



# VILLAGE OF MARVIN

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

## MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING AGENDA

August 5, 2021 – 6:30pm  
Village Hall, 10004 New Town Road  
Regular Meeting (Virtual Meeting)

### AGENDA ITEMS

1. Call to Order
2. Determine Quorum
3. Adoption of the Agenda
4. Adoption of the Minutes: 12/3/20 (Canceled), 6/3/21, 7/1/21 (Canceled)
5. Public Comment Period

### UNFINISHED BUSINESS ITEMS

1. Update on the Status of the Marvin Heritage Zoning District (Form-Based Code) Hunter Nestor

### NEW BUSINESS ITEMS

1. Discussion of the Marvin Heritage District Timeline Hunter Nestor
  1. Small Area Land Use Plan
  2. MHD Conditional Zoning District Draft
  3. Strategic Plan
2. Discuss and Consider Rescheduling the September 2 MHD SP Committee Meeting Hunter Nestor

### AGENDA ITEMS

1. Review of Action Items Austin W. Yow
2. Committee Comments MHD SP Committee

### ADJOURNMENT



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## MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING MINUTES

December 3, 2020 – 7pm  
Village Hall, 10004 New Town Road  
Regular Meeting (Virtual Meeting)

The meeting was canceled.

Adopted: \_\_\_\_\_

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



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## MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING MINUTES

Thursday, June 3, 2021 – 6:30pm  
Village Hall, 10004 New Town Road  
Regular Meeting (Virtual Meeting)

### AGENDA ITEMS

#### 1. Call to Order

Rohit Ammanamanchi, Planning & Zoning Administrator, called the meeting to order at 6:43pm.

#### 2. Determine Quorum

Mr. Ammanamanchi determined a quorum was present.

**Present:** Malinda Daniel, Councilman Wortman (*Council Liaison*)

**Present Virtually:** Tim Fincher, John Jones, Will Owens, TJ Philbrick

**Absent:** Dorota Clegg, Jake Fehling, Michael Lavelle, (1 Vacant Seat)

**Staff Present:** Rohit Ammanamanchi, Austin W. Yow, Tom Weitnauer, Emma Lane

#### 3. Adoption of the Agenda

**MOTION:** Malinda Daniel moved to adopt the agenda.

**VOTE:** The motion passed unanimously, 5-0.

#### 4. Adoption of the Minutes: 5/6/21, 4/1/21 (No Quorum), 10/1/20 (No Quorum)

**MOTION:** Will Owens moved to adopt the minutes.

**VOTE:** The motion passed unanimously, 5-0.

#### 5. Public Comment Period

Gary and Lisa Rose, 1209 Larkridge Court:

As homeowners next to the proposed Marvin Heritage District, we have closely watched the planning process since the conclusion of the public survey completed in June 2019. We appreciate the efforts of the committee and their time and attention to this important effort. We also feel the plan being developed is not consistent with the desire of the public and the town council as evidenced by the 2019 Community Survey Report dated October 30, 2019 and the Village of Marvin 2020 Land Use Plan adopted November 10, 2020. Following are high-level comments from those documents:

- The top five adjectives that respondents felt best describe Marvin are:
  - Safe
  - Peaceful
  - Suburban
  - Comfortable
  - Over-Developed
- Only a slim majority (54%) supported the development of a Village Center District.
- A majority of respondents are not in favor of increasing residential density (69%).
- In response to “What planning projects should the Village strive to accomplish, or improve, in the next five to ten years?” 83% said “No” to Developing commercial districts.
- Open-ended Comments included the ranking of Generalized Issues:
  1. Resistant to Commercial Growth
  2. Resistant to Residential Growth
  3. Traffic Concerns

The Marvin Heritage District Form-Based Code Progress Draft #2 Dated May 28, 2021 does not specifically address density which is an important issue for the community. The Residential Only Heritage District (RO-HD) allows Small Lot Homes and Bungalows on minimum lot sizes of 10,000 square feet (.23 acre lots). The Mixed-Use Core Heritage District (MU-HD) also allows “additional building types” with zoning and Council approval of minimum lot sizes of 8,000 square feet (.18 acre lots). These smaller lots are obviously a significant increase in residential density.

We do not feel the current proposal under consideration is the desire of the majority of the residents in the Town of Marvin and is the opposite in many ways. This plan will increase density, traffic and commercial development which are three critical areas of concern. We ask the committee to assess this plan and make it consistent with the stated goals of the community. Thank you in advance for your consideration and the opportunity for our voices to be heard.

## UNFINISHED BUSINESS ITEMS

### NEW BUSINESS ITEMS

#### TIME STAMP 8:10

#### 1. Discussion of the Final Draft of the Marvin Heritage District Form-Based Code

Mr. Ammanamanchi reviewed the process that formed this draft of the form-based code. He then proceeded to highlight specific components of the code, including how the plan addresses the concerns made in the public comment period. He specifically noted the huge requirement for thirty percent (30%) of open space balances out the smaller than average lot sizes. He then answered questions and received feedback from Committee members regarding walkability, site designs, buffers, streetscaping, parking, traffic, signage, architecture, tree conservation, permitted and prohibited uses, open spaces, and the establishment of a municipal service district and a downtown district board.

#### TIME STAMP 2:30:00

#### 2. Discussion of the Marvin Heritage District Strategic Plan Timeline

Mr. Ammanamanchi stated that the Committee will see the revised draft again at their July meeting. The Planning Board will review the plan at their meeting on June 15. The Village Council will consider the code for adoption at their July 13 meeting.

He then briefed the Committee on the process for drafting the strategic plan, which includes business recruitment, marketing, and managing the revenue and expenses of the municipal service district. He said the topics for the plan would be discussed in July or August with a first draft being presented in August. The final draft would be presented in September or October; and the municipal service district would be ready to be established at the end year.

## AGENDA ITEMS

#### TIME STAMP 2:33:15

#### 1. Review of Action Items

- Mr. Ammanamanchi will revise the form-based code with the Committee's recommendations and will submit it to the Planning Board.

#### TIME STAMP 2:33:40

#### 2. Committee Comments

**Malinda Daniel:** She congratulated Mr. Ammanamanchi on a job well done. She thanked the public for their feedback, as well as the Council for their support.

**Tim Fincher:** He stated he appreciated the work and effort of Mr. Ammanamanchi. He advocated for the inclusion of a financial institution in the district.

**John Jones:** He stated that while he was initially skeptical of a form-based code, he is very happy with the direction it has taken.

**TJ Philbrick:** He concurred with Mr. Jones comments. He stated his favorite aspect of the district is taking control of New Town Road and lowering the speed limit.

**Councilman Wortman:** He stated he liked the direction of the district and believes it will address some of Marvin's traffic issues. He thanked everyone for their work.

## ADJOURNMENT

**MOTION:** Malinda Daniel moved to adjourn the meeting at 9:28pm.

**VOTE:** The motion passed unanimously, 5-0.

*Adopted:* \_\_\_\_\_

\_\_\_\_\_  
*Austin W. Yow*  
*Village Clerk & Assistant to the Manager*



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## MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING MINUTES

July 1, 2021 – 6:30pm  
Village Hall, 10004 New Town Road  
Regular Meeting (Virtual Meeting)

The meeting was canceled.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
*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, [Revised 8/5/21](#)*

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

DATE	TIME	LOCATION
<b>2020</b>		
Thursday, October 1	7pm	Village Hall
Thursday, November 5	7pm	Village Hall
Thursday, December 3	7pm	Village Hall
<b>2021</b>		
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, <del>September 2</del> <a href="#">September 9</a>	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