

**Public Involvement Meeting
Report for PIM #1**

PUBLIC INVOLVEMENT MEETING REPORT
APPLICANT: ZEPSA CAPITAL, LLC
REZONING FROM R TO HD-CO FOR COMMERCIAL USE
DATE OF MEETING: APRIL 19, 2023
PETITION: _____

This Public Involvement 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 Public Involvement Meeting (hereinafter "Meeting") was held in two separate sessions on Wednesday, April 19, 2023 at the Marvin Village Hall located at 10006 Marvin School Rd, Marvin, NC 28173. The first session began at 3:00 pm, and lasted until 5:00 pm; the second session began at 6:00 pm, and concluded at approximately 8:20 pm. Planning Director Hunter Nestor with the Village of Marvin Planning and Zoning Department attended both sessions of the Meeting. Councilmember Wayne Deatherage attended the first session; Mayor Joe Pollino attended the second session.

Attorney Susanne Todd, welcomed invitees and explained the purpose of the Meeting. Mrs. Todd introduced Applicant's development team and presented an overview of the proposed Project. Applicant is proposing the development of a 1.5 acre property located at 9908 New Town Road ("Property") to create a commercial "village" consistent with the Historic District Small Area Plan ("Project"). Architectural designer Robert Perrotti introduced a model of the Project and described the site layout and proposed building elevations. A "Question and Answer" session followed. Susanne Todd and Hunter Nestor explained the rezoning process and earliest public hearing date. Attendees were then invited to meet one on one with Applicant representatives to further discuss any specific questions or comments about the Project.

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 A**. A total of 15 invitees signed in. Each invitee was also provided a copy of an Agenda, attached hereto as **Exhibit B**. Applicant, Zepso Capital, LLC was represented at the Public Involvement Meeting by Peter Zepso, Brian Zepso, and Ed Zepso, as well as Attorney Susanne Todd with Johnston, Allison, & Hord, P.A. Also in attendance on behalf of Applicant were Architectural Designer Robert Perrotti with Zepso Industries, and Civil Engineer Tom West with West Engineering.

SUMMARY OF ISSUES DISCUSSED:

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

Will the Project be accessible from the neighborhood Providence Downs South? *The Property is currently not easily accessible on foot from Providence Downs South, but the Village of Marvin Master Plan includes sidewalks and trails to increase pedestrian accessibility. Local Homeowner Associations could also prioritize the same.*

Can I park at the Marvin Town Hall and walk to the Project? *The Project will be accessible from the Village Town Hall. There is currently a trail that connects at the back of the Property and extends to Town Hall. Mr. Nestor added that if the Village gets a grant from the Parks and Recreation Department, the Village plans to build an amphitheater between the Town Hall and the Property.*

How many parking spaces will the Project have? *The Project will need to comply with ordinance regulations. The Heritage District Code only requires parking spaces sufficient to meet ADA requirements. The intent is to encourage use of trails and greenways to access the Project.*

Will there be a crosswalk to the Project? *A crosswalk currently exists going to the Village Town Hall, and the Village received a grant to increase sidewalk and crosswalk coverage. The Village is in the process of expanding the interior sidewalk, and considering options regarding the location and implementation of crosswalks to the area.*

How will traffic be controlled entering and exiting the Project? *Unless NCDOT recommends otherwise, the Property will be limited to "right in, right out" only on New Town Road. A possible "kick-out" from the roundabout might also provide access. Applicant's Site Plan was designed with future connectivity in mind and provides "stubs" for future-street connections as alternative means of access.*

How will the Project affect traffic in and around the Village of Marvin? *An estimated 12,000-15,000 vehicles currently pass by the Property each day. Development of the Project will not necessarily increase traffic. Additionally, it is hoped that an increase in foot traffic will help alleviate current traffic concerns.*

The proposed Greek revival building abuts a neighborhood; how will light and noise be addressed? *The Project will comply with ordinance requirements regarding containment of lighting in the Project Property. Applicant anticipates providing some type of screening consistent with the Project along the rear of the Property to address these concerns. As a part of the rezoning process, applicants have to submit a plan outlining how their project conforms to the applicable ordinance regulations.*

How will Applicant prevent headlights on the Property from affecting nearby property owners? There is already a tree buffer between the rear of the Project and nearby residences. Applicant is still working on its plans and will specifically consider options to screen headlights coming from the Property.

How late will the businesses on the Project be open? Applicant will ensure compliance with applicable Village ordinance requirements related to general or specific hours of operation.

Does the Project propose a solution to the issue of storm water drainage for the area? Applicant is working closely with the Village, and surrounding property owners in order to establish a system that solves the issue of storm water drainage in the area.

