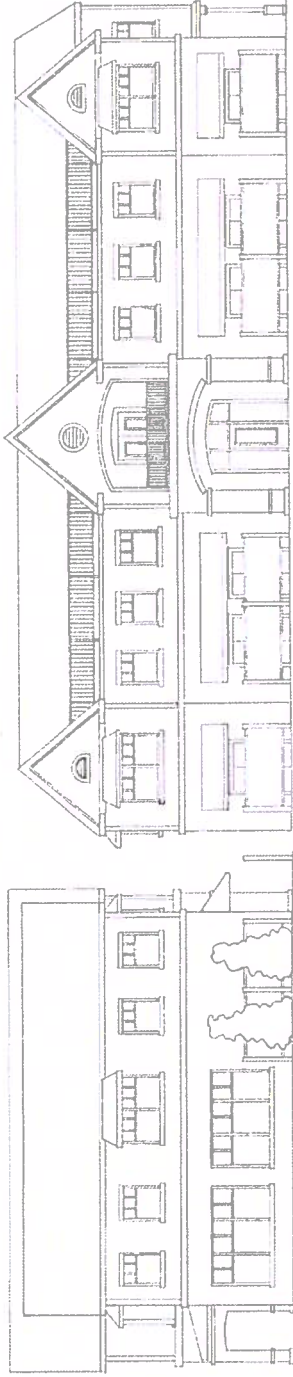
# Marvin Grove - Phase II



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# Marvin Grove - Phase II





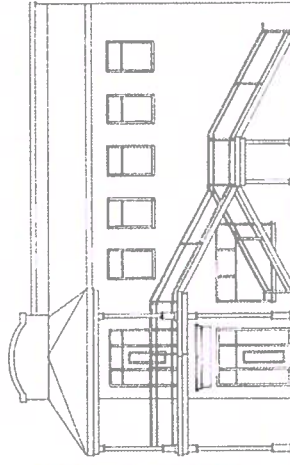
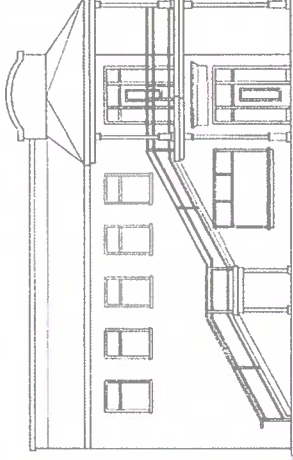
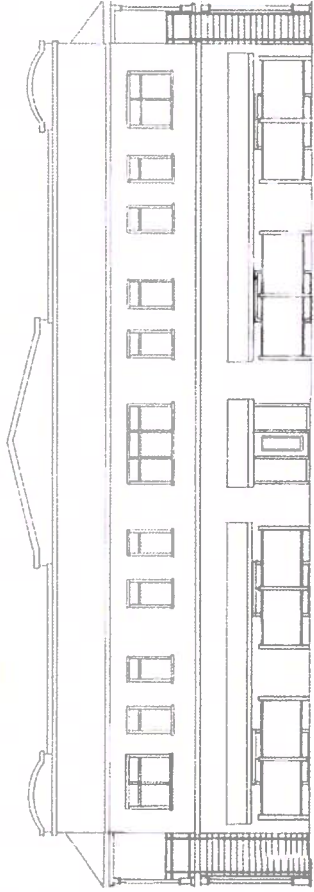
9908 New Town Rd.  
Extended Parcel  
Marvin, NC

Elevations and colors are illustrative and subject to change.



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# Marvin Grove - Phase II



9908 New Town Rd.  
Extended Parcel  
Marvin, NC

Elevations and colors are illustrative and subject to change.



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# Marvin Grove - Phase II



### Neighborhood Meeting Attendance Sheet

Sign in sheet is to acknowledge your attendance at the neighborhood meeting and so that the Village Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Zepa Capital, LLC

Rezoning Petition: Single Family Residential (SFR-1); Marvin Heritage District Commercial Only (HD-CO) to Marvin Heritage District Commercial Only (HD-CO)

Date: Thursday June 27, 2024

Name	Address	Phone	Email
Ron Hammel	3219 Oak Brook Dr.	937-694-4785	hommel1014@hotmail.com
Joe Lawrence	3310 W. Ashaw Marvin		
Joseph F. G. Jones	1308 Sunny Lane Virginia		
PEPER ZEPHA	1302 VESTIAN	724-491-5002	
Friday & Illiana	4005 Flowering Peach, R1	718-744-4443	FRIDAY@SUSCARV1143@SM
Tom West	PO Box 470303 Charlotte NC 28247	704 583 9378	tom.west@west-teng.com
John Jones	9913 Ken. Jr. Oaks Ln		UNDA@THECIRCLEHOUSEYKHE
Tim Finden	2204 Blue Bell Ln Charlotte	704.904.4443	
Bill Sawyer	Wilkes Dr		
Ying Sheng	1005 Tea Olive Rd.		lpsying@jgmail.com
Nandy Jalal	3001 Flowering Peach		NSJalal@gmail.com
Dennis Edmunds	4025 Flowering Peach	646-228-7206	dferis@2022cupiva.com

\*Add additional sheets as needed\*