



June 1, 2022

## MEETING MINUTES:

### Heritage at Marvin Public Involvement Meeting #1: (3:00-5:00pm)

#### Public Comment Q&A:

- **Are Planning Board and Village Council meetings public?**  
Yes, all meetings are public with a block of time to allow residents to speak and voice their concerns during the public input portions of the meeting.
- **What concerns are there with the heavy traffic from Meadowlark through the round-a-bout?** NCDOT will weigh in on the project during land development, but a left and right turn lane into the main entrance are currently proposed.
- **What is the duration of construction timeframe?**  
To build the subdivision will take 12 months with another 24 months of home construction for a total of three years anticipated for construction.
- **Does Marvin have any project similar to this proposed development?**  
Courtyards at Marvin (61 units on 20 acres). The Cottages at Marvin Gardens (25 units on 15 acres). Amber Meadows (44 units on 24 acres). Density as a whole for the Marvin Heritage District will not exceed 1.0 DUA for the entire district with a concentration of residential on this parcel within the district.
- **Why is this project (68 lots) beneficial to Marvin versus the 29-lot plan?**  
The rooftops are needed to support future development. The 29-lot plan was submitted prior to the adoption of the Marvin Heritage form-based code and the developer was contractually required with the owner to get a sketch plan approved.
- **Are increased services required as part of the 68 lot plan?**  
Yes, this will need to be addressed and coordinated should the rezoning be approved as the developer works through the land development process. Essential and municipal services will be re-evaluated by the Village if and when the zoning is approved.
- **Does Jones have any other comparable product in the area?**  
No, a whole new line of homes is being designed for this site by Jones. Ardrey subdivision carries a similar product line as to what would ultimately be designed. Charleston-type feel, front porches.
- **The product size seems to be out of character for Marvin?**  
The setup of the district and review of Planning Board and Village Council will ensure quality of design since the elevations are tied to the Conditional Zoning approval.
- **Could natural gas be provided to the residents of Meadowlark?**  
During construction Jones would meet with utility providers and that discussion could be held with adjacent landowners at that time.
- **What is the price point of the homes? Target audience?**  
Mid-700s up to 800s. 3-5 bedroom homes, market rate. It will provide an option for residents of Marvin who are looking to downsize remain in the Village, but will not be age-restricted.
- **Can a meeting be held at a time more convenient to the residents?**

The developer agrees to hold a virtual meeting next week from 6-8pm to cater to those that cannot attend the meetings today.

#### Heritage at Marvin Public Involvement Meeting #2: (5:00-7:00pm)

##### Public Comment Q&A:

- **Why is the developer proposing more than 1 unit per acre?**  
The Heritage form-based code has already been adopted by the Village of Marvin.
- **Has NCDOT been notified of the proposed development in proximity to the new round-a-bout?**  
Yes, the Developer has shared this concept plan with NCDOT and turn lanes have been recommended at the main entrance.
- **What all is involved with the pump station? Will there be an odor component?**  
The pump station has a wet well (large concrete cylinder) and is gravity fed then pumped to the Six Mile Creek WWTP. Based on precedent installations, no odor is anticipated.
- **Where would residents park for the Heritage Park?**  
At this time, the land is only proposed to be donated to the Village. Parking facilities for the park have not yet been contemplated.
- **Has NCDOT contacted the Meadowlark HOA?**  
Yes, the NCDOT has been in contact with the board in order to determine who owns Meadowlark.
- **Will the development be constructed prior to the round-a-bout install?**  
No, the development requires public utilities from the round-a-bout construction in order to obtain certificates of occupancies for the home sites.
- **How does the County moratorium on interim lift stations affect this development?**  
The Counties decision on interim lift stations does not affect the rezoning. The developer is working with the Village to create a regional approach for the district as a whole to re-visit the issue with the County.
- **Why would the Village consider a development with more than 1.0 DUA?**  
Courtyards at Marvin (61 units on 20 acres). The Cottages at Marvin Gardens (25 units on 15 acres). Amber Meadows (44 units on 24 acres). Density as a whole for the Marvin Heritage District will not exceed 1.0 DUA for the entire district with a concentration of residential on this parcel within the district.
- **Has anyone given any campaign donations to members of the Village Council?**  
No, the developer has made no campaign contributions to the Village Council.
- **What is the earliest construction could begin?**  
Best case scenario would May 2023.
- **Does the Heritage District require 1.0 DUA?**  
The entire district requires 1.0 dwelling unit per acre. Individual parcels are permitted to exceed that density within the district as long as the district as a whole does not exceed 1.0 DUA.
- **Does anyone regulate the wetlands impacts?**  
Yes, the state and local jurisdictions regulate the downstream impacts by development.
- **How do you keep construction traffic off of Meadowlark?**  
The developer and NCDOT can post signage "NOT A CONSTRUCTION ENTRANCE".
- **Will there be any additional buffering along the perimeter of the project?**  
The developer is required to be 95% opaque, winter months.

**General Concerns:**

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

**Next Steps:**

- Planning Board preliminary review (June)
- Planning Board for recommendation (July)
- Village Council for Public Hearing (August/September)