



VILLAGE OF MARVIN

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

PLANNING BOARD MEETING MINUTES

August 17, 2021 – 6:30pm
Village Hall, 10004 New Town Road
Regular Meeting (Virtual Meeting)

AGENDA ITEMS

- 1. Call to Order**
Vice-Chair Cates called the meeting to order at 6:32pm.
- 2. Determine Quorum**
Vice-Chair Cates determined a quorum was present.
Present: Vice-Chair Cates, Malinda Daniel, Michael Lavelle
Present Virtually via Webex: Chairman Jones, Richard Holzberg, Ken Marino, Kent Renner, Councilman Marcolese
Absent: None
Staff Present: Hunter Nestor, Austin W. Yow, Tom Weitnauer
- 3. Adoption of the Agenda**
MOTION: Malinda Daniel moved to adopt the agenda as presented. Michael Lavelle seconded the motion.
VOTE: The motion passed unanimously, 7-0.
- 4. Adoption of the Minutes for: 7/20/21**
MOTION: Malinda Daniel moved to adopt the minutes as presented. Michael Lavelle seconded the motion.
VOTE: The motion passed unanimously, 7-0.
- 5. Public Comment Period**
No comments were given.

ITEMS OF DISCUSSION

TIME STAMP 2:30

- 1. Discussion and Recommendation of Special Use Permit Application #21-12695, Pool in Rear Yard that Abuts a Side Yard, as Required per §151.054(E)(3)** *(See attached, Item 1, which is included as a reference in these minutes).*
Hunter Nestor, Planning & Zoning Administrator, explained that the applicant is applying for a special use permit for a pool in their rear yard that abuts their neighbor's side yard. He stated that the applicant is compliant with the Village's ordinances and is sufficiently screened. He added that the applicant is receiving written approval from the side yard neighbor. The Planning Board discussed the application and asked questions regarding fencing and submission requirements.
MOTION: Michael Lavelle moved to recommend approval of SUP 21-12695 as submitted, contingent upon the submittal of an approval letter from the neighbor. Malinda Daniel seconded the motion.
VOTE: The motion passed unanimously, 7-0.

TIME STAMP 12:55

- 2. Review and Discuss Gates at Marvin Construction Plans** *(See attached, Item 2, which is included as a reference in these minutes).*
Mr. Nestor explained that the submittal is for a six-home rural subdivision named "The Gates at Marvin." He stated that the submittal is compliant, except for the landscape/tree mitigation plan. The applicant has not submitted these plans yet. The Planning Board discussed the plans and asked questions regarding septic fields, the removal of trees, and driveway permits.

Ben Kuhn of Jones Homes, the applicant spoke on the removal of trees and the approval of septic permits, the installation of septic lines, and driveway permits. The applicant stated that a mitigation plan would be included in the submittal to the Village Council but noted that they were only removing the trees necessary to build the primary structures and driveways.

MOTION: Michael Lavelle moved to waive the 15-day submission requirement. Richard Holzberg seconded the motion.
VOTE: The motion passed unanimously, 7-0.

MOTION: Vice-Chair Cates moved to recommend approval of the preliminary plat and construction plan for the Gates at Marvin subdivision, contingent upon submission of the landscape and tree mitigation plan and contingent upon approval from the Village Engineer and external agencies. Richard Holzberg seconded the motion.
VOTE: The motion passed unanimously, 7-0.

TIME STAMP 43:30

3. **Discussion and Recommendation of Zoning Designation for Newly Annexed Parcel 06210007A, 8802 Bonds Grove Church Road** *(See attached, Item 3, which is included as a reference in these minutes).*
Mr. Nestor explained that the parcel in question was annexed by the Village in July and is currently zoned Union County R-40. He added that staff is recommending rezoning the parcel as R-Marvin residential.

MOTION: Malinda Daniel moved to recommend designating parcel 06210007A as R-Marvin residential. Vice-Chair Cates seconded the motion.
VOTE: The motion passed unanimously, 7-0.

TIME STAMP 47:10

4. **Discussion and Recommendation of Zoning Designation for Newly Annexed Parcel 06207005C, Marvin Efird Park** *(See attached, Item 4, which is included as a reference in these minutes).*
Austin W. Yow, Village Clerk & Assistant to the Manager, explained that the recently annexed parcel is a part of Marvin Efird Park but was never annexed into Marvin. Mr. Yow explained that a formula outlined state law prohibited the Village from annexing the parcel due to the size of the satellite annexation of Marvin Efird Park.

MOTION: Ken Marino moved to recommend designating parcel 06207005C as R-Marvin residential. Kent Renner seconded the motion.
VOTE: The motion passed unanimously, 7-0.

