



## Village of Marvin

# Memo

**To:** Village of Marvin Council  
**From:** Lucas Holden  
**cc:** Christina Amos  
**Date:** May 4, 2026  
**Re:** Heritage Trail Information & Timeline

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Please find information regarding the remaining segment of the Heritage Trail below. These diagrams serve to highlight the following:

- The proposed trail segment was not included in Dewberry's 2025 Trail System Feasibility Maps
- The proposed trail segment does not cross any wetlands or floodplains

An email from Ben Crowder (Crowder Site Development) also states that the proposed trail path would allow for 90% of the trees to remain. Staff and Parks, Recreation, & Greenways Board Members walked the site with Mr. Crowder on April 29th and reviewed the proposed path of the trail, confirming this.

Regarding the timeline for this project: staff will obtain quotes this summer, anticipating construction this fall.

The Parks, Recreation, & Greenways Board has asked that Staff ensure that a tree survey is performed and explore the opportunity to use the easement to plant more trees.

REVISION RECORD

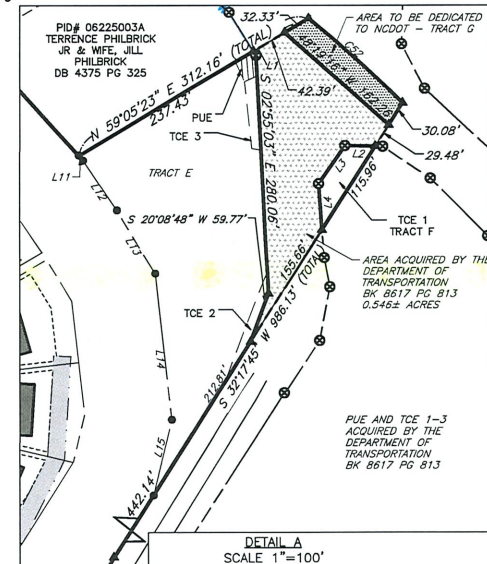
| NO | DATE | DESCRIPTION |
|----|------|-------------|
|    |      |             |
|    |      |             |
|    |      |             |



SITE DATA

PARCEL ID: 06225022, 06240005  
 TOTAL ACRES: ±45.683 ACRES  
 -DEDICATED TO NCDOT ROW: ±1.252 ACRES  
 RESIDUAL ACRES: ±44.431 ACRES  
 JURISDICTION: MARVIN, NC  
 ZONING: R (MARVIN)  
 PROPOSED ZONING: RO-HD (MARVIN)  
 EXISTING USE: VACANT  
 PROPOSED USE: CONVENTIONAL SUBDIVISION  
 CURRENT OWNERS:  
 ANITA O'DELL (06225022)  
 2437 PLEASANT UNION CHURCH RD  
 RALEIGH, NC 27614  
 JOHN PRIBAS (06240005)  
 3550 ALBUSSON TRACE  
 ALPHARETTA GA, 30022

DEVELOPMENT STANDARDS:  
 MINIMUM LOT AREA: 10,000 SF  
 MINIMUM FRONT YARD SETBACK: 25 FEET  
 MINIMUM LOT WIDTH: 70 FEET  
 MINIMUM SIDE YARD SETBACK: 5 FEET  
 MINIMUM REAR YARD SETBACK: 25 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 OPEN SPACE REQUIRED: 13.70 ACRES  
 (30.0% OF GROSS ACRES)  
 OPEN SPACE PROVIDED: ±19.10 ACRES (41.81%)  
 TOTAL LOTS: 68  
 AVERAGE LOT SIZE: 13.325F (0.28 AC)  
 DENSITY: 1.55 DIA  
 CURRENT MARVIN HERITAGE DISTRICT = 7 HOMES / 45.683 ACRES  
 = DIA OF 0.15  
 WITH THE PROPOSED DEVELOPMENT THERE WILL BE 68 HOMES / 45.683 ACRES FOR A DIA OF 1.49.



CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 189, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:  
 CLASS OF SURVEY: CLASS A  
 POSITION ACCURACY: 0.06  
 TYPE OF GPS FIELD PROCEDURE: RTK  
 DATES OF SURVEY: DECEMBER 12, 2023  
 DATUM/EPOCH: NAD83 (2011) NORTH CAROLINA STATE PLANE  
 PUBLISHED/FIXED-CONTROL USE: VRS  
 GEOD MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99985521  
 UNITS: US SURVEY FOOT  
 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.  
 I FURTHER CERTIFY TO THE FOLLOWING:  
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PATRICK J. CORLESS, JR., PLS #L-5509  
 PCORLESS@CECINC.COM



3701 Arco Corporate Drive  
 Suite 400  
 Charlotte, NC 28273  
 Ph: 980.237.0373  
 www.cecinc.com



HERITAGE AT MARVIN  
 SINGLE-FAMILY SUBDIVISION  
 JCH OP, LLC  
 MARVIN, NORTH CAROLINA

FINAL SUBDIVISION PLAT

|              |           |              |        |
|--------------|-----------|--------------|--------|
| DATE:        | FEB. 2024 | DRAWN BY:    | JMH    |
| DWG SCALE:   | 1"=200'   | CHECKED BY:  | PJC    |
| PROJECT NO.: | 326-256   | APPROVED BY: | PJC    |
| DRAWING NO.: | 1         | SHEET        | 1 OF 8 |

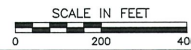
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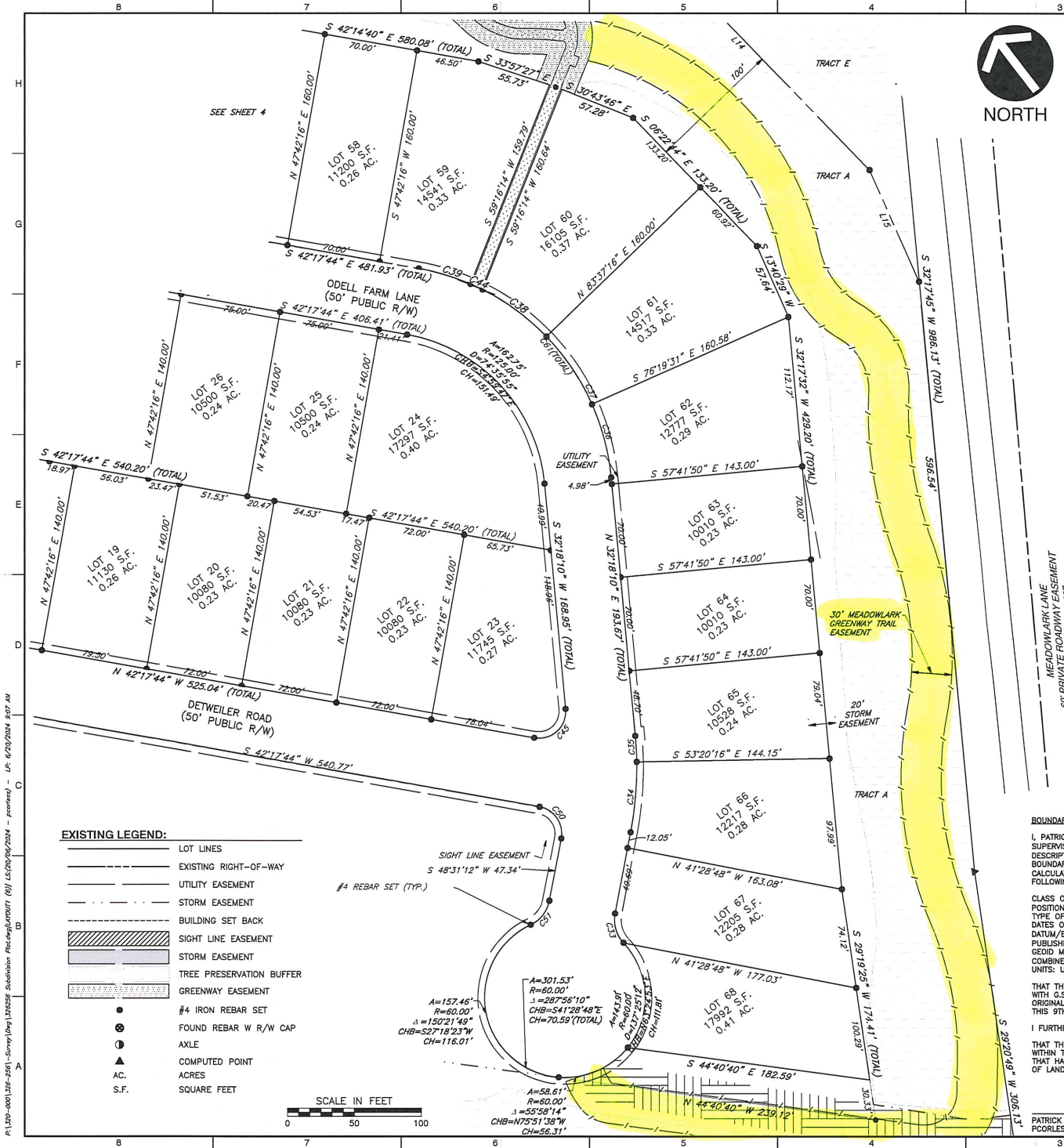
GENERAL NOTES ON PAGE 2.

