



# The Marvin Villager

Spring 2016

Village of Marvin, NC

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## COUNCIL NEWS

Since taking office in December, the Village Council has been working hard making improvements and changes for residents. The vacant Council seat has been filled and various appointments to volunteer boards have been made. To strengthen the Code of Ordinances, 9 text amendments have been adopted, covering issues with zoning, subdivisions, and ordinance penalties. A new attorney and audit firm were hired. Plans for development of 4 subdivisions have been approved. The



Council also held a two day planning retreat to refine the goals for the upcoming year, including plans for a new Village Hall and assuming control of subdivision streets. They continue to meet with residents and

developers to maintain open communication.

Select Council members are available to meet on Wednesday mornings from 10 a.m. to noon at the Village Hall. Appointments are required by close of business Monday. Call or email the clerk to schedule a meeting.

Council contact information, agendas, minutes, and general information are always available on the Village's website at [www.marvinnc.org](http://www.marvinnc.org)

## COUNCIL SETS VILLAGE GOALS FOR 2017

The Village Council held their annual planning retreat in March to set Village goals for the upcoming year and beyond. One of the top goals the Council discussed is the importance of providing service to residents. The Council agreed that subdivision road safety and intersection road improvements are vitally important to the safety and financial security of Marvin homeowners.

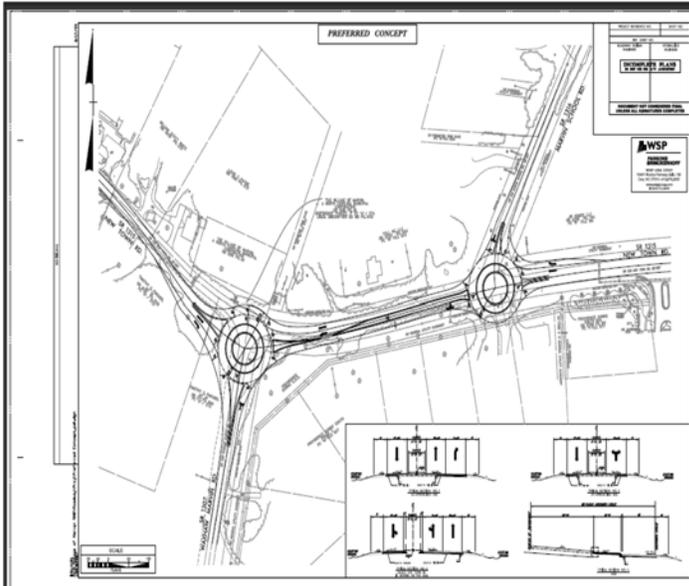
**Road Maintenance** -The Council agreed that in light of

NCDOT's limited maintenance to subdivision streets and roads, they would develop a plan to assume maintenance of streets and roads within Marvin subdivisions in order to protect homeowners' property values. NCDOT has said that they do not have the funding necessary to resurface to maintain the high quality of roads that our residents expect. In addition, by having ownership over subdivision roads, the Village will be able to address safety concerns, including speeding,

crosswalks, and other safety measures. The Council has directed the Village Engineer (a former NCDOT District Engineer) to develop a plan to move this project forward. First, a road condition analysis will be performed on each public road within subdivisions in the Village limits. Then, a comprehensive policy will be developed for road acceptance and on-going maintenance and scheduling for repairs. This project will range over the next 10-15 years, with a limited number

# COUNCIL GOALS (CONTINUED FROM PAGE 1)

of roads being accepted each year. Subdivision roads will not be accepted by the Village until they are brought up to standard by NCDOT. The Council has discussed the funding of this project in depth. They have agreed to re-enter the Powell Bill program to assist with the cost. Taxes will not be increased to fund this project. The road maintenance work will be performed by contract service so there will be no additional capital expenses or additional personnel.



**Marvin School Road and Waxhaw Marvin Road Roundabouts** - In addition to subdivision roads, the Council has agreed to continue to work with NCDOT on intersection road improvements. NCDOT has reported that the planned construction for the dual roundabouts at Marvin School/ New Town/Waxhaw Marvin Roads has been delayed. This project has been in the planning stages for a number of years. It began with plans to realign the roads and install a traffic light. After extensive studies, NCDOT determined that a dual roundabout would be a safer alternative and handle better capacity. Plans are being reviewed by NCDOT. Once approved, right of way acquisition begins. There is no definite time table given for construction, although construction may begin by the end of this summer.