TIME STAMP 51:50

5. **Review Minor Subdivision Application for 9819 Chestnut Road**
Mr. Nestor explained that this minor subdivision application is for discussion only. He explained that the applicant wishes to subdivide the 8.54-acre lot into four lots that range between 1.45 acres and 2.66 acres. He added that a final plat will be submitted for Planning Board review next month. The Planning Board discussed this item in depth.

TIME STAMP 1:16:15

6. **Update on the Marvin Heritage District Timeline**
Mr. Nestor explained that the Marvin Heritage District is moving forward. He explained that the form-based code is being reworked to legally circumvent state law disallowing the regulation of residential designs. He explained that a conditional zoning district will be created for the district and the form-based code would become a small-area land use plan that would be incorporated into the Village's Land Use Plan.

He stated that a draft of the plan should be reviewed by the Planning Board and Marvin Heritage District Strategic Plan Committee in September. He explained that with this new direction for the zoning, property owners would be required to apply for rezonings of their properties individually. The Planning Board discussed this item in depth.

AGENDA ITEMS

1. **Review of Action Items**
There were no action items.

TIME STAMP 1:25:15

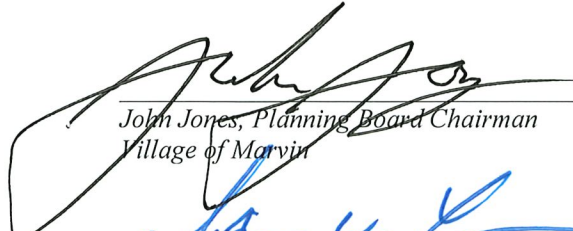
2. **Board Member Comments**
Vice-Chair Cates: She encouraged everyone to be careful with the ongoing pandemic and the Delta variant. She encouraged the continued use of virtual participation at meetings.
Richard Holzberg: He stated he appreciated all the work staff done.
Councilman Marcolese: He thanked Mr. Nestor for his detailed explanation of the Marvin Heritage District, which emphasized controlling development and placing the burden of development on the property owners.

ADJOURNMENT

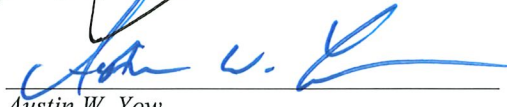
MOTION: Malinda Daniel moved to adjourn the meeting at 8:01pm. Michael Lavelle seconded the motion.
VOTE: The motion passed unanimously, 7-0.

Adopted: 9-21-2021





*John Jones, Planning Board Chairman
Village of Marvin*



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

Item 1.



VILLAGE OF MARVIN

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

DATE: August 12, 2021

TO: Planning Board

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Special Use Permit #21-12695 to allow a swimming pool located in the rear yard of a residential lot located at 608 Running Horse LN that is adjacent to the side yard of adjoining residential lots.

Overview

APPLICANT

Anthony and Sylvan Pools

PROPERTY OWNERS:

Marc and Kerri Denner

REQUEST:

Applicant requests a Special Use Permit to allow a swimming pool located in the rear yard of a residential lot located at 608 Running Horse LN that is abutting the side yard of adjoining residential lot (612 Running Horse LN).

LOCATION:

608 RUNNING HORSE LN (Parcel Number 06-222338)

LAND USE AND ZONING:

The property is zoned R - MARVIN RESIDENTIAL DISTRICT. The property is located within the Marvin Creek Subdivision.

Surrounding Zoning:

- North: R-Marvin Residential
- South: R-Marvin Residential
- East: R-Marvin Residential
- West: R-Marvin Residential

Surrounding Land Use:

- North: Residential
- South: Residential
- East: Residential
- West: Residential (612 Running Horse LN)



VILLAGE OF MARVIN

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

Background

The property is located in the Marvin Creek Subdivision at 608 Running Horse LN in Marvin, NC and is zoned R-Marvin Residential. The surrounding properties are zoned R-Marvin Residential.

The applicant is proposing to construct an in ground swimming pool to be located in the rear yard. However, a Special Use Permit (SUP) is required when a pool is located in a lot where the rear yard abuts the side yard of an adjacent lot per §151.054(E)(3) of the Marvin Code of Ordinance. This lot is adjacent to one side yard at 612 Running Horse LN

Review/Discussion

A Special Use Permit is a process which allows the Planning Board and Village Council to review and approve specific uses that are in keeping with the intent and purpose of the zoning district but may have substantial impacts on the surrounding area. This process allows conditions or restrictions to be placed on an approval that would minimize impacts to the surrounding area.

Swimming pools are an accessory use allowed in the R-Marvin Residential District, provided that the pool is located in the rear yard and the following setback requirements are met:

Swimming pool, measured from water's edge	20 feet rear yard 20 feet side yard or the principal structure on the street side
Pool Equipment	20 feet side and rear yard
Pool Decking	15 feet rear yard 20 feet side yard or the principal structure on the street side
Pool houses, cabanas, and the like	See §151.054 (B)

All swimming pools located on lots where a rear yard abuts a side yard of an adjacent lot shall be subject to a conditional use permit as provided for in § 151.100.

