



VILLAGE OF MARVIN

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VILLAGE COUNCIL REGULAR MEETING
Saturday, February 25, 2017 – 8:30 a.m.
Firethorne Country Club, Killarney Room

Retreat Agenda

CALL TO ORDER

8:30-9 a.m.

GENERAL DISCUSSION OF RETREAT ITEMS TO DATE

9-10 a.m.

MEETING WITH THE PRG ADVISORY BOARD MEMBERS

- Park Lights for night events
- Loop, Greenways, Five Year Planning – Update / Discussion
- Tullamore Trail and Parking Lot
- Budget Planning
- Events

10-11:30 a.m.

JOINT MEETING WITH THE PLANNING BOARD

- Initiating Development / Pending Land. Dev. Manual
- Rural Subdivision
- Land Use Plan
- Village Center District

11:45 a.m.-2 p.m.

FINAL RETREAT DISCUSSION ITEMS

CLOSING REMARKS AND ACTIONS

ADJOURNMENT

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Annual Planning Retreat
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CALL TO ORDER

Mayor Pollino called the meeting to order at 8:37 a.m.

Quorum was determined with the following members in attendance: Mayor Joe Pollino, Mayor Pro Tem Brian Beaty, Councilman Nick Dispenziere and Councilman Ron Salimao.

Councilman Robert Epps was absent.

The following staff was present:

Melody Graham, Interim Administrator/Clerk

Mary Shkut, Planner, arrived at 9 a.m.

Derek Durst, Park Manager, arrived at 9 a.m.

GENERAL DISCUSSION OF RETREAT ITEMS TO DATE

The Council continued with the discussion of goals. They discussed the Village Center District in depth. They agreed to add Village Center District (*finalize draft of text; finalize mapping; schedule a special meeting with Council and large landowner to review conceptual plan*) as a new goal.

Councilman Salimao briefly reviewed the types of leadership. He explained: The Council consists of 5 leaders. We have both formal (the mayor) and informal (Council) leaders. It is important to understand the dynamics of the Council leadership styles in order for the Council to work well together and to move forward as one body.

PRG Member Mary Sipe joined the meeting at 9 a.m.

MEETING WITH THE PRG ADVISORY BOARD MEMBERS

Ms. Sipe discussed issues of concern that the PRG Board have.

Lighting:

The addition of the floodlights on the barn have been a great addition. The Board would like to have another set of lights added to the barn to face back toward the garage. This will offer additional lighting for guests leaving special events to head to the rear parking light. Another suggestion is to add lights to the garage, lighting the walkway from the barn down toward the rear parking lot. The Council directed staff to get quotes on additional lights.

Greenways:

Ms. Sipe reviewed the greenway map and suggested the following priorities for trail improvements:

Section A – Marvin Estates section. Will require securing easements from the property owners to access the private roads.

- Section B – Innisbrook
- Section O – Marvin Gardens

- Section S – Amber Meadows – the trail has been cut and improved. The Board will need to look at possible connectivity points.
- Section D – Preserve Trail – natural trail connecting Marvin Road to the Marvin Loop.
- Section Q – Tullamore trail phase 2
- Section F – Broadmoor Trail – need to identify location and determine if construction is paid by the fee-in-lieu

Later Priority – Five Years Out or more

- Section H – Waxhaw Marvin Rd.
- Section T – Power Line easement possibility – will require easements
- Section J – Power Linen easement possibility – will require easements
- Section R – UC area – possible connection point for Amber Meadows and Tullamore
- Section P – Chimneys Trail
- Section K – BelleGrove section

Ms. Sipe discussed the Tullamore trail. She explained: Park staff have walked the trail to look at maintenance needs. Staff believes they can do the final clearing of the trail, removing stumps and leveling areas. Staff believes they can take care of the parking lot maintenance as well. She recommends adding mulch around the parking lot to avoid the need to mow on those hills. She proposes native landscaping around the lot as it is not irrigated. She suggests types of grasses that would offer a nice barrier and not require much maintenance.

The Council briefly discussed the Park budget with Ms. Sipe and Mr. Durst.

Ms. Sipe spoke briefly discussed the possibility of adding additional park events. She mentioned the possibility of adding a volunteer work day in the spring for the Boy Scouts, which could be opened to the public. The Council agreed.

Ms. Sipe mentioned that this year will be the 5th Anniversary of the park. She mentioned the possibility of planning a special event to commemorate this. The Council agreed.

Mayor Pollino called for a brief recess at 10 a.m.

Ms. Sipe and Mr. Durst departed the meeting at 10 a.m.

Mayor Pollino reconvened the meeting at 10:10 a.m.

MEETING WITH MEMBERS OF THE PLANNING BOARD

Planning Board members Paul Cappiello, Heather Danenberg and Rich Holzberg joined the meeting at 10 a.m. There was not a quorum of the Planning Board.

Policy on Initiating Development

Ms. Shkut led a discussion on creating a policy for initiating development. She explained: She would like to implement a process for initiating development. She believes it is important to have a policy in place. She presented a draft policy and discussed it with the Council and Board members, explaining that it was her intent to introduce the concept and gauge interest.

There was general agreement among the Council and Board members with the policy. Ms. Shkut explained that she would present the policy at a Planning Board meeting for more in depth review and recommendation.

