



VILLAGE OF MARVIN

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FOR IMMEDIATE RELEASE:

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CONTACT:

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Marvin Heritage District's First Proposal FAQ

Q: Is there a proposal for development in the newly adopted Marvin Heritage District (MHD) and will there be opportunities for the public to provide input?

A: Yes, a proposal has been submitted and will be considered by the Planning Board for a recommended action and then Village Council. There will be several opportunities for public involvement throughout this formal process as will be outlined herein.

Q: Is this the same area where there is already an approved 29 lot subdivision?

A: Yes, the 29-lot subdivision was approved before the MHD plan was approved. For more information on the approved plans, please see the link below:

<https://pub-marvinnc.escribemeetings.com/filestream.ashx?DocumentId=2206>

Q: What is the difference between the approved 29-lot plan as mentioned above and the one being proposed?

A: At the time of submittal for the 29-lot subdivision, the MHD was not an approved district; therefore, the applicant submitted the 29 lot by-right major subdivision (basically, this is what was allowed at that time per the ordinance that existed then). Subsequently, the Village adopted the MHD as a Form-Base Code which allowed the developer to submit a proposal in accordance with the regulations established therein.

Q: Where can I find more information on the Marvin Heritage District?

A: <https://marvinnc.gov/Government/Planning-Zoning/Projects>

Q: What is a Public Information Meeting (PIM)? Who conducts the PIM? How can I attend the PIM?

A: Marvin ordinance requires the applicant to hold a PIM as one of the first steps in the major sketch plan process. The developer conducts the PIM; not the Village. Information pasted below is directly from the developer regarding attending the PIM:

LandDesign and Jones Homes USA will hold three public information meetings on Wednesday, April 27 from 2-4 pm, 4-6pm, and from 6-8pm at the new Village Hall (10006 Marvin School Road) for the purpose of receiving public comment on the conditional rezoning for the development of a major subdivision, “The Heritage at Marvin.” The purpose of the meeting is to provide information, solicit public input and answer any questions regarding the application for rezoning of the proposed Marvin Heritage District Project submitted by Jones Homes USA. The meeting would allow residents to view the general design and layout for the proposed development, and to ask the developer and their service providers any questions.

To participate virtually in any of the meetings hosted at Marvin Village Hall, use the Webex information provided below:

For Computer Users Type the URL link: <https://bit.ly/3ut1acW>

For Smart Phone Users: Download the Cisco Webex app, enter the meeting number, your name, email address, and meeting password.

By Phone: Dial 1-415-655-0001 and enter the Meeting Number and Meeting Password.

Meeting number (access code): 2556 274 7180

Meeting password: Vom427 (866427 from phones)

PUBLIC MEETING AGENDA

1. INTRODUCTION

- a. Jones Homes USA (developer/builder) Ben Kuhn
- b. LandDesign, Inc. (landscape architect/civil engineer) Mark Kime, Rachael Shields

2. SKETCH PLAN

- a. Overview of Project Scope
- b. Overview of Site Constraints dictating Layout
- c. Discussion on Site Utilities
- d. Discussion on external impacts (i.e., traffic, schools, utilities, etc.)

3. PROJECT SCHEDULE

- a. Sketch Plan Public Hearing and Village Council approval
- b. Permitting of Construction Plans
- c. Developer Extension Agreement
- d. Breaking Ground and Full-Buildout timeline