The proposed pool complies with all setback requirements, having a 144' rear yard setback (minimum 20') and 67'/48' left/right side setbacks (minimum 20'). There is existing heavy screening including evergreens. Attached is the zoning permit the applicant has applied for with this additional information.

Additionally, the applicant has secured verbal testimony (requested to have it in writing) of the neighbors whose side yard is abutting to the rear yard of his property.



VILLAGE OF MARVIN

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

Finding of Facts

In consideration of the request for a Special Use Permit, the Village Council will need to make the following findings:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the Village of Marvin Land Use Plan; and
5. Additional review criteria, as stated in this chapter shall also be considered and addressed where required. *There are no additional review criteria for the proposed use.*

Staff Recommendation

Staff recommends that the Planning Board recommend approval of SUP 21-12695 to the Village Council as presented.

This request is consistent with the intent of the Village of Marvin's Zoning Ordinance. Staff has identified that the applicant has existing above-average screening of this lot, secured written testimony from all adjacent neighbors, and has significant setbacks;



VILLAGE OF MARVIN

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

CONDITIONAL USE PERMIT APPLICATION

PAGE 1 OF 3

Application Number: _____ Application Date: 7-21-21

Applicant's Name: Anthony & Sylvan Pools - Leah

Property Owner's Name: Marc & Kerri Denver

704-773-4426 631-807-6117 _____
Applicant's phone Owner's phone FAX Mobile

Relationship of Applicant to Property Owner: Contractor

Property Location: 6008 Punning Horse Lane

Parcel Number: 06222338 Deed Book and page #: 4307 / 398

Existing Zoning: Marvin

Proposed Conditional Use: Inground Pool 20' x 40'

A completed written application for a Conditional Use Permit shall be filed with the Zoning Administrator. The application, at a minimum, shall include the following required information:

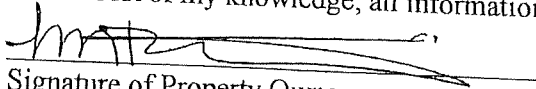
1. A scaled boundary surveyed drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina, showing the total acreage, present zoning classification(s), date and north arrow. On this survey shall be sketched the information required in sections 3, 4, 5, 6, and 7.
2. The owners' names, addresses, and tax parcel numbers (as shown on the current year Union County Tax Records), and the uses and current zoning classifications of all adjacent properties.
3. All existing easements, reservations, rights-of-way and all yard requirements for the zoning district.
4. A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size, layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate square

- footage of all structures and an outline of the area where the structures will be located.
5. Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets.
 6. Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, including walls, fences or planted areas as well as treatment of any existing natural features.
 7. Plans and elevations for all proposed structures.
 8. Depending on the nature of the proposed conditional use, the Zoning Administrator (or the Planning Board or Village Council) may require that the following information be submitted in scaled form along with other required information:
 - a) Delineation of the areas within the floodplain as shown on the official flood hazard boundary maps.
 - b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U.S. Department of Agriculture.
 - c) Existing and proposed topography at five (5) feet contour intervals.
 - d) Plans for providing potable water and for the treatment of wastewater.
 9. Proposed phasing, if any, and approximate completion time of the project.
 - a) All applications shall be signed by the applicant and shall be submitted with any application fee required by the Village.
 - b) The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided in the Article for receipt of a completed conditional use application.
 - c) The Planning Board shall have a maximum of thirty (30) days from the date at which it met or until its next regularly scheduled meeting, whichever is longer, to review the application and to submit its recommendation to the Village Council. If a recommendation is not made during said time period, the application shall be forwarded to the Village Council without a recommendation from the Planning Board.
 - d) When dealing with the Conditional Use Permit process, it may be desirable to request additional information in order to evaluate a proposed use and its relationship to the surrounding area. Therefore, the Planning Board and/or Village Council may request needed additional information as they deem necessary.
 - e) Once the application is forwarded to the Village Council from the Planning Board, the Village Council shall consider conducting a public hearing as prescribed in Article 12.1.7 (a public

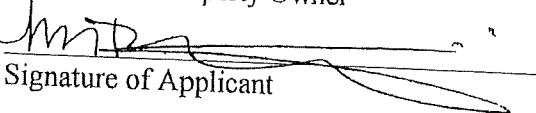
hearing is required if CUP is to be approved). In the event the Village Council deems a public hearing appropriate, due notice of such public hearing shall be as prescribed in Article 12.1.7(A) and (B) of the Village of Marvin Zoning Ordinance.