Rural Subdivision

Ms. Shkut explained: When the rural subdivision text was proposed, it was pushed through very quickly. There are a number of items that should be revised and cleaned up in order to make the ordinance stronger and bring more clarity. She would like direction from the Council and Planning Board before moving forward with proposed amendments to the text.

The Council agreed that staff should look at revising the rural subdivision text; forwarding the text to the Planning Board for their review, input and recommendation to Council.

Land Use Plan

Ms. Shkut provided an overview of the draft LUP. She reviewed the proposed plan in depth.

Ms. Shkut reviewed the conceptual Village Center District plan. The Council and Board members discussed the plan in depth. They agreed that the steps for the Village Center District plans should include:

- Overall conceptual plans
- Language for plans
- Landscaping plans
- Road plans

The Council and Board members continued the discussion of the Land Use Plan. They agreed that the Planning Board should continue to review the plan, suggesting amendments and then forward a recommendation to the Council.

Mayor Pollino called for a recess for lunch at 11:59 a.m.

Mayor Pollino reconvened the meeting at 12:43 p.m.

The Planning Board members departed the meeting.

The Council continued to discuss the Village Center District. They discussed possible architectural looks and possible sizes of buildings to be allowed in the Village Center District. They agreed that the next steps for the Land Use Plan text and Village Center District will continue to the Planning Board for discussion, consideration and recommendation.

Councilman Salimao stated: He has spoken with the Banks Presbyterian Church contact for the Village Center District. She mentioned to him that she has received a number of emails from one of the landowner consultants, Chip Sawicki. Mr. Sawicki is pressuring the church to sell their land for the Village Center District. She pointed out that the Church is not interested in selling their land. He explained to the Church representative that Mr. Sawicki has nothing to do with the Village. He does not represent the Village in any way.

ACTION ITEMS

Ms. Graham reviewed the Retreat action items:

- Staff to check with UCPW about any type of remediation for the sewer odor at Marvin Rd./Contact Ed Guzinski directly
- Newsletter to include Council accomplishments and how those actions impact Marvin residents and property values; re-evaluated resources and added park manager and split the Administrator position from the Planner position
- Ensure that street signs are required as part of the subdivision ordinance
- Research Municipal Service District concept
- Send RTP grant application letter with application
- Budget Amendment Ordinance OR-2017-02-01 – sign, seal, scan and file
- Staff to confirm if fee-in-lieu is for construction of trails
- Create violation complaint form and place website
- Staff to track Code Enforcement hours
- Check on possible repair of barn where water is wicking up at the base of the structure
- Forward copy of RS-2017-02-01 to Finance Officer for budget planning
- Special meeting called for 3/14/17 at 5:30 p.m. for Budget Work Session
- Staff to send letter to UCSO – Chief Elmore – about additional contracted deputy and that the Village is unable to commit at this time due to budget constraints
- List 2017 Goals – post to website; email to HoA contacts; invite to attend a meeting to discuss if interested
- Staff to investigate options for branding on street signs; offer suggestions to Council
- Staff to check on fee-in-lieu for Wyndmoor subdivision; determine if fee has been received and if it is for construction of trail
- Check with Pulte – when will they remove the barbed wire from the Tullamore trail
- Check with Terry Shook to see if he is willing to share his PowerPoint presentation
- Staff to work on policy for initiating development; forward to Planning Board for review and recommendation
- Staff to work on Rural Subdivision text and forward to Planning Board for review and recommendation
- Staff to setup special Council meeting with large landowners and invite Planning Board members to attend; schedule meeting for Banks Fellowship Hall

CLOSING REMARKS

Councilman Salimao stated: This was a productive meeting. It is always good to step back and refocus. It's important for the Council to set goals and measure against those goals. Thanks to everyone for taking time out of busy schedules to attend and participate.

Mayor Pro Tem Beaty stated: This was a good meeting. It will be interesting to see how things develop. He gets a lot of questions, especially about roads. It is frustrating to see how DOT works. Hopefully the Union County Board of Commissioners can assist the Village in our relationship with the Dot.

Councilman Dispenziere stated: This was a productive meeting. Thanks to staff for all the hard work on the retreat. The Council has identified a lot of challenges ahead. Some will be beyond

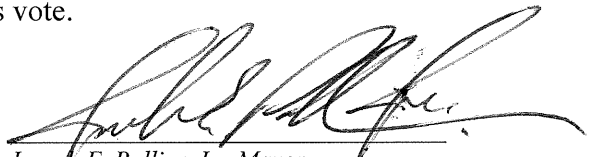
our control, so we'll have to stay ahead of the issues and work to address them as we can. DOT issues are frustrating. The Council has identified good plans for the upcoming year.

Mayor Pollino thanked the Council and staff for putting aside time to attend the retreat. He added: Staff did a great job in putting the retreat together and gathering information. He would like to implement a monthly update to put on the website in order to residents informed on what's going on and what the current issues might be. This would be nice for residents and would provide the same message to everyone. He is glad that the Council agreed to meet with the large landowners. He thinks this is a positive step. He is especially glad that Commissioner Helms was able to attend the Retreat. He thinks the open dialogue is a good thing.

ADJOURNMENT

Motion: Mayor Pro Tem Beaty moved to adjourn at 1:38 p.m.
Vote: The motion passed with a unanimous vote.

Adopted: March 14, 2017



Joseph E. Pollino Jr., Mayor



Melody A. Graham, Clerk