4. OPEN DISCUSSION/QUESTIONS

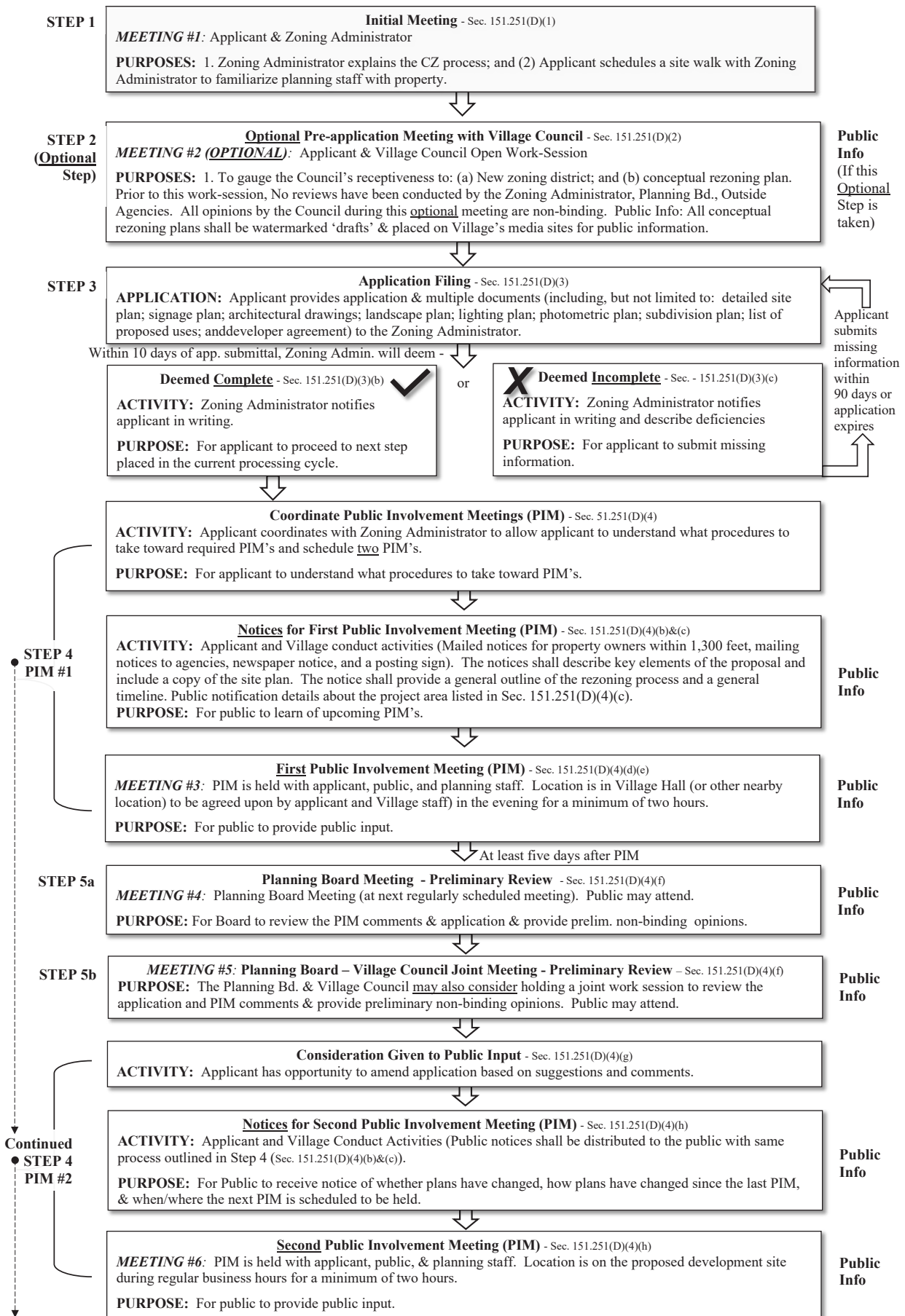
Q: Where is the applicant in the formal process and what steps remain?

A: The district is a conditional zoning and part of that rezoning process is the applicant must hold 2 PIM meetings for their submittal. This is the first PIM for this submittal and is for 68 homes. The FBC requires applicants to have a detailed site-specific plan as part of their rezoning petition. Next steps consist of formal review from Planning Board and Village Council. A public hearing will take place at the Village Council meeting as well. Attached is a detailed flow chart describing each step.

ZONING AMENDMENTS: CONDITIONAL [ZONING] DISTRICTS FLOW CHART*, VILLAGE OF MARVIN

Prepared** by the Village of Marvin Planning Department, April 4, 2022

The purpose of this chart is to summarize the process by which a Conditional [Zoning] District (CZ) may be established, repealed, or otherwise amended. This chart is not an adopted document of the Village of Marvin and does NOT provide all details of application requirements, cross-references to other sections of the Zoning Ordinance, procedures, fees, & penalties. Please obtain Ch. 151.251 for a complete understanding of the CZ Amendment process & requirements. This two-page chart was prepared** based on adopted ordinances through April 4, 2022.