This completed application shall be submitted to the Zoning Administrator and shall not be considered complete unless accompanied by all required information and a fee in accordance with the current Fee Schedule adopted by the Village of Marvin. Please note: all fees for regulation approval in the Village of Marvin are non-refundable, and checks that are returned will be subject to a returned check fee in accordance with the current fee schedule adopted by the Village of Marvin.

To the best of my knowledge, all information herein submitted is accurate and complete.


Signature of Property Owner

2-21-21
Date


Signature of Applicant

2-21-21
Date

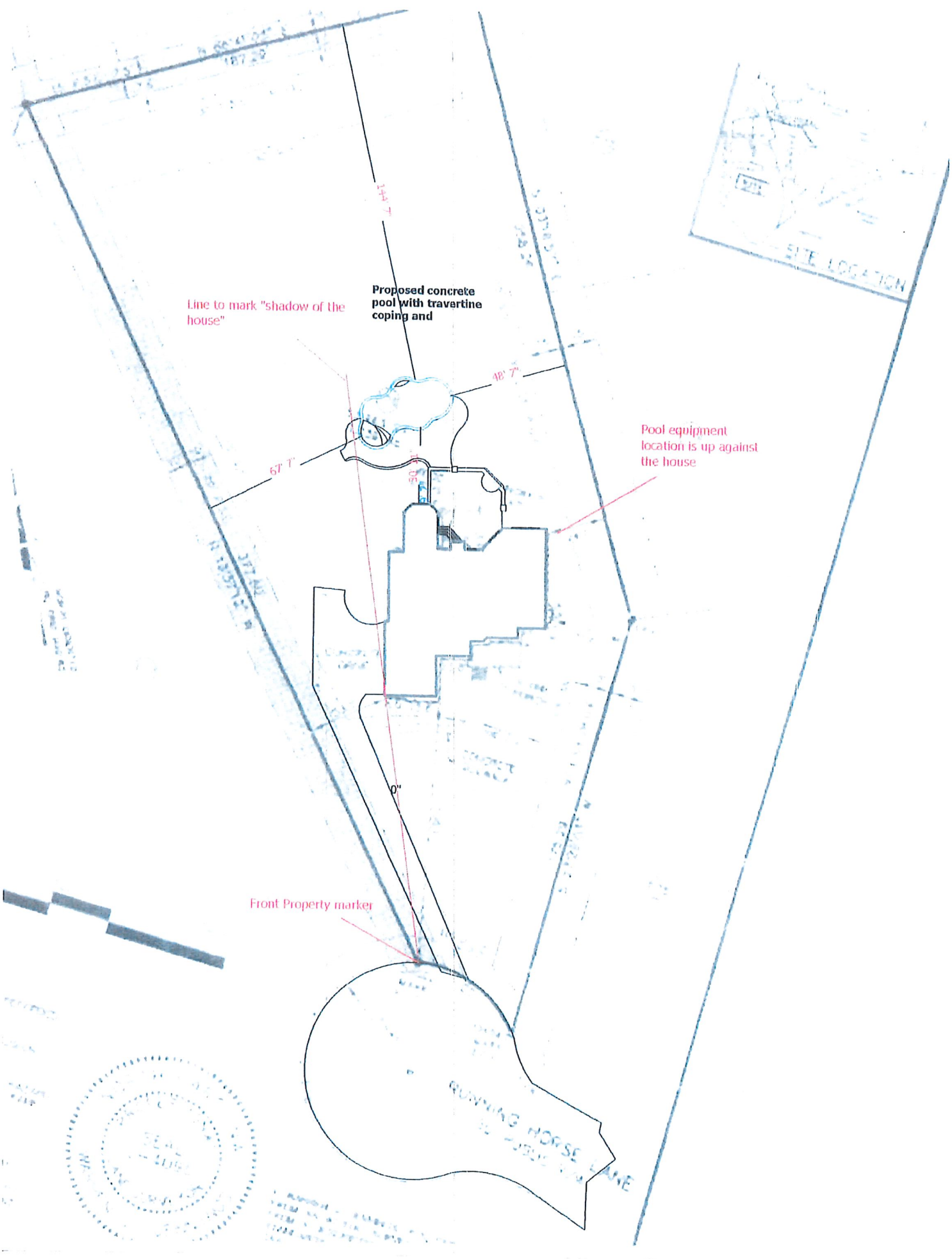
All of the information herein required has been submitted by the applicant and is included or attached with this application.

