



VILLAGE OF MARVIN

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PLANNING BOARD MEETING MINUTES

Tuesday, April 20, 2021 – 6:30pm
Village Hall, 10004 New Town Road
Regular Meeting (Virtual Meeting)

AGENDA ITEMS

1. Call to Order

Chairman Jones called the meeting to order at 6:30pm.

2. Determine Quorum

Chairman Jones determined a quorum was present.

Present: Chairman Jones

Present Virtually: Vice-Chair Cates, Malinda Daniel, Michael Lavelle, Parag Patel

Absent: Mark Petersen, Kent Renner

Staff Present: Rohit Ammanamanchi, Austin W. Yow

3. Adoption of the Agenda

MOTION: Chairman Jones moved to adopt the agenda as presented. Malinda Daniel seconded the motion.

VOTE: The motion passed unanimously.

4. Adoption of the Minutes for: 3/17/21 (Special)

MOTION: Chairman Jones moved to adopt the minutes as presented. Vice-Chair Cates seconded the motion.

VOTE: The motion passed unanimously.

5. Public Comment Period

Christine Bonfardino Wilkins, 408 Streamside Lane:

“I am a resident of Canterfield Creek, and am concerned about the newly proposed The Estates at Marvin Branch subdivision. My first and foremost concern is the traffic/speeding impact this new subdivision will have on Joe Kerr Rd. As anyone who lives along Joe Kerr Rd. will know, speeding has always been a big concern on this road. People routinely drive 50-mph plus, on a road with a 35-mph limit. There has also been a pedestrian fatality on Joe Kerr Rd and Wheat Field Ln, on an area of Joe Kerr Rd that sees a lot of pedestrian traffic on a regular basis, and I am worried that this could happen again. My second concern is the impact that another subdivision will have on our schools. Yes, our schools may not be as greatly overcrowded as some Ballantyne-area public schools; however, with increased building of subdivisions, it is only a matter of time before our schools become as crowded as theirs. Students at MRHS must share lockers, because there are not enough for each of them - that fact right there should just show you how much growth our area has had in the last decade or so. If the Estates at Marvin Branch subdivision were to get approved, I would greatly like to understand what, if anything, will be done to Joe Kerr Rd. to alleviate the traffic/speeding issues it will inevitably cause, as well as the impact on our public school system (the anticipated number of additional students).”

Roxanne Morgan: 9719 Robinwood Lane:

“I just learned about the proposed 20 home development off Joe Kerr Road. I cannot attend the meeting tonight but wish to voice my concern about the impact this will have, not only in the increase in traffic/access to Joe Kerr Road but in the loss of open green space for our village. I have lived in Marvin for almost 30 years and have witnessed this happen, with short sighted gain outweighing long-term ecologically responsible use of the land. I hope this proposal will be reconsidered.

ITEMS OF DISCUSSION

TIME STAMP 5:10

1. Discussion of Major Subdivision Sketch Plan for Estates at Marvin Branch

Rohit Ammanamanchi, Planning and Zoning Administrator stated the density of homes in this proposed subdivision is .57 units per acre, which is among the lowest among major subdivisions in Marvin. He added that the developer is requesting to reduce the front viewshed to the minimum of 85 feet due to the inability to build on much of the property because of a 200 feet buffer from Marvin Branch and Six Mile Creek. He informed the Board that the Parks, Recreation, and Greenways Board has

recommended the addition of trail easements that would eventually connect to Six Mile Creek Greenway and the Marvin Creek subdivision. Two Public Input Meetings will be held on May 5, from 2-4pm on site and from 5-7pm at Village Hall with a virtual option. The Planning Board will hear this item again at their May meeting.

The Board discussed the proposed viewshed, as well as the nature of what qualifies as a “hardship.” Mark Kime of LandDesign answered questions from the Planning Board regarding the viewshed, trail easements, floodplain, etc.

2. Final Reminder: Statement of Economic Interest and Code of Ethics Forms

Austin W. Yow, Village Clerk & Assistant to the Manager, stated that this discussion is not necessary, as all present members have submitted their forms.

TIME STAMP 36:40

3. Discussion of Code Reorganization, Changes to Ordinance Required by NCGS §160D, and Other Minor Revisions

Mr. Ammanamanchi explained that the adoption of the revised NCGS §160D has required municipalities to revise planning and zoning ordinances. He added that the review of 160D compliance is nearing completion and the code reorganization is complete. Both items will be presented at the Planning Board meeting.

4. Discussion and Consideration of Revising the Format of the May 18, 2021 Planning Board Meeting Agenda to add a “Consent Agenda” Section

Mr. Ammanamanchi asked for consent from the Planning Board to temporarily add a Consent Agenda to the next meeting to adopt the revisions required by the revised NCGS §160D.

MOTION: Chairman Jones moved to add a Consent Agenda to next month’s Planning Board meeting to cover all of the revisions as the result of NCGS §160D. Michael Lavelle seconded the motion.

VOTE: The motion passed unanimously.

TIME STAMP 45:25

5. Recap of the Previous Marvin Heritage District Strategic Plan Committee Meeting and Discussion of the Form-Based Code Draft Zoning for the Marvin Heritage District

Mr. Ammanamanchi informed the Board that the Committee did not meet in April due to a lack of quorum. He described a form-based code as using imagery and building types to regulate the District, as opposed to traditional zoning which uses density and textual regulations. The Board discussed this item in depth.

AGENDA ITEMS

TIME STAMP 1:32:00

1. Review of Action Items

- Mr. Ammanamanchi will review discussions that led to the reduction of Elysian Fields’ viewshed to 85 feet.

TIME STAMP 1:37:15

2. Board Member Comments

Chairman Jones: He thanked everyone for the productive and expeditious meeting.

Malinda Daniel: She thanked everyone for their hard work.

Michael Lavelle: He welcomed Mr. Patel to the Planning Board.


ADJOURNMENT

MOTION: Malinda Daniel moved to adjourn the meeting at 8:10pm. Vice-Chair Cates seconded the motion.

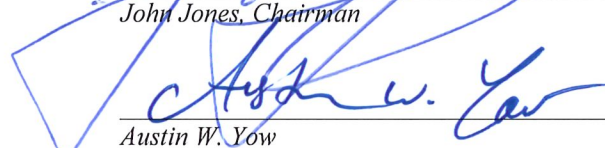
VOTE: The motion passed unanimously.

Adopted: 5-18-21





John Jones, Chairman



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