

**Public Involvement Meeting
Report for PIM #2**

PUBLIC INVOLVEMENT MEETING #2 REPORT
APPLICANT: ZEPSA CAPITAL, LLC
REZONING FROM R TO HD-CO FOR COMMERCIAL USE
DATE OF MEETING: JUNE 6, 2023
PROPERTY: 9908 New Town Road, Marvin NC

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 between 4 PM-7 PM on Tuesday, June 6, 2023 at the Marvin Village Hall located at 10006 Marvin School Rd, Marvin, NC 28173. It was conducted “drop-in” style as an opportunity for attendees to meet one on one with the Applicant and its development team to learn more about specific aspects of the Project, ask questions, and provide feedback. Planning Director Hunter Nestor was present at the Meeting along with Applicant and its development team. Mayor Joe Pollino and Village Councilmember Bob Marcolese also attended the Meeting.

Applicant Zepa Capital, LLC 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”). Displayed at the Meeting were visuals depicting the Project’s connectivity into the proposed Marvin Loop, the Village of Marvin’s Small Area Plan, the Village Master Plan, the Site Plan for the Project, Building Elevations, as well as a three-dimensional rendering of 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 6 invitees signed in. Each invitee was also provided a copy of an Agenda, attached hereto as **Exhibit B**. Applicant, Zepa Capital, LLC was represented at the Public Involvement Meeting by Peter Zepa, Brian Zepa, and Ed Zepa, as well as development team Architectural Designer Robert Perrotti with Zepa Industries, and Civil Engineer Tom West with West Engineering and Attorney Susanne Todd with Johnston, Allison, & Hord, P.A.

SUMMARY OF ISSUES DISCUSSED:

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

What is a general overview of the Project? *Applicant is proposing the renovation of the existing farm house located on the property, including an addition to the building. The addition will either serve as a kitchen for a possible tavern, or may be used for some other use. Applicant will build two commercial structures. These structures can be used for co-working space, small boutique stores, professional and other office, coffee shops, specialty food shop (i.e. Reids or the Butcher Shop type store), or other commercial uses allowed in the HD-Co district.*

How will the existence of a commercial village affect the small town appeal of the Village? *The commercial buildings will be two story with a 5000 sf or less footprint. The structures in the commercial village are expected to be the same height or less than homes in the surrounding area.*

For walking purposes, will the Project only be accessible from neighboring properties? *The Property is currently not easily accessible on foot from properties without access to the greenway system, but the Village of Marvin Master Plan includes sidewalks and trails to increase pedestrian accessibility.*

Will the Project contain enough parking to support the proposed use? *Although the Historic District Ordinance does not require any parking, the Project currently has a parking ratio of 1:400, which is sufficient to support the proposed uses. The Project includes proposals for handicap parking to comply with ADA regulations, and the Project complies with any applicable Marvin ordinance as it pertains to parking requirements. The intent is to encourage use of trails and greenways to access the Project.*

The rear of the Project abuts a wooded area with a walking trail; how will applicant preserve the natural buffer? *The Project proposes 20 feet of undisturbed buffer with solid wooden wall and supplemental landscaping if necessary. The area behind the Property includes a 30 foot wooded natural buffer that is dedicated open space on the Preserve plat. The walking trails are maintained by the Village via an easement.*

Will there be offices in the Greek Revival Building at the rear of the Project? *Currently thinking coffee shops/bakeries etc. on first floor with office on second floor.*

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.*

Has the Applicant conducted a traffic study? What were the results of the study conducted? *Applicant has provided traffic counts based on proposed uses but said counts do not exceed the threshold for a traffic impact analysis as part of the rezoning process. DOT may require additional review as part of Applicant driveway permit process. 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.*

Will the existing power lines on the property affect development? What are the Applicant's plans to minimize the impact? *Applicant is aware of the existing overhead power lines, and has been attempting to work with Union Power in order to relocate them. Naturally, the overhead lines limit the ability to use the entire Property and Applicant has had to work around the power lines as part of its project design, but otherwise will not impact the Project.*

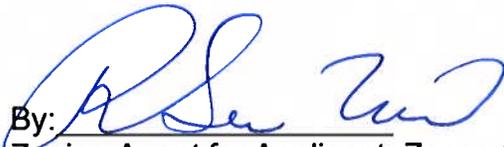
Will there be bike racks on the Project?
Yes, as required by Ordinance although we have not quite figured out exactly where on the Project they will be located.

Will there be a water feature on the Project?
Yes, at least one proposed.

Will there be outdoor seating? *Yes, lots of outdoor seating areas proposed throughout Project. Project is proposing 40% open space that exceeds the 30% ordinance open space requirement.*

The Meeting was adjourned at 7:00 PM.

Respectfully submitted, this the 14th day of June, 2023.

By: 
Zoning Agent for Applicant, Zepso Capital, LLC

PUBLIC INVOLVEMENT MEETING SIGN-IN SHEET
APPLICANT: Zepsa Capital, LLC
REZONING PETITION NO.: 20231155
June 6, 2023

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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**AGENDA
PUBLIC INVOLVEMENT MEETING #2**

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 for principal uses to include uses allowed by right or with a special use permit in the HD-CO zoning district. Applicant is proposing a commercial “village” consisting of 4 buildings totaling 22,500 SF.

LOCATION/TIME:

4:00 pm-7:00 pm, Tuesday, June 6th, 2023 Village of Marvin Village Hall, 10006 Marvin School Road, Marvin, NC 28173

PUBLIC MEETING AGENDA

Although a brief introduction will be made at the beginning of the Meeting, it will be conducted “drop-in” style as an opportunity for attendees to meet one on one with the applicant and its development team to learn more about specific aspects of the Project, ask questions, and provide feedback.

- I. Welcome and Introductions
- II. Brief Overview of Project and Any Changes
- III. Meeting with Applicant Zepa Capital, LLC and Development Team representatives to discuss various topics including Site Plan, Building Elevations, Connectivity, Utilities, Traffic, Uses, Phasing, Village Master Plan, and Zoning Compliance.

Rezoning Schedule:

- | | |
|-------------------------------------|----------------|
| A. Planning Board Recommendation | June 20, 2023* |
| B. Public Hearing/ Council Decision | July 11, 2023* |

* The Schedule above represents the earliest dates for consideration of this Application and are subject to change as the Application moves through the rezoning process. Please check the Village of Marvin website or contact the Planning & Zoning Director at (704) 843-1680 to confirm correct meeting dates and times.

R. Susanne Todd
Johnston, Allison & Hord, P.A.
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Charlotte NC 28204
704.998.2306

The proposed application has not undergone review and has not been endorsed nor approved by the Village Council