## VILLAGE CENTER

The Village Council approved a capital budget for construction of a new Village Hall. Marvin currently rents the building that serves as the Village Hall. The NCDOT changes allowed Marvin to acquire 3.2 acres of land at the corner of Marvin School Road and New Town Road in November 2015 at no cost to taxpayers. The Village plans to construct an approximately 4,000 sq. ft. building to serve as the new Village Hall. This site will connect to the greenway system and there will be potential for a pocket park and a farmers market. In the future, this area may serve as a quaint downtown corridor for Marvin.



## GREENWAYS

A capital project budget to expand the Village Greenway system was approved by the Village Council. Beginning this summer, the existing multi-use path along Marvin School Road will be extended toward the corner of Marvin School and New Town Roads. The path will traverse behind the Preserve at Marvin subdivision to Marvin Road. In addition, the Tullamore trail and parking lot construction is expected to begin this summer. This will lengthen the Village greenway system by 1.3 miles. The Council continues to encourage connectivity between neighborhoods through greenway development while ensuring that greenways don't extend through private properties. The Marvin Greenways have the potential to improve the overall health of our community!



## VOLUNTEER OPPORTUNITIES

Volunteer Opportunities are available for residents looking to serve the Village as a member of a volunteer board. Please consider serving your fellow residents in one of these important roles. Call the Village Hall with any questions or visit the Village's website for a volunteer application.

**Planning Board:** The Planning Board is an advisory board that serves at the discretion of the Council. The Board meets monthly on the third Tuesday at 7 p.m. at the Village Hall. The duties of the Board relate directly to planning and land development. The Board provides recommendation to the Council

in accordance with and/or regard to ordinances, land use plan, NC Statutes on Planning and Development, Pubic Information Meeting comments, and staff recommendations. The Board reviews text and zoning amendments and makes recommendation to the Council. Currently, there is one vacant seat on the Planning Board.

**Parks, Recreation, & Greenways Board:** The PRG Board is an advisory board that meets the first Tuesday of each month at 9 a.m. at the Village Hall. The Board is charged with with design of park and greenway systems that can be embraced by every member of Marvin's

diverse community. The Board uses the Village Parks & Greenways Master Plan to steer the parks and greenways progress. In addition, members of this Board work with the Village Staff to assist with current events, or create new community events that will bring Marvin citizens together for fun and community cohesiveness. Ultimately, the objective of the PRG Board is to promote recreation and advances a park and greenway system that every Marvin resident can enjoy. Currently, there is one vacant seat on the PRG board.

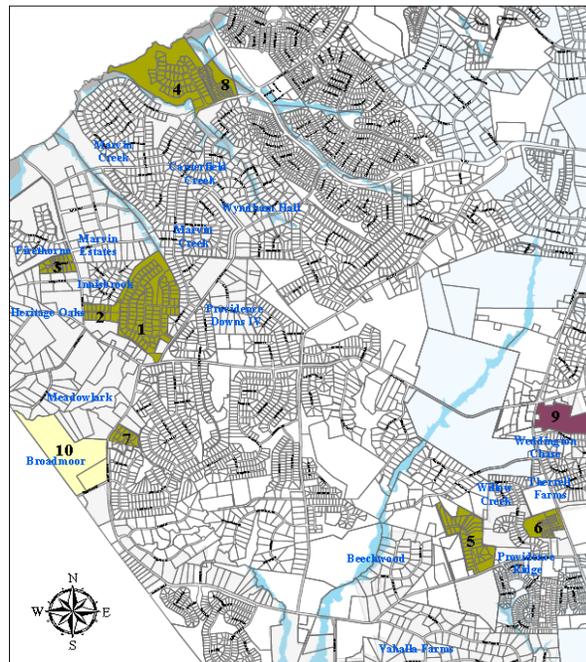
**Board of Adjustment:** The BOA is a quasi-judicial board that interprets Village Ordinances and policies for unique situations or special cases related to the zoning ordinances. The BOA hears requests for variances and appeals to decisions made by the Zoning Administrator. The Board meets infrequently on an as-needed basis. Currently, there are two vacant seats on the Board of Adjustment.