What is the estimated completion date for the Project? It is too early to establish a timeline for the Project since various approvals, including rezoning approval are still required. However Applicant plans to move quickly once approvals are granted. The Project will be constructed in two phases; the first phase will include renovations to the existing house with the addition of the kitchen and retail ("barn") buildings. Phase Two will be the construction of the building ("Greek revival") at the rear of the Property. Mr. Nestor explained that Applicant's plan is site specific, and if the rezoning is approved, the Project must be developed in accordance with the Site Plan. Additional approval of construction drawings by Council and outside agencies can take up to a year, and therefore, in theory, the Project may be able to begin construction in Fall of 2024.

If the Project includes a tavern, what would be its seating capacity? If the Project includes a tavern in the existing farm house, there are a lot of different factors that may affect the ultimate seating capacity. However, we currently estimate seating capacity at 75-90 people.

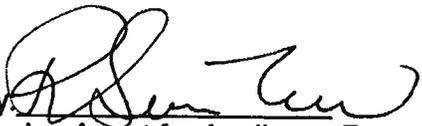
What is the proposed square footage of the buildings? The combined estimated square footage of the buildings (existing and proposed) is around 18,000-20,000 square feet.

Is there a setback and buffer from the abutting property? Applicant's site plan shows a proposed buffer behind the Greek revival building. The Ordinance also requires certain setback distances from residential properties. The site plan is in compliance with the required setback requirements.

Why did the Applicant decide to refurbish the existing farmhouse on the Property instead of demolish it? Ed Zepa explained that this Property has been a part of Marvin Village for a long time, and once was the home of a family. The house is not in good shape but current plans are to renovate this home to preserve a piece of Marvin's history.

The Meeting was adjourned at 8:20 PM.

Respectfully submitted, this the 9th day of May, 2023.

By 
Zoning Agent for Applicant, Zepso Capital, LLC

PUBLIC INTEREST MEETING SIGN-IN SHEET

APPLICANT: Zepha Capital, LLC

REZONING PETITION NO.:

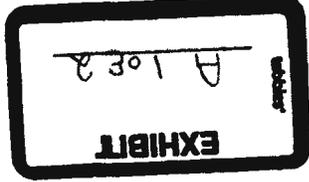
April 19, 2023

3-5 pm

Please fill out completely. This information may be used by the Village of Marvin and Applicant to distribute material regarding this application.

Please **PRINT CLEARLY**

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WILLIAM PATTON	WAXHAW		



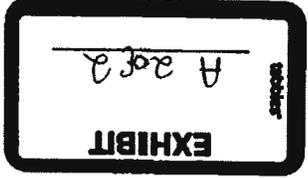
PUBLIC INTEREST MEETING SIGN-IN SHEET
PETITIONER: Zepssa Capital, LLC
REZONING PETITION NO.:
April 19, 2023

6-8 pm

Please fill out completely. This information may be used by the Village of Marvin and Applicant to distribute material regarding this application.

Please **PRINT CLEARLY**

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Jennifer Polino	+		



AGENDA
PUBLIC INVOLVEMENT MEETING #1

RE: Rezoning of 1.5 acres located at **9908 New Town Rd., Marvin, NC 28173** from Residential (R) to Marvin Heritage District Commercial Only (HD-CO) by Applicant, Zepa Capital, LLC

LOCATION/TIMES:

PIM Session#1: 3:00-5:00 pm, Wednesday, April 19, 2023 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173

PIM Session #2: 6:00-8:00 pm, Wednesday, April 19, 2023 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173

PUBLIC MEETING AGENDA

- 1. WELCOME AND INTRODUCTIONS:**
 - a. Zepa Capital, LLC (Applicant) Peter Zepa; Brian Zepa; Ed Zepa
 - b. Tom West; Civil Engineer/West Engineering
 - c. Robert Perrotti; Architectual Designer; Zepa Industries
 - d. Susanne Todd, Attorney, Johnston, Allison & Hord

- 2. HERITAGE DISTRICT SMALL AREA PLAN**
 - a. Overview
 - b. Current Zoning
 - c. Desired Future Land Uses

- 3. PROPERTY**
 - a. History
 - b. Existing Conditions
 - c. Project Vision

- 4. SKETCH PLAN**
 - a. Overview of Project Scope
 - b. Sketch Plan Layout
 - c. Building Elevations

- 5. PROJECT SCHEDULE**
 - a. Public Hearing/ Village Council Approval
 - b. Permitting of Construction Plans
 - c. Project Phasing

- 6. OPEN DISCUSSION/QUESTIONS**

