

**Utilizing Remote software programs to help the Village of Marvin, North
Carolina, through the Extra Territorial Jurisdiction Application (ETJ)
process and create a Compressive Plan**

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Village of Marvin
North Carolina

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Introduction

At the start of my summer internship for the Village of Marvin, North Carolina, I did not fully grasp the opportunities and benefits of having an internship while still a student at Appalachian State University. Before I officially started my internship, my supervisor, Rohit Ammanamanchi asked me to figure out what municipality I live in by using Union County's GIS tool. He was curious if I lived in Waxhaw, or Union County to have me start to think in a planner's mindset. Over the ten weeks, my internship was full of new exciting, and challenging experiences. Now that my internship is completed, I am reflecting on my time spent at the Village of Marvin and discussing what I have learned and what major tasks I was assigned with.

At the beginning of the Spring Semester of 2020, I found out that I had to cold call to find my own summer internship. This seemed like a daunting task that I was not prepared for. I knew that I had four different possible areas that I could find a summer internship. The first option for a potential internship was finding one near my home in Waxhaw, North Carolina. The second option was staying in Boone and finding an internship there. The third area I had was in my hometown of Horseheads, New York. The last option I had the option to apply for an internship was at my aunt's private planning corporation called POND in Atlanta, Georgia. I decided at first to start with municipalities around Waxhaw, North Carolina. The first I called was the Town of Waxhaw. They said they would let me know if they would have a planning internship closer to the summer months. The second place I called was the Village of Marvin. I had the opportunity to speak with Rohit Ammanamanchi about what I was looking for in an internship and the requirements. At the end of the phone call I was offered the summer planning internship. The purpose of the internship would be to aid Rohit in various planning related tasks.

The main reason the Village was looking for a planning intern was to help create a 2050 Comprehensive Plan.

In the following paragraphs I describe my overall internship experience with the Village of Marvin. These paragraphs include descriptions of the Village, an overview of my responsibilities, and the major projects that I worked on. The upcoming paragraphs also include an evaluation of my overall experience, and what I learned throughout the internship. The final part of this paper shows an appendix of images and documents of all my major projects at the Village of Marvin.

Organization

The municipality that I completed my summer internship for was the Village of Marvin, located in North Carolina. Marvin, North Carolina is a Village with a population of 6,592 in 2018. It is located 30 minutes southwest of Uptown Charlotte and the Village Hall is located a little over a mile away from the North Carolina/South Carolina border. The Village's Council mission statement is "We strive to create a vibrant community with high quality of life through transparent leadership, efficient governance and responsive services (adopted 5/28/2020)". The Council's Vision Statement is "The Village of Marvin will be a welcoming and vibrant residential community with amenities that create community, offer recreation and celebrate heritage (adopted 5/28/2020)".

The Village was founded in 1994 and is one of the fastest growing municipalities in North Carolina. The Village operates out of an old parsonage that is being leased from a nearby church. Marvin is currently in the process of planning a new Village Hall building. I never had the opportunity to work at my own workspace in the office due to the COVID-19 pandemic. There is

a total of six staff at the Village of Marvin. My immediate supervisor was Rohit Ammanamanchi who is the Planner/Zoning Administrator. The Village Clerk for the majority of my internship was Barbra Blackwell. Barbra retired from her position during week nine of my internship. The new Village Clerk is Austin Yow. The Village's Deputy Finance Officer is Julie Rothrock. The fourth employee at Marvin is the tax collector, Nancy Schneeberger. Marvin's Park Manager is Dereck Durst. The Village Administrator/Budget Officer is Christina Amos.

My participation with the Village of Marvin came in a very particular manor. My main purpose at the Village would be to assist Rohit with any planning related tasks that he needs help on. Being the only Planning/Zoning Administrator made him quite a busy man. The main task that Rohit needed my help on for the internship was the 2050 Comprehensive Plan.