EXISTING LEGEND:

- LOT LINES
- - - EXISTING RIGHT-OF-WAY
- - - SEWER EASEMENT
- 100' BUFFER
- BUILDING SET BACK
- ▨ TREE PRESERVATION BUFFER
- ▨ SIGHT LINE EASEMENT
- ▨ STORM EASEMENT
- ▨ SEWER EASEMENT
- ▨ GREENWAY EASEMENT
- ▨ NCDOT ROW
- ▨ EMERGENCY ACCESS EASEMENT
- #4 IRON REBAR SET
- ⊙ FOUND REBAR W R/W CAP
- ▲ AXLE
- COMPUTED POINT
- ▨ TEMP. CONSTRUCTION EASEMENT
- ▨ PUE PERMANENT UTILITY EASEMENT
- ▨ STREET ADDRESS

- ① PID# 06240030 THE LENNUF FARM TRUST DB 7283 PG 188
- ② PID# 06240031 WILLIAM K DOBBRATZ & WIFE, JENNY C DOBBRATZ DB 3037 PG 607
- ③ PID# 0624002A CARL S NICHOLS & WIFE, IRIS W NICHOLS DB 564 PG 218
- ④ PID# 0624002B CARL S NICHOLS & WIFE, IRIS W NICHOLS DB 591 PG 53
- ⑤ PID# 06240030C JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY DB 3833 PG 864
- ⑥ PID# 06240004 JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY DB 4514 PG 425
- ⑦ PID# 06225003E KRISTEN CROWE VASS DB 157 PG 1087
- ⑧ PID# 06225053 JEFFREY M SAUSER & WIFE, PATRICIA A SAUSER DB 462 PG 500
- ⑨ PID# 06225054 THOMAS BRIAN FEENEY & WIFE, DEBRA XIGUES FEENEY DB 3054 PG 108
- ⑩ PID# 06225021 SCOTT E LETT & WIFE, BEVERLY B LETT DB 258 PG 626
- ⑪ PID# 06225022 DAVID & KASEY COATES DB 8528 PG 864
- ⑫ PID# 06225003A TERRENCE PHILBRICK JR & WIFE, JILL PHILBRICK DB 4375 PG 325
- ⑬ PID# 06225003B DAVID & KASEY COATES DB 8528 PG 864
- ⑭ PID# 06225003C IGOR & VALENTINA PRYMAK DB 8217 PG 563
- ⑮ PID# 06225003A TERRENCE PHILBRICK JR & WIFE, JILL PHILBRICK DB 4375 PG 325
- ⑯ PID# 06225021 SCOTT E LETT & WIFE, BEVERLY B LETT DB 258 PG 626
- ⑰ PID# 06225022 DAVID & KASEY COATES DB 8528 PG 864
- ⑱ PID# 06225055 CHRISTOPHER SLOTTEN & WIFE, JENNIFER SLOTTEN DB 6201 PG 810
- ⑲ PID# 06225003E KRISTEN CROWE VASS DB 157 PG 1087



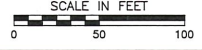


| REVISION RECORD |      |             |
|-----------------|------|-------------|
| NO              | DATE | DESCRIPTION |
|                 |      |             |
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|                 |      |             |



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  - ▨ SIGHT LINE EASEMENT
  - ▨ STORM EASEMENT
  - ▨ TREE PRESERVATION BUFFER
  - ▨ GREENWAY EASEMENT
  - #4 IRON REBAR SET
  - ⊙ FOUND REBAR W R/W CAP
  - ⊙ AXLE
  - ▲ COMPUTED POINT
  - AC. ACRES
  - S.F. SQUARE FEET



**BOUNDARY CERTIFICATION**

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 PCORLESS@CECINC.COM

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 Charlotte, NC 28273  
 Ph: 980.237.0373  
 www.cecinc.com

Civil & Environmental  
 Consultants, Inc.

