



April 8th, 2022

RE: Heritage at Marvin Public Information Meetings

LOCATION/TIMES:

PIM #1: Wednesday, April 27th, 2022 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173, 2:00-4:00 pm
PIM #2: Wednesday, April 27th, 2022 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173, 4:00-6:00 pm
PIM #3: Wednesday, April 27th, 2022 Village of Marvin Village Hall
10006 Marvin School Road, Marvin, NC 28173, 6:00-8:00 pm

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

PARTICIPANTS

1. Ben Kuhn, Jones Homes USA
2. Mark Kime, PLA, LandDesign, Inc., Landscape Architect and Site Designer
3. Rachael Shields, LandDesign, Inc., Landscape Architect and Site Designer

Mark Kime, PLA

LandDesign, Inc.
223 N. Graham St.
Charlotte, NC 28202



April 28, 2022

MEETING MINUTES:

Heritage at Marvin Public Involvement Meeting #1: (2:00-4:00pm)

Public Comment Q&A:

- **How did the viewshed buffer get reduced from the by right plan?**
The form-based code prescribes a 100-foot buffer around the perimeter of the project with a 75 foot no cut buffer. 95% opacity is required in the buffer despite the presence of existing vegetation. Developer will be required to supplement existing vegetation as needed to achieve 95% opacity.
- **The lots adjacent to New Town Road, do the lots extend to the right of way to New Town Road?**
No.
- **Are turn lanes required on New Town Road?**
NCDOT has requested turn lanes at the entrances. Developer is working with NCDOT on an option for a single entry versus two entrances and turn lane requirements.
- **Where does water and sewer access the property?**
Developer is working with UCPW on utility alignments. Initial plan is to exit the property directly to the north and extend down New Town Road to the east.
- **How are school impact numbers achieved?**
Long term census data, short term census data, growth factors, and student per household factors are all included in the school impact study over a ten-year period.
- **Size of the homes and price range?**
Square footage will be 2,200-4,000+ square feet with a brand-new product line. Similar to Audrey Subdivision, front porch, village concept. Price point is variable, but likely in the \$700K+ with \$1 million plus on the upper end.
- **What is the width of the streets?**
50 foot right of way with a 22-foot-wide edge to edge section with 2'-0" valley curb and gutter. 20-foot minimum driveway length.
- **What are the depths of the garages in the units?**
21 feet.
- **Is this the absolute maximum number of units that can be realized in this acreage?**
No, by code, we could net up to 77 lots. This is a signature project and residential anchor for the Heritage District that can be aesthetically pleasing. The overall density for the entire district will remain under 1.0 DUA. Each development will be required to provide a breakdown of their impact to the overall density of the MHD.
- **With 26,000 trips a day on New Town Road, cannot this support local business?**
Commercial generally needs rooftops in a ¼, ½, or 1 mile ring? Most of the patrons for commercial live within a one-mile radius, not as significant a contribution from passerby traffic.

Heritage at Marvin Public Involvement Meeting #2: (4:00-6:00pm)

Public Comment Q&A:

- **Are the walkways for public use?**
Yes, all walkways are public in nature, and all sidewalks internal to the site are located within public right-of-way.
- **Will there be any connectivity to sidewalks along Marvin Road to this development?**
Developer is coordinating with the Village of Marvin and NCDOT to create a pedestrian friendly district and providing crosswalk connections to the round-a-bout.
- **Concerned with mixing business districts and residential districts and can Marvin support it?**
Certain areas have been identified for residential only with some mixed-use as you move east. Rooftops are needed to support businesses in mixed-use districts.
- **What is the median price of the homes?**
Square footage will be 2,200-4,000+ square feet with a brand-new product line. Similar to Audrey Subdivision, front porch, village concept. Price point is variable, but likely in the \$700K+ with \$1 million plus on the upper end.
- **Concerns about traffic?**
Peak traffic in the morning is 54 trips, peak traffic in the evening is 75 trips. Total traffic all day is about 600 trips.
- **What is the future of the round-a-bout?**
Breaking ground Spring of 2023 per the latest from NCDOT. Homes would not begin construction until the round-a-bout is complete.
- **What is projected in the Heritage District beyond this site?**
Mixed-Use development. Village Council will have final say on tenants for commercial.
- **Why 68 lots in lieu of the 29 lots in the previous plan?**
The form-based code was not yet approved when the 29-lot sketch plan was voted on and approved. The 68-lot plan supports the development of the Heritage District while a 29-lot subdivision sets up the Heritage District to fail before it gets started as the mixed-use components need rooftops to support the overall district.
- **How are we addressing containing the criminal content?**
The cost of the development prices out a lot of the criminal content to begin with. Marvin has added an additional police officer and will have final sign off on the types of businesses that would be found in the mixed-use district.
- **Will the buyer have any input on the home design?**
The homes will be sold by lot and developed custom by the homeowner with the developer.