Responsibilities

I had many specific tasks for the Village of Marvin during the course of my summer internship. All of these had to be completed or attended online due to the COVID-19 pandemic. These included attending monthly Planning Board and Village Council meetings as well as online workshops virtually using Webex or Zoom. I also created a draft letter that discussed the benefits of applying for an ETJ from the viewpoint of Marvin Mayor Joe Pollino to Marvin residents. Other tasks that I was given were, creating maps for projects such as the future annexation plan and different scenarios for the 2050 Comprehensive Plan. Besides these more major responsibilities I would aid my supervisor in any other tasks which he required assistance with. The supervisor that I reported to was Rohit Ammanamanchi the Planner/Zoning Administrator. Rohit is 26 and is a graduate from The Georgia Institute of Technology. He has work experience

as a Civil Engineer as well as planning in and around Atlanta. I had to report to Julie Rothrock to handle my time sheets at the end of every pay period.

A typical day at my internship was dramatically different than I pictured it due to the global COVID-19 pandemic. By using a program called RemotePC, I was able to access my work computer that was located at the Villages Offices from home. This computer had access to the Villages “V” drive. I was up and ready to start work by 8:00 AM. If I did not have a task currently assigned to me, I usually waited until Rohit gave me a task. If I was still working on the same task from the day before I would continue working on that. I would work until 11:30AM and have an hour lunch break. My work day would continue at 12:30PM to 5:00PM. On days that board or council meetings take place, I would gain flex time from these meetings. The meetings started at 6:30 PM and lasted until 10:30 PM. I was able to use this 4-hour period as flex time for the rest of the pay period. I would always be given advanced notice if Rohit needed me to stop by the office and I always made sure to wear a mask and use hand sanitizer. I was never asked to work on weekends or national holidays. Due to the state remaining in “stage 2” for a majority of my internship social distancing was enforced at the Village Offices. This meant no more than 10 people were allowed into the building at one given time. This did take a toll on the interactions I could have with other Village Staff besides Rohit. I did occasionally interact with Barbra Blackwell the Village Clerk and Julie Rothrock since our workspace in the office was in the same room. I did not interact with anyone who wasn’t an employee at Marvin or who wasn’t on the Council and Planning Boards.

Specific Projects and Tasks:

Throughout my ten weeks at the Village of Marvin I had many projects and tasks assigned to me. Some of these tasks were more significant than others. The major tasks that I was designated was figuring out the potential benefits of an ETJ, and the creation of the Village of Marvin 2050 Comprehensive Plan.

The first major project I was assigned at my summer internship was to help Rohit Ammanamanchi with the Extra Territorial Jurisdiction Application (ETJ) process. This project was presented to me at the beginning of my third week of the internship on June 2nd. For getting organized with this project, Rohit decided to have me do research on what exactly an Extra Territorial Jurisdiction is, and, the potential benefits for a municipality such as Marvin. The execution portion of this process came in two phases. I was tasked with writing an Extra Territorial Jurisdiction report. This would be presented at a council meeting and include specifically on what an ETJ is, what services are provided, and the process to establish an ETJ. This was a learning process for me to really understand the power of and Extra Territorial Jurisdiction. Attached below is the letter from the mayor addressing the Village.

The second part of the execution process was arguably more important than the ETJ report. This was a letter. Specifically, I was designated the task of writing the draft of a letter for the Mayor that would later be revised by Rohit on why the Village of Marvin adopting an ETJ would be beneficial. The audience for the letter was the board, council, and Marvin Residents. Below is attached the Extra Territorial Jurisdiction Report and letter from the Mayor in figures 9 and 10.

This project had positive outcomes for Rohit and I and the Village as a whole. When Rohit presented my Extra Territorial Jurisdiction Report and the letter that would be sent out on behalf of the mayor, both items received vast amounts of positive praise. The findings of my research are the primary reason why the Village of Marvin is now applying for an Extra Territorial

Jurisdiction through the State and is hoping the Village be granted an ETJ within the fiscal year.

I was able to watch this meeting occur via Webex in live time. I was not allowed to attend the meeting in person due to the Village Hall having hit the maximum allowed capacity with mandatory attendees under North Carolina's phase two.