**If you have questions or are interested in serving on one of our volunteer boards, please contact our staff at 704-843-1680**

## DEVELOPMENT

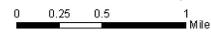
Over the past 10 years, the Village has approved 9 residential developments. Currently, two new applications are under review. The Ordinances overall density is less than a unit per acre. The Village continues to uphold the land use plan which considers large estate size lots and open space dedication. Two age-restricted communities were approved in areas along Rea Road and Providence Road and are used as a transition between commercial and residential zoning. Amber Meadows, developed by Pulte Homes, will have 44 single-family homes and Courtyards at Marvin, developed by Epcon Communities, will have 61 single family homes.

The Broadmoor development has been approved for the corner of Waxhaw-Marvin Road and Stacy Howie Road. The developer is Carolina Development Services and it is planned for 62 single family homes. A grocery anchored commercial development is proposed for the corner of New Town Road and Providence Road. This is a neighborhood sized shopping center with an age-restricted community located behind it. It is currently under review by the Village Council.



Project Description	Development Status
1 - The Preserve, Residential Subdivision (32 lots)	Final Plat Approved
2 - The Marvin Road Property, Residential Subdivision (9 lots)	Final Plat Approved
3 - Woodliff, Residential Subdivision (9 lots)	Final Plat Approved
4 - Tullamore, Residential Subdivision (44 lots)	Final Plat Approved
5 - Belle Grove, Residential Subdivision (29 lots)	Final Plat Approved
6 - Courtyards at Marvin, Residential Age-Restricted Development (61 lots)	Sketch Plan Review - Residential
7 - Wyndmoor, Residential Subdivision (12 lots)	Sketch Plan Review - Residential
8 - Amber Meadows Residential Age-Restricted Development (44 lots)	Sketch Plan Review - Residential
9 - Marvin Gardens - ICD Commercial 110,000 SF/Res. Age Restricted Rezoning (35 proposed)	Sketch Plan Review - Commercial ICD
10 - Broadmoor, Residential Subdivision (62 lots)	Sketch Plan Review - Residential

March 9, 2016



Plantings & Trees, Barn Door effect, Shadow boxed Clerestory lights, Barn Lanterns, Stone Entry Element, Garden Planters, Metal roof sim to grocery, Ship lap siding, Flat Alum Canopy, Stone

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[www.marvinnc.org](http://www.marvinnc.org)

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## Deputy Swan's Public Safety Corner

### Crime Prevention Reminders

1. Do not leave anything of value in your vehicles, even if they are locked.
2. Keep your garage doors closed if you are not in your yard.
3. Use your alarms, or have one installed if you don't have one.

Crimes associated with these three issues are preventable!

#### Other Tips:

- Shred bank statements or any paperwork with your personal information
- Do not give out personal information on the phone
- Do not give money through PayPal or other means (Western Union)
- Watch for scams such as Secret Shopper
- Report suspicious persons and vehicles

Remember, if someone calls you and it sounds too good to be true, it probably is! If your bank calls, hang up and call the bank on a number you use for your banking. Those involved in scams often work in crews and do their research. They may sound legitimate, often transferring the call to supervisors to convince victims to give account numbers or other personal information.

***Always protect your personal information!***

## MONEY MATTERS

Budget season is under way at the Village of Marvin! The Village Council has begun holding work sessions to review projected revenues and expenditures for the fiscal year July 1, 2016 through June 30, 2017. The village is currently working with a \$1.3 million budget. Some notable items in the projected budget include intersection and road improvements, continued greenway growth, and a new Town Hall. Taxes will remain at the current rate with no increase planned for 2017. The final budget will be submitted to Council by June 1st, and will be available for public inspection at that time. A Public Hearing on the proposed budget will be held June 7 at 5 p.m. By law, the budget ordinance must be adopted by July 1.



## MARVIN EFIRD PARK



All guests of the park need to display a parking permit. Marvin taxpayers receive 2 free permits. Non-residents can purchase an annual permit for \$50. Daily passes are available for \$5. There are also professional service passes available for purchase. Volunteers at Marvin Efird Park are eligible for a free parking pass after 5 hours of volunteer service. Please visit the Village website for additional information.

Mark your calendars for Tuesday, August 2 for National Night Out. National Night Out focuses on enhancing the relationship between residents and law enforcement while providing a great opportunity to bring neighbors together! There will be food, activities, displays, and we will feature the movie "Star Wars: The Force Awakens". The movie will start at dusk. Follow us on Facebook or check the website for details!