Heritage at Marvin Public Involvement Meeting #3: (6:00-8:00pm)

Public Comment Q&A:

- **What is the difference between the by right plan and the proposed plan?**
The original sketch plan was submitted under the underlying R zoning netting 29 lots. The proposed plan adheres to the form-based code which provides an option to seek a higher density within this parcel while maintaining an overall density under 1.0 DUA. Mixed-use components are capped at 30% residential.
- **Are you under contract or closed?**
Under contract.

- **What is your fallback plan?**

Jones Homes currently has an approved sketch plan to develop 29 lots.

- **What happens if UCPW lift station is not achievable?**

This will need to be resolved during the construction phase in conjunction with UCPW. Future meetings have been scheduled to begin resolving the lift station situation with Union County. The UCPW Board of Adjustment has placed a temporary moratorium over private lift stations but will ultimately need to provide services if achievable and cannot force well and septic. No outside agency approvals are required as part of the rezoning process.

- **How does Marvin plan to improve the future park?**

Marvin currently has not prepared any park improvement plans at this time.

- **Why 68 Lots?**

This project serves as the residential anchor for the Heritage District. This plan does not strive to max out the most lots as possible with 77 achievable. This plan works from a density standpoint, engineering standpoint, and an open space standpoint.

- **Who gets to vote on the rezoning?**

The two Council members in this room.

- **Some Meadowlark landowners feel that residents would never stroll to mixed-use end users.**

Development of the Heritage District would strive to create a walkable district, beyond what is improved along the frontage of this plan. Development of the walkability aspect of Marvin was the #1 desire of residents not only within this district, but in the community as a whole. Methods such as elimination of tractor trailers, controlling and reducing speed limits, etc. would be in consideration for aiding in the creation of this pedestrian corridor.

- **Concerns over the criminal aspect of the walking trail adjacent to Meadowlark.**

Developer will examine viability of walking trails, or lighted walking trails parallel to Meadowlark.

- **Is the Village's support of this project to ensure the future success of commercial?**

The Village adopted and established the district to create the opportunity to potentially rezone into the district. This has been a vision of Marvin for some time but is up to the Council to review and approve what is acceptable for the Village.

- **Have driveway locations been considered with properties across New Town Road?**

Developer to verify driveway locations and further discussion with NCDOT.

- **What are the ponds on site for, they don't exist today?**

The ponds are wet ponds for stormwater detention. The Developer cannot increase the downstream flow of water leaving the site.

- **What is the size of the lots?** 10,000sf minimum.

- **What are the size and price points of the homes?**

Square footage will be 2,200-4,000+ square feet with a brand-new product line. Similar to Audrey Subdivision, front porch, village concept. Price point is variable, but likely in the \$700K+ with \$1 million plus on the upper end.

General Concerns:

- Overall density
- Traffic calming and walk-ability
- School impacts
- Overall vision of the Heritage District

Next Steps:

- Planning Board preliminary review (May)
- 2nd Public Involvement Meeting (late May/early June)
- Planning Board for recommendation (June)
- Village Council for Public Hearing (July)

Mark Kime, PLA

Associate, Studio Leader | Charlotte | (o) 704.333.0325 x.1051