**HERITAGE AT MARVIN  
 SINGLE-FAMILY SUBDIVISION  
 JCH OP, LLC  
 MARVIN, NORTH CAROLINA**

**FINAL SUBDIVISION PLAT**

|              |           |              |     |     |
|--------------|-----------|--------------|-----|-----|
| DATE:        | FEB. 2024 | DRAWN BY:    | JMH | PJC |
| DWG SCALE:   | 1"=50'    | CHECKED BY:  | JMH | PJC |
| PROJECT NO.: | 326-256   | APPROVED BY: | PJC | PJC |

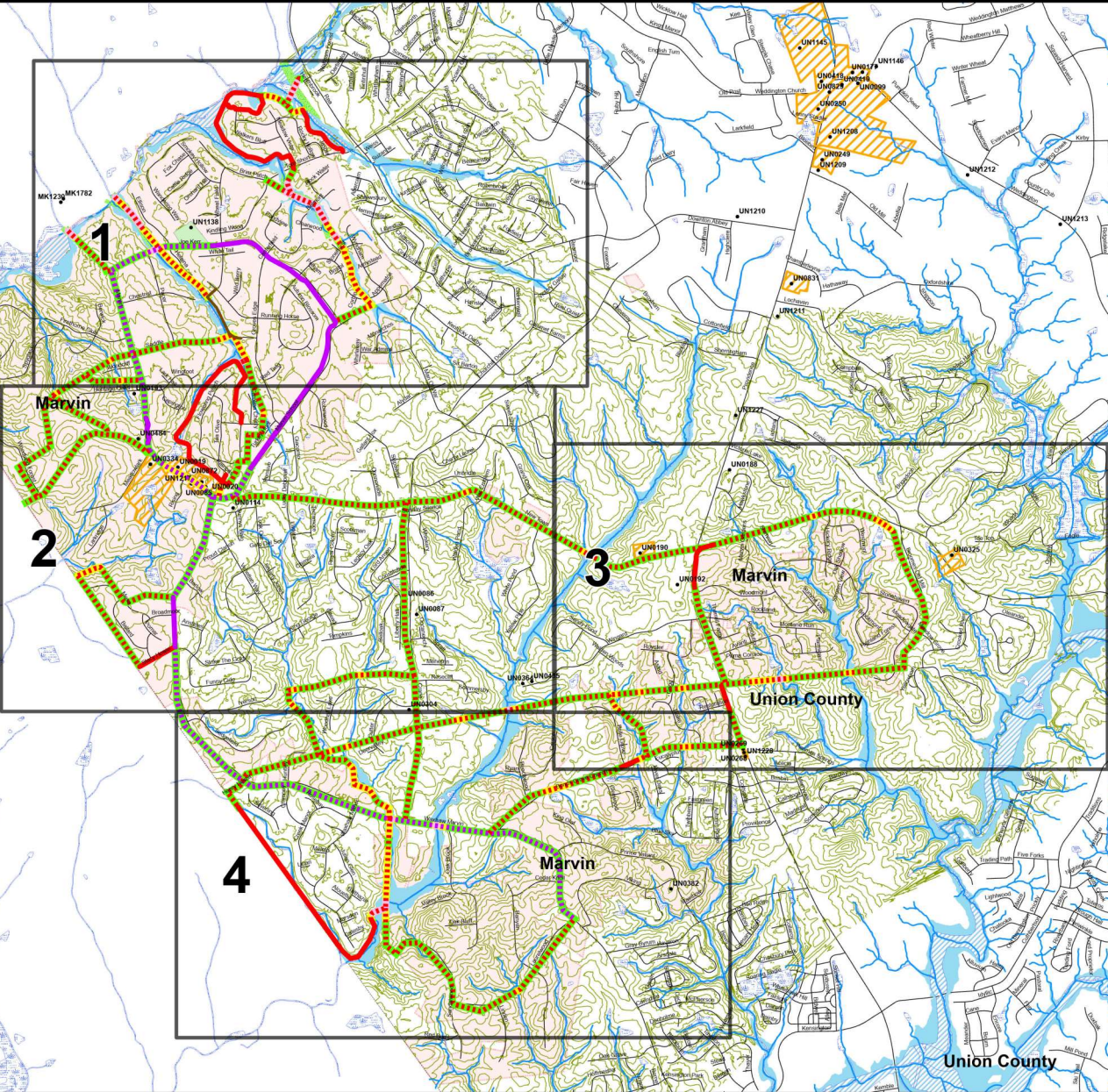
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C-3035