Signature of Zoning Administrator

Date

This section to be filled out by the Zoning Administrator

1. Completed application submitted on _____
2. First reviewed by Planning Board on _____
3. Action by the Planning Board taken on _____
4. Action of the Planning Board: _____
5. First reviewed by Village Council on _____
6. Public Hearing held on _____
7. Notification posted on Village of Marvin bulletin board on _____
8. Publication notices filed in _____
(name of newspaper)
on _____ and _____
(date of publication) (date of publication)
9. Action by the Village Council taken on: _____
10. Action of the Village Council: _____



Line to mark "shadow of the house"

Proposed concrete pool with travertine coping and

Pool equipment location is up against the house

Front Property marker

SITE LOCATION

RUNNING HORSE LANE



1. APPROVED - [illegible]
DATE: [illegible]
BY: [illegible]

Item 2.



VILLAGE OF MARVIN

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

TO: Planning Board

FROM: Hunter Nestor, Village Planning & Zoning Administrator

SUBJECT: Discussion and Recommendation of Construction Plan for Gates at Marvin

DATE: August 12, 2021

Background

Back in February and March of 2021. The Planning Board recommended to the Village Council to amend the language for Rural Subdivisions.

- (1) A subdivision that meets all of the following requirements:
 - (a) Involving not more than eight lots;
 - (b) With a parent tract of at least 12 acres;
 - (c) Minimum lot sizes are two acres;
 - (d) A minimum of half of the resulting lots are larger than 2.5 acres; and
 - (e) No more than one new road is created, which must be platted for public dedication

The Planning Board voted to keep a minimum tract size of 12 acres, and ensure that rural subdivision roads may not have gates by making them be platted as public.

Jones Homes has submitted their construction plans for a Rural Subdivision. Planning Staff has determined that the plans, after a round of revisions, that the proposal meets all requirements (Specifically, the architecture, landscape, buffer, and signage requirements). Everything in the construction plan other than the Landscape/Tree Mitigation Plan, have been reviewed and approved by the Village Engineer. The applicant is revising the plan and will have a final updated set of plans prior to the meeting.

Following the recommendation of the Planning Board and the vote by Council, the Construction Plan will be reviewed by the Village Engineer and all applicable outside agencies. So long as those revisions do not affect the zoning regulations in a way that reduces the quality, the construction plan need not be reviewed again by the Planning Board and Council.

Current

Staff recommends Planning Board review the construction plan and recommend approval contingent upon approval from the village engineer after reviewing the updated plans or with modifications, if any are discussed, or deliberate at the next meeting if substantial revisions or additional information is required.

LAND DEVELOPMENT PLANS FOR

THE GATES AT MARVIN

US LAND HOLDINGS LLC

VILLAGE OF MARVIN, NC

JUNE 29, 2021

SHEET INDEX

C1.00	COVER SHEET
C1.01	EXISTING SURVEY
C1.02	LAYOUT PLAN
C1.03	UTILITY PLAN
C1.04	UTILITY DETAILS
C1.05	EROSION CONTROL PLAN
C1.06	EROSION CONTROL DETAILS

VICINITY MAP



PROJECT TEAM

OWNER
 US LAND HOLDINGS, LLC
 PO BOX 7100
 CHARLOTTE, NC 28271
 704.552.5338
 CONTACT: MEL GRAHAM

SURVEYOR
 R. J. BE MARSH & ASSOCIATES, INC.
 177 BE MARSH DRIVE, SUITE 101
 FORT MILL, SC
 803.802.1799
 CONTACT: KENNETH GREEN

LANDSCAPE ARCHITECT

LANDDESIGN
 223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 CONTACT NAME: MARK KIME

CIVIL ENGINEER

LANDDESIGN
 223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 CONTACT NAME: ALYSSA M. MONIACI, PE



DocuSign
Jul 2, 2021 11:45 AM



THE GATES AT MARVIN

US LAND HOLDINGS, LLC - UNION COUNTY - NORTH CAROLINA

NO.	REVISION / ISSUANCE	DATE
1	ISSUED	10/12/00

UTILITY PLAN

C1.03

DEVELOPMENT SUMMARY

PARCEL ID: 00220004
 JURISDICTION: MARVIN, NC
 EXISTING ZONING: R (VILLAGE OF MARVIN)
 PROPOSED USE: RURAL SUBDIVISION

DEVELOPER: US LAND HOLDINGS, LLC
 CHARLOTTE, NC 28227
 P.O. BOX 78200
 MELODRAMA ENTERPRISES, ORG
 704-555-5328

LAND OWNERS: BHR LAND HOLDINGS, LLC
 220 NORTH DRAMM ST.
 INDIAN TRAIL, NC 28078

ENGINEER: LAND DESIGN, INC.
 2225 WILSON ROAD
 CHARLOTTE, NC 28227
 ALYSON A. MONAGHAN, P.E.
 704-555-5328
 WWW.LANDDESIGN.COM

DEVELOPMENT NOTES:

