

MARVIN LAND USE PLAN

(Revised and Adopted October 19, 2004)

VISION STATEMENT

“The Village of Marvin seeks to become a uniquely identifiable low-density small town that will primarily consist of a mix of attractive residential neighborhoods that are interspersed with larger-sized areas of preserved open space and environmentally-sensitive lands that reflects the Village’s rural character and heritage. Complimenting these areas shall be a limited amount of community-oriented commercial facilities that are located in designated portions of the Village.”

GOALS

1. Village Form

- To establish a unique sense of place in Marvin that differentiates Marvin from other Union County communities.
- To maintain Marvin’s small-town Village flavor through low-density (i.e., one unit OR LESS per gross acre) residential development
- To enhance Marvin’s reputation as an equestrian- and environmentally friendly community.
- To limit commercial development to community-oriented, smaller-scale developments that are located in specified portions of the Village.
- To provide for open space and recreation opportunities through a series of planned greenways and parks.

2. Open Space Preservation

- The abundance of open space is a valuable community asset that has attracted many people to move to the Marvin area. Efforts must be made to ensure that open space areas (including large stands of trees, farm fields, scenic vistas) are preserved so that Marvin does not become solely a community of subdivisions. This can be accomplished by placing meaningful standards in the Town’s development ordinances that call for the preservation of significantly-sized areas of open space (with the type of open space to be preserved pre-determined by the Village) in all future residential developments.
- Subdivisions containing significant areas of open space are strongly encouraged as a means of preserving significant stands of open space while retaining a density of one unit or less per acre.
- Adopt subdivision regulations and other needed ordinances that serve to enhance the Village’s tree canopy.
- Subdivision development in Marvin should promote connectivity through a series of greenways designed to promote both pedestrian and equestrian use. Marvin may explore methods to enhance open space preservation. Such methods may include but not be limited to open space dedication or a “fee in lieu”—funds from which may be utilized by the Village for parks and recreation purposes.

- The Village may consider development of a public parks system, with one park, and, perhaps, a second park in concert with the proposed Village Center.

3. Residential Development

- In lieu of conventional “R-40” subdivisions (i.e., subdivisions that have little or no open space preserved), the conservation of open space will be strongly encouraged by the creation of a Residential (R) zoning district. Regulations contained in this district will be designed to permanently retain open space while maintaining an overall density of one unit per acre (or less) throughout the Village.
- Future residential developments, whether part of an open space or conventional subdivision, should be characterized by the following features:
 1. Houses (other than manufactured homes) shall have the majority of their exteriors comprised of natural materials or materials having a natural appearance.
 2. Houses shall be set back significant distances from major roads on the periphery of the development.
 3. The road network inside the subdivision should be curvilinear as opposed to a grid network of streets.
 4. Where applicable, the subdivision should provide access to the Town’s greenway system and provide for connectivity to the greenway system through the subdivision. In situations where there is no existing greenway, but where greenways are planned for the future, reasonable provision should be made for future expansion of the greenway, up to and across the subdivision.
 5. Lot widths that are a minimum of 130 feet in width.
 6. Trees shall be preserved and/or planted in accordance with the Village of Marvin Tree Ordinance.
- Ensure that any subdivision or residential development be well developed, aesthetically pleasing, and have a long-term positive impact upon the Town.
- Ensure that all future subdivisions be planned with an emphasis on open spaces, tree retention and minimizing disturbance to the natural environment.
- Except where provided in designated areas, future residential developments in Marvin shall be composed entirely of low-density (one-unit, or less, per gross acre) single-family subdivisions.

4. Commercial Development

- Ensure that any future retail developments in the Village be designed to serve community needs, (i.e., with limits on floor area ratios and gross floor area for individual uses.)
- Commercial (and mixed-use residential) development along Rea Road and NC 16 shall be limited to certain designated properties. Such developments may contain a mixture of office and neighborhood-oriented retail, and residential uses. Any such development shall be visually distinct and reflect Marvin’s small-town village and rural roots. Significant buffers shall be provided between such