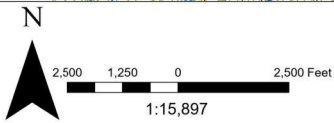
- Historic Preservation Sites**
- MK1230
  - UN0019
  - UN0020
  - UN0085
  - UN0086
  - UN0087
  - UN0099
  - UN0114
  - UN0177
  - UN0188
  - UN0190
  - UN0192
  - UN0193
  - UN0245
  - UN0249
  - UN0250
  - UN0268
  - UN0269
  - UN0304
  - UN0325
  - UN0334
  - UN0364
  - UN0382
  - UN0388
  - UN0418
  - UN0419
  - UN0435
  - UN0484
  - UN0829
  - UN0831
  - UN0872
  - UN1138
  - UN1145
  - UN1146
  - UN1208
  - UN1209
  - UN1210
  - UN1211
  - UN1212
  - UN1213
  - UN1217
  - UN1227
  - UN1228

**Legend**

- Wet or Flooded
- Ponding
- Wetlands (Observed)
- Wetlands (GIS)
- Streams
- NC Historic Preservation
- Union County Historic Preservation
- Existing Connector Trail
- Proposed Connector Trail
- Existing Open Trail
- Proposed Open Trail
- Potential Impact due to interaction with two or more resources (Wetlands, wetlands, or historic districts)
- Potential Impact due to interaction with one resource (Wetlands, wetlands, or historic districts)
- Potential Impact (Two resources interaction)
- HCR-Permitted Trails
- Marshes
- NC County Boundary
- Roads
- UT Corridor
- Grid Index