- CONTRACTOR SHALL VERIFY THAT ALL PROPOSED AND EXISTING UTILITIES ARE DEEPLY RECORDED TO ALL UNION COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ALL PRIVATE WATER SERVICES SHALL BE DISCONNECTED DURING THE CONSTRUCTION PROCESS AND ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES AFTER CONTACTING UNION COUNTY PUBLIC WORKS DEPARTMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR HIRING A LICENSED UTILITY CONTRACTOR FOR MARKING THE TAPS FOR THIS PROJECT AT THESE LOCATIONS.
- THE CONTRACTOR SHALL NOT CONSTRUCT OR PERMIT THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF STRUCTURE, PLANT TREES, OR MAKE USE OF THE EASEMENT OR RIGHT-OF-WAY FOR ANY PURPOSES WITHOUT THE APPROPRIATE PERMISSION OF THE COUNTY'S ENGINEER AND INDEMNIFY THEREOF.
- AFTER CONSTRUCTION, NO GRADING WILL BE ALLOWED UNLESS APPROVED BY THE COUNTY ENGINEER. ALL GRADING SHALL BE APPROVED BY THE COUNTY ENGINEER.
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE COUNTY ENGINEER.
- VERTICAL DATUM: NAVD 83

UTILITY NOTES:

- WATER LINES SHALL BE BURIED AS SPECIFIED IN UNION COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR ROADS. STRUCTURES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" BELOW FINISHED GRADE UNDER BUILDING OR STRUCTURES EXCEPT TO SUPPORT A SPRINKLER SYSTEM. THE MINIMUM COVER FOR WATER MAINS SHALL BE 18" BELOW FINISHED GRADE. THE MINIMUM COVER FOR SANITARY MAINS SHALL BE 24" BELOW FINISHED GRADE. ALL WATER MAINS SHALL BE PLACED NO CLOSER THAN 4 FEET FROM THE BACK OF CURB TOWARD THE STREET. IF PROPOSED WATER MAINS CROSS OVER EXISTING WATER MAINS, THE EXISTING WATER MAINS SHALL BE PLACED ABOVE THE PROPOSED WATER MAINS. ALL VALVES SHALL BE INSTALLED ON ALL BRANCHES FROM FEEDER LINES. PRIVATE WATER SYSTEMS MUST HAVE SUFFICIENT VALVE PLACEMENT AND NUMBER SO THE PRIVATE SYSTEM CAN BE ISOLATED FROM THE PUBLIC SYSTEM. ALL VALVES SHALL BE INSTALLED ON ALL BRANCHES FROM FEEDER LINES. PRIVATE WATER SYSTEMS MUST HAVE SUFFICIENT VALVE PLACEMENT AND NUMBER SO THE PRIVATE SYSTEM CAN BE ISOLATED FROM THE PUBLIC SYSTEM.
- REFER TO UNION COUNTY SPECIFICATIONS, UNION COUNTY WATER MAINS AND SANITARY MAINS, AND UNION COUNTY WATER MAINS AND SANITARY MAINS FOR ALL REQUIREMENTS. ALL NEW CONSTRUCTION OF ANY PRINCIPAL STRUCTURE SHALL BE INSTALLED ON ALL UTILITIES UNDERGROUND. UNDERGROUND BONES, AND TRANSFORMERS MUST BE LOCATED IN BUILDING ALLEYS, WHERE POSSIBLE.

ESTIMATED SEWER FLOWS:

