VILLAGE OF MARVIN

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

MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING MINUTES

Thursday, May 6, 2021 – 6:30pm
Village Hall, 10004 New Town Road
Recessed to: Banks Presbyterian Church Fellowship Hall
10012 New Town Road
Regular Meeting (Virtual Meeting)

AGENDA ITEMS

1. **Call to Order**
   Rohit Ammanamanchi, Planning & Zoning Administrator, called the meeting to order at 6:33pm.

2. **Determine Quorum**
   Mr. Ammanamanchi determined that a quorum was present.
   Present: Dorota Clegg, Malinda Daniel, Councilman Wortman *(Council Liaison)*
   Present Virtually: Jake Fehling, Tim Fincher *(joined 7:00pm)*, John Jones, Will Owens
   Absent: Michael Lavelle, TJ Philbrick
   Staff Present: Rohit Ammanamanchi, Austin W. Yow, Tom Weitnauer

   MOTION: Will Owens moved to recess the meeting to Banks Presbyterian Church Fellowship Hall at 10012 New Town Road.
   VOTE: The motion passed unanimously. Tim Fincher was not present at the time of this vote.

   Mr. Ammanamanchi reconvened the meeting at 6:37pm at Banks Presbyterian Church Fellowship Hall, 10012 New Town Road.

3. **Adoption of the Agenda**
   - Add New Business Item #3: Discussion of Post-Pandemic Meetings.

   MOTION: Malinda Daniel moved to adopt the agenda as amended.
   VOTE: The motion passed unanimously. Tim Fincher was not present at the time of this vote.

4. **Adoption of the Minutes: 3/4/21**
   MOTION: Dorota Clegg moved to adopt the minutes as presented.
   VOTE: The motion passed unanimously. Tim Fincher was not present at the time of this vote.

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

UNFINISHED BUSINESS ITEMS

No items were discussed.

NEW BUSINESS ITEMS

TIME STAMP 4:45

1. **Consider Adoption of Revised Meeting Schedule**
   Austin W. Yow, Village Clerk & Assistant to the Manager, advised the Committee that they need to update their meeting schedule for the remainder of 2021, since they previously only scheduled meetings through May 2021.

   MOTION: Jake Fehling moved to adopt the revised meeting schedule as presented.
   VOTE: The motion passed unanimously. Tim Fincher was not present at the time of this vote.

TIME STAMP 6:40

2. **Discussion of Marvin Heritage District Form-Based Code**

Mr. Ammanamanchi introduced the first in-progress draft of a form-based code for the Marvin Heritage District. He began by discussing the concept of a form-based code, which regulates zoning by aesthetics. He outlined five zoning districts: residential only, mixed use, commercial only, existing building only, and a civic district. For each district, he discussed housing types, lot sizes, open space, setbacks, etc.

He then discussed a recent proposal by Jones Homes and Land Design to develop the residential only district to show how the form-based code would regulate future development. The Committee discussed this proposal and walkability in depth.

Mr. Ammanamanchi then led a discussion regarding building types. The Committee debated removing the Marvin Vernacular building type in depth.

MOTION: Dorota Clegg moved to remove the Marvin Vernacular building type from the zoning district.
VOTE: The motion passed 5-1. Dorota Clegg, Malinda Daniel, Jake Fehling, John Jones, and Will Owens voted "Aye." Tim Fincher voted "No."

Tim Fincher made a countermotion.
MOTION: Tim Fincher moved to table this discussion and vote until a future meeting.
VOTE: The motion passed 4-2. Tim Fincher, Malinda Daniel, Jake Fehling, and Will Owens voted "Aye." Dorota Clegg and John Jones voted "No."

The Marvin Vernacular building type remained in the zoning district. The Committee will discuss and vote on this again at a future meeting.

Mr. Ammanamanchi then discussed buffers, street network designs, signage, lighting, and historic preservation. Throughout each of these topics, Committee members provided feedback and requested changes. Lastly, he discussed uses, which were based on previous feedback from the Committee and from the Planning Board. This discussion focused on allowable uses for each zoning district and the required permits that would be required.

TIME STAMP 2:04:20

3. **Discussion of Post-Pandemic Meetings**
Mr. Yow informed the Committee that once Governor Cooper repeals the state-issued State of Emergency that the Committee will be required to meet physically.

AGENDA ITEMS

1. **Review of Action Items**
   - No action items were assigned.

TIME STAMP 2:07:00

2. **Committee Comments**
Dorota Clegg: She concurred with the other comments.
Malinda Daniel: She thanked Mr. Ammanamanchi for his great work on the form-based code.
Tim Fincher: He stated he appreciated everyone's work.
John Jones: He reflected on his previous hesitance to consider form-based code but stated he has really warmed up to the idea. He thanked Mr. Ammanamanchi all his hard work.
Will Owens: He thanked Mr. Ammanamanchi and Mr. Yow for their work.
Councilman Wortman: He thanked Mr. Ammanamanchi for his hard work on the form-based code.

ADJOURNMENT

MOTION: Malinda Daniel moved to adjourn the meeting at 8:45pm.
VOTE: The motion passed unanimously.

Adopted: 6-3-21

Austin W. Yow
Village Clerk & Assistant to the Manager
Village of Marvin

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2020 & 2021 Marvin Heritage District Strategic Plan Committee Meeting Schedule

Adopted 10/8/20, Revised 5/6/21

*(**Marvin Heritage District Strategic Plan Committee Meetings** are typically held on the **first Thursday** of each month, unless noted)*

Date	Time	Location
2020		
Thursday, October 1	7pm	Village Hall
Thursday, November 5	7pm	Village Hall
Thursday, December 3	7pm	Village Hall
2021		
Thursday, January 7	6:30pm	Village Hall
Thursday, February 4	6:30pm	Village Hall
Thursday, March 4	6:30pm	Village Hall
Thursday, April 1	6:30pm	Village Hall
Thursday, May 6	6:30pm	Village Hall
Thursday, June 3	6:30pm	Village Hall
Thursday, July 1	6:30pm	Village Hall
Thursday, August 5	6:30pm	Village Hall
Thursday, September 2	6:30pm	Village Hall
Thursday, October 7	6:30pm	Village Hall
Thursday, November 4	6:30pm	Village Hall
Thursday, December 2	6:30pm	Village Hall