June 25, 2025



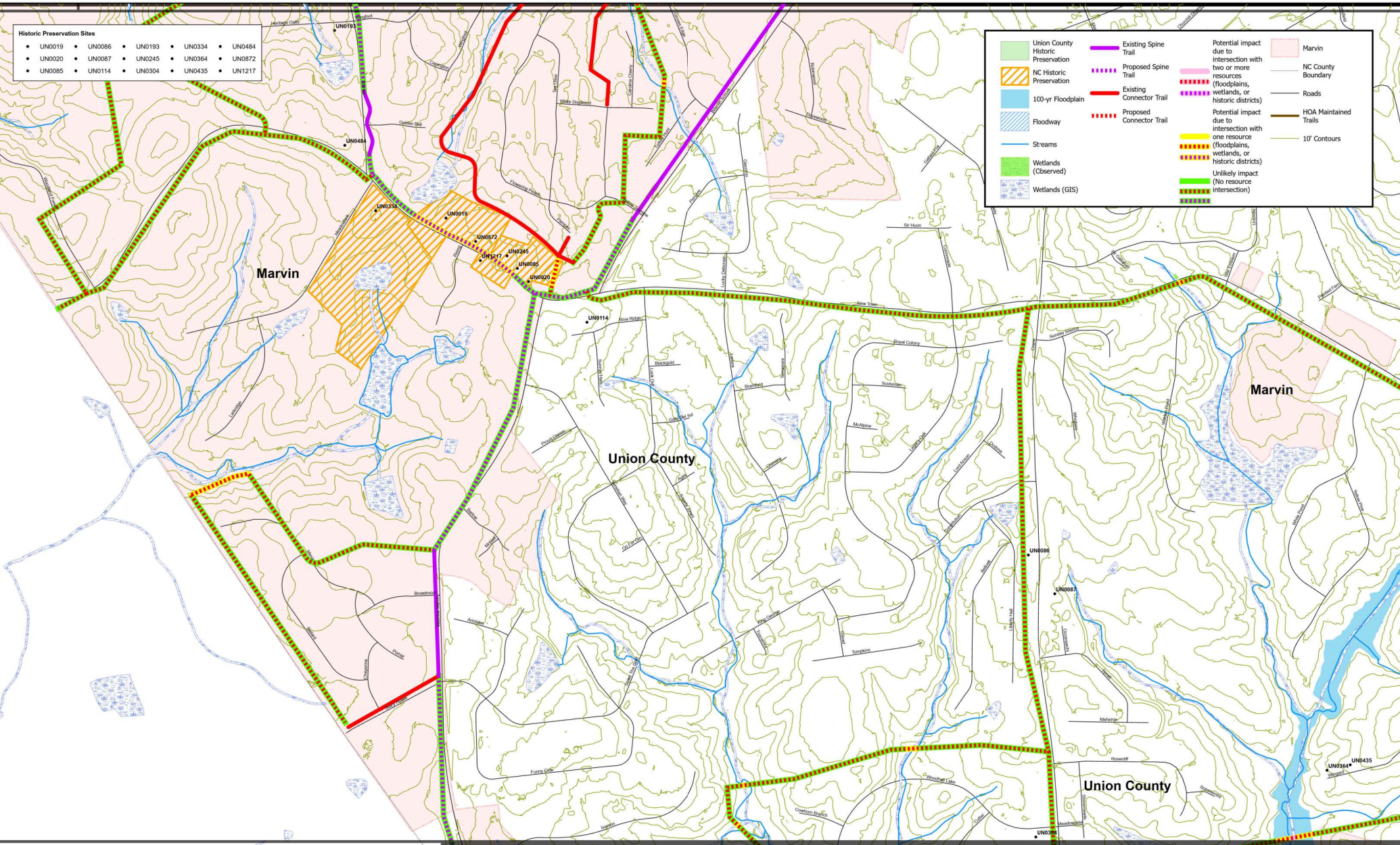
**Dewberry**  
 Dewberry Engineers Inc.  
 9300 Harris Corners Parkway  
 Suite 220  
 Charlotte, NC 28269-2618  
 704-509-9918  
 www.dewberry.com  
 NCS&ES #F-0029



**VILLAGE OF MARVIN  
 TRAIL SYSTEM KEYMAP**

- Historic Preservation Sites**
- UN0019 • UN0086 • UN0193 • UN0334 • UN0484
  - UN0020 • UN0087 • UN0245 • UN0364 • UN0872
  - UN0085 • UN0114 • UN0304 • UN0435 • UN1217

|                                    |                          |  |                       |
|------------------------------------|--------------------------|--|-----------------------|
| Union County Historic Preservation | Existing Spine Trail     | Potential impact due to intersection with two or more resources (floodplains, wetlands, or historic districts) | Marvin                |
| NC Historic Preservation           | Proposed Spine Trail     | Potential impact due to intersection with one resource (floodplains, wetlands, or historic districts)          | NC County Boundary    |
| 100-yr Floodplain                  | Existing Connector Trail | Unlikely impact (No resource intersection)   | Roads                 |
| Floodway                           | Proposed Connector Trail | Unlikely impact (No resource intersection)   | HOA Maintained Trails |
| Streams                            |                          | Unlikely impact (No resource intersection)   | 10' Contours          |
| Wetlands (Observed)                |                          |  |                       |
| Wetlands (GIS)                     |                          |  |                       |



June 25, 2025

N

800 400 0 800 Feet

1:4,800

**Dewberry**

Dewberry Engineers Inc.  
 9300 Harris Corners Parkway  
 Suite 220  
 Charlotte, NC 28269-2618  
 704-509-9918  
 www.dewberry.com  
 NCSLS #F-0029