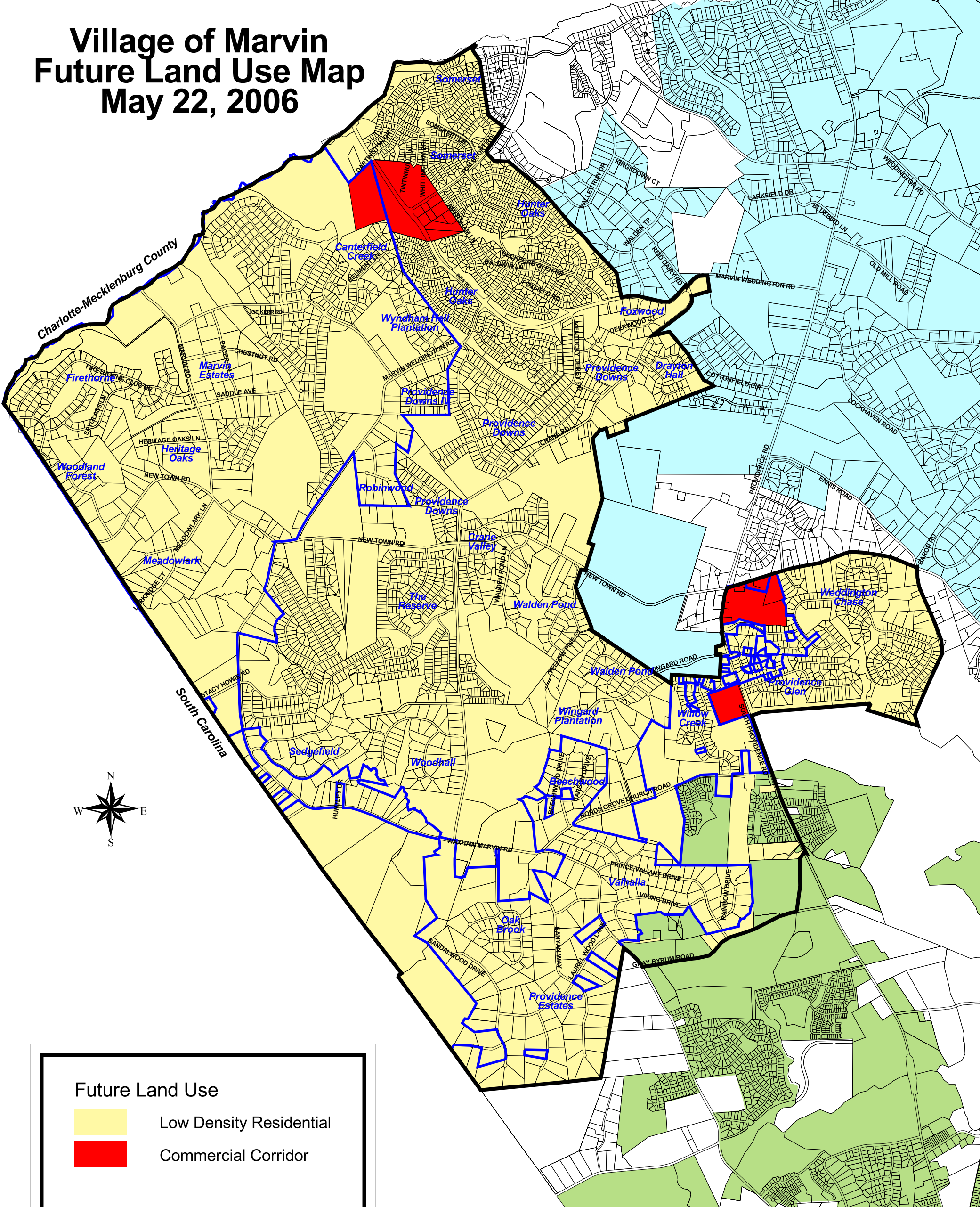
developments and adjoining and existing residential subdivisions and major roads.

- An identifiable “Village Center” may be considered in order to give Marvin a more uniquely identifiable and recognizable character. The Center should be located in the vicinity of the existing Town Hall on New Town Road and should allow governmental and institutional-type uses (e.g., churches, Village Hall, Library, park, etc.) Other retail and commercial type uses (aside from small-scale independent hospitality uses such as cafes, bed and breakfast inns, etc.) are not desired at this site.

5. INDUSTRIAL

- Industrial development in Marvin shall be limited to that which currently exists on New Town Road.
- Additional industrial development within Marvin is strongly discouraged.

Village of Marvin Future Land Use Map May 22, 2006



Future Land Use

- Low Density Residential
- Commercial Corridor
- Study Area Boundary
- Marvin Municipal Limits

Other Municipal Limits

- Waxhaw
- Weddington



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Council of Governments
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