SINGLE FAMILY 9 HOMES + SEPTIC LOTS
 TOTAL ESTIMATED DEMAND = 0 GPD
 NATURE OF WASTEWATER: DOMESTIC SEPTIC LOTS

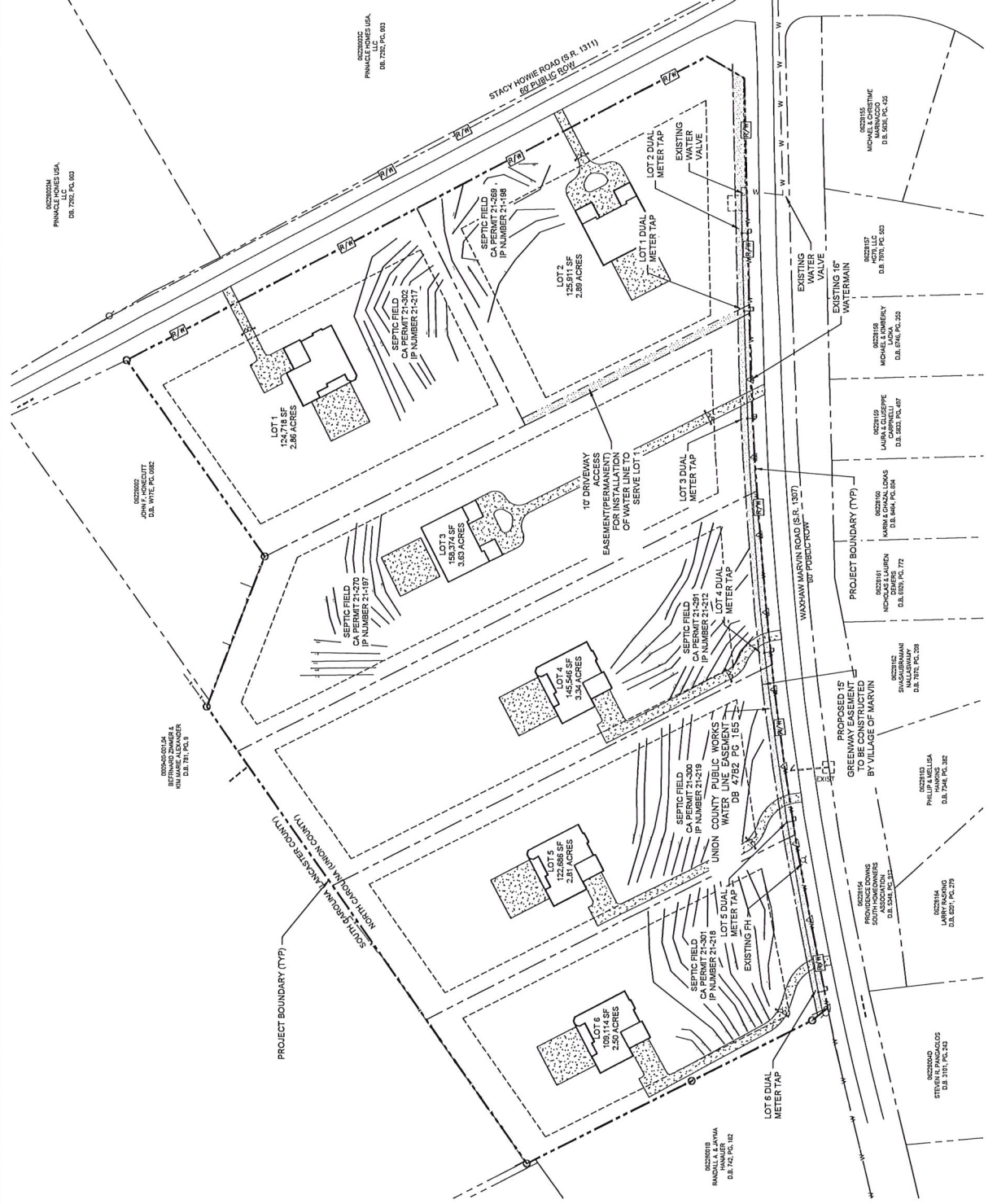
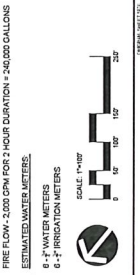
ESTIMATED WATER USES:

SINGLE FAMILY 9 HOMES @ 4000PPD + 2,400 GPD
 IRRIGATION FOR THE 658 9 HOMES @ 200 GPD + 1,320 GPD
 TOTAL ESTIMATED DEMAND = 3,720 GPD

FIRE FLOW - 2,000 GPM FOR 2 HOUR DURATION - 240,000 GALLONS

ESTIMATED WATER METERS:

9 - F WATER METERS
 6 - F IRRIGATION METERS





August 3, 2021

Mr. Hunter Nestor
Senior Planner/ Zoning Administrator
Village of Marvin
10004 New Town Road
Marvin, NC 28173

SUBJECT: Plan Review for The Gates at Marvin Subdivision

Dear Mr. Nestor:

Pursuant to the Village of Marvin's request, AMT performed a construction plan review for The Gates at Marvin Subdivision on August 3, 2021. The plans are attached with a few minor revisions to be in compliance with Village of Marvin Standards. The Developer will need to revise and re-submit construction plans prior to beginning work. The Developer shall submit a Landscape / Tree Mitigation plan for approval prior to beginning work as well.

If you have questions or need further assistance, please let us know.

Sincerely,

A. Morton Thomas and Associates, Inc.

A handwritten signature in black ink that reads "Philip Moxley". The signature is written in a cursive, flowing style.

Philip Moxley, PE
Senior Engineering Manager



VILLAGE OF MARVIN

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

DATE: August 12, 2021

TO: Planning Board

FROM: Hunter Nestor, Planner and Zoning Administrator

SUBJECT: Rezoning of two annexed properties, Parcel 06210007A, 8802 Bonds Grove Church Road and Parcel 06207005C, Marvin Efird Park

Background

Both Properties were recently voluntary annexed during the July regular scheduled council meeting.