**VILLAGE OF MARVIN  
 TRAIL SYSTEM  
 FEASIBILITY MAPS**

Sheet 2 of 4

SHEET C101

SHEET C103

SHEET C102

SHEET C104

**LEGEND**

|  |                                       |
|--|---------------------------------------|
|  | EXISTING PROPERTY LINE                |
|  | EXISTING RIGHT-OF-WAY                 |
|  | EXISTING INDEX (MAJOR) CONTOUR        |
|  | EXISTING INTERMEDIATE (MINOR) CONTOUR |
|  | EXISTING DRAINAGE DITCH               |
|  | EXISTING FENCE LINE                   |
|  | EXISTING ROADWAY CENTERLINE           |
|  | EXISTING CURB                         |
|  | EXISTING EDGE OF PAVEMENT             |
|  | EXISTING STORM PIPE                   |
|  | EXISTING WATER LINE                   |
|  | EXISTING SANITARY SEWER LINE          |
|  | EXISTING GAS LINE                     |
|  | EXISTING UTILITY TELEPHONE            |
|  | EXISTING ELECTRIC LINE                |
|  | EXISTING UNDERGROUND ELECTRIC LINE    |
|  | EXISTING FIBER OPTIC LINE             |
|  | EXISTING STREAM                       |
|  | EXISTING WETLAND                      |

**REVISION RECORD**

| NO. | DATE       | DESCRIPTION                         |
|-----|------------|-------------------------------------|
| 1   | 11/08/2023 | REVISED POND WALL GRADING           |
| 2   | 01/08/2024 | REVISED FROST CONTROL AND SUBMITTAL |
| 3   | 02/07/2024 | VILLAGE OF MARVIN AND SUBMITTAL     |
| 4   | 03/19/2024 | VILLAGE OF MARVIN AND SUBMITTAL     |
| 5   | 03/22/2024 | VILLAGE OF MARVIN AND SUBMITTAL     |
| 6   | 04/10/2024 | VILLAGE OF MARVIN AND SUBMITTAL     |

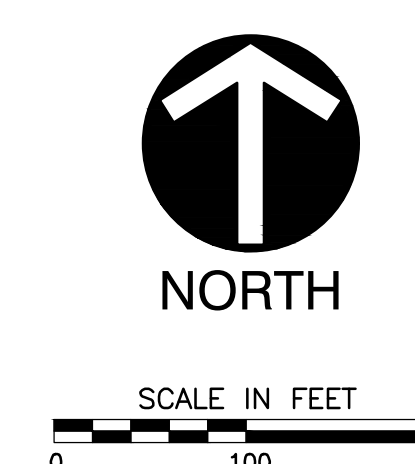
**C&E**

**Civil & Environmental Consultants, Inc.**  
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 Ph: 980.237.0373 • Fax: 980.237.0372  
 www.cechcc.com

**HERITAGE AT MARVIN  
 SINGLE-FAMILY SUBDIVISION  
 JCH OP, LLC  
 MARVIN, NORTH CAROLINA**

**OVERALL EXISTING CONDITIONS & DEMOLITION PLAN**

DATE: APRIL 10, 2024 | DRAWN BY: STAFF  
 DWG SCALE: AS SHOWN | CHECKED BY: CAP  
 PROJECT NO: 326-256  
 APPROVED BY: MLG



BEFORE YOU DIG  
 CALL 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C-3335

04/10/24

A:\1300-0001\326-256-1\0400\Draw\1001\1306256-010-C101-DEMOLITION EXISTING CONDITIONS.dwg(10/1/2024 8:05 AM) - LP - 4/10/2024 8:05 AM

**Re: Heritage Trail**

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From Ben Crowder <csdllc19@gmail.com>

Date Tue 3/24/2026 11:38 AM

To Marvin NC Manager <manager@marvinnc.gov>

Cc Lucas Holden <lholden@marvinnc.gov>; Rob Kreisher <RKreisher@joneshomesusa.com>; Hunter Nestor <planner@marvinnc.gov>

So I just walked the woods where you're proposing to put this new trail. I would say 90% of the LOD stakes are still in as well as the center line of the trail stakes. I feel comfortable that it can be weaved in around most of the larger trees, but it would probably need to be confirmed by your trail contractor.

## Crowder Site Development

Ben Crowder

Cell: [704-621-3804](tel:704-621-3804)

On Mar 24, 2026, at 11:17 AM, Marvin NC Manager <manager@marvinnc.gov> wrote:

Thanks!

<image001.png>

**Christina Amos | MPA | ICMA-Credentialed Manager**

**Village Manager**

**Village of Marvin, North Carolina**

10006 Marvin School Road, Marvin, NC 28173

(o) (704) 843-1680 | (f) (704) 843-1660

**MarvinNC.gov**

*Pursuant to North Carolina General Statutes, Chapter 132, email correspondence to and from this address may be considered public record under the North Carolina Public Records Law and may be disclosed to third parties.*