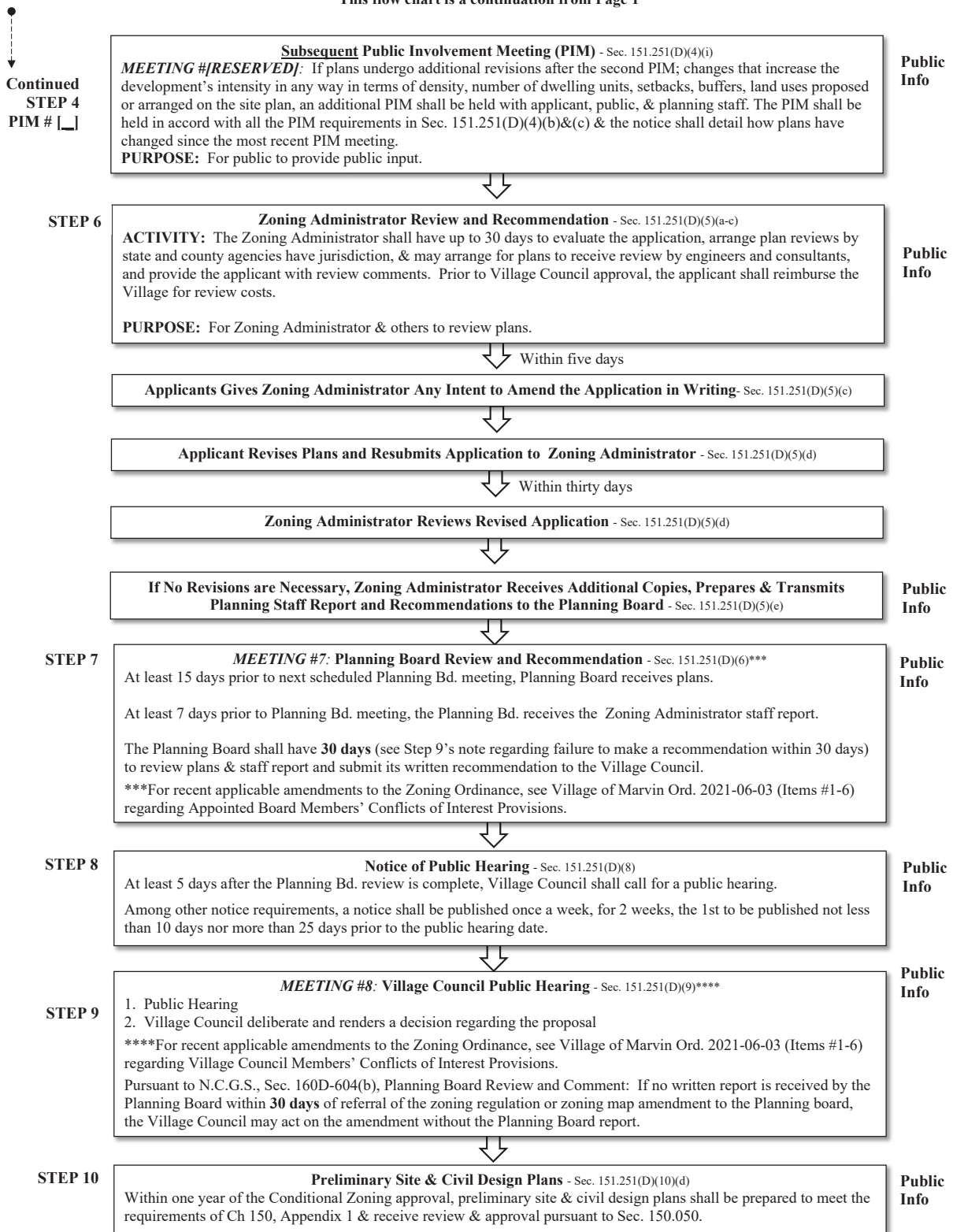


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This flow chart is a continuation from Page 1



In addition to Step 10, the Applicant & Village shall continue to pursue all subsequent applicable applications, reviews, construction, inspections, etc. set forth throughout the remainder of Sec. 151.251(D)(10)-(13), (E)-(F) and all applicable cross-references to other sections in the Zoning Ordinance, as amended, compliance with other applicable Village of Marvin Code of Ordinance provisions, and other applicable state, local, external agency & federal requirements which are not referenced on this flow chart and which could add time, fees, and delays beyond the Village of Marvin's knowledge or control as this flow chart is intended as a summary.