LOCATIONS:

8802 Bonds Grove Church Road (Parcel Number 06210007A)

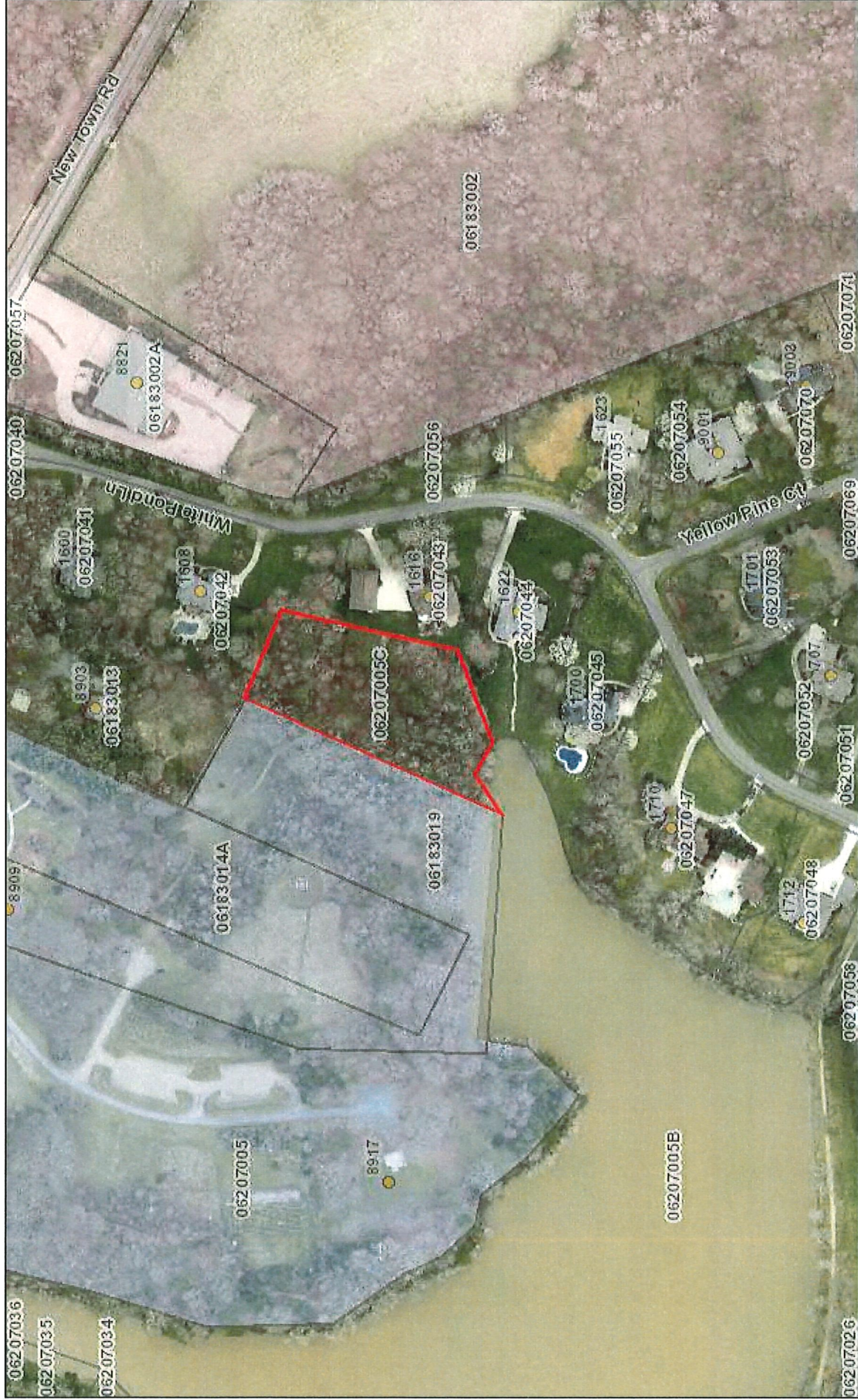
Parcel adjacent to Efird Park (Parcel Number 06207005C)

Per North Carolina General Statute the Village must rezone the properties to one of our Zoning Designations. Both properties are surrounded by R-Marvin Residential District. Rezoning these properties to R-Marvin Residential District will create no non-conformities with our ordinances as both properties are compliant with our current R-Marvin Residential District with the use and structures on the properties.

Recommendation

Planner's Recommendation: Staff finds the proposed zoning designations for the newly annexed properties is consistent with the recommendations of the Comprehensive Land Use Plan. The current surrounding uses and zoning are consistent with the proposed zoning map amendments and Staff recommends designating both properties R-Marvin Residential District

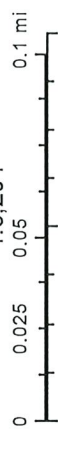
GoMaps



August 12, 2021

- Address Points
- Parcels
- Parcel Hooks
- Roads
- ▨ Parcel Encumbrances

1:3,201



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri, China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community