The second major project that I worked on during my time at the Village of Marvin was the Villages 2050 Comprehensive Plan. The North Carolina Government recently announced in gs 160D that all municipalities within the state must have a Comprehensive Plan. This was announced at the same time that the Village had been working on its land use plan. This plan had been in the works for the past four years. The Village now needed pass both a land use plan and a comprehensive plan "as soon as possible". This task put much stress on the planning board and Rohit. This added stress to the Village was the major and almost soul reason why Rohit was able to ask the finance department for a summer intern to help alleviate the pressure by helping to create the now needed comprehensive plan. I was the first intern the Village of Marvin has ever had. This put a great amount of weight on my shoulders knowing that I would be representing Appalachian State University and setting a role model for future interns at the Village.

Getting organized for this project included getting accustomed to the Villages "V" drive. Specifically the Planner, and GIS folders. These areas in the drive is found on the Villages local network and contains shape files and zoning maps that were made in ArcGIS. The layers from these maps could be used to create appropriate maps for the land use plan. Rohit also had me explore other local municipalities' comprehensive plans to see what a polished Comprehensive Plan looks like. These towns included Indian Trail and Waxhaw. Rohit also explained that writing down words, phrases, or formats from other municipalities plans to use in your own municipalities comprehensive plan is not frowned upon in the planning world and is actually

quite a common practice. A major aspect of a comprehensive plan is the maps it contains. Before this internship I had taken GHY-2310-101 which helped me gain vast knowledge in how to operate Adobe Illustrator, and PLN-2812-101 which gave me a basic understanding and knowledge of how to operate programs such as QGIS and ArcGIS online. Since I had never used ArcMAP before, Rohit spent several weeks showing me the ropes of how to operate the program. He was able to teach me ArcMAP by talking to me via a phone call while he was sitting at my designated computer at the Village Offices and using the RemotePC program while I was at my desk at home, having the ArcMAP program pulled up. This allowed both of us to see what was going on the screen and what he was showing/ teaching me the program while maintaining social distancing. Learning how to use this program was essential in being able to create the 2050 comprehensive plan. As my time at the internship passed, the more comfortable I became with the program.

Having learned how to operate in ArcMAP I was able to move on to the execution phase of the Comprehensive Plan Project. The first part of this phase was to create a draft of the Comprehensive Plan that used similar formatting from preexisting plans. This included the placement of graphics, photos, and overall formatting. Rohit was pleased at the quality and precision that I put into this part of the process. The next portion of the execution phase was to fill in the text portion of the document. Since this was going to be added into Chapter Six of the Land Use Plan this did not need to be a substantial amount of text, ideally ten pages or less. Rohit taught me that in the planning world, the more concise, passive, and jargon free the text the better. The major topics that needed to be addressed in the Comprehensive Plan were the “Parks and Greenway”, “Facilitating A Village Center District”, “ETJ and Annexation”, “Managing Development Pressure”, and the two potential future scenarios for the Village of Marvin.

Out of the necessary topics to be addressed, the that one needed more work than all of the rest were the two Future Development Scenarios for the Village. Rohit needed my help with this portion of the project the most. Each one of these Scenarios needed to have a map created for it in ArcMAP's illustrating the outcomes that that specific scenario. The first map that needed to be created was the "Village of Marvin 2050 Scenario 1, Less Development". This situation held the following description. "The "Less Development" Scenario is the milder of two possible outcomes in the Village's 2050 Comprehensive Plan. This scenario is defined by a greater resistance to commercial development. In this Scenario, the Village Center and Bonds Grove CC-CD corner don't happen, many current farms remain as farms (Shea Rose, Cedar Hill, Blessings Farm, Ardrey's 28 acres, Marvin & Joe Kerr 50 acres etc), No new schools, Fire Departments, or other institutional uses are built. The Trail network may be less built out than the full plan, with the spine and few connectors, and the Extra Territorial Jurisdiction may not be established." The map that I created had to reflect these premises. I was able to do this by carefully choosing map colors, and selecting all the correct parcels for the correct labeling in ArcMAP. The "Less Development Map" is attached in figure 1. The second map I had to create for the Comprehensive Plan was the "Moderate Development Scenario. The description that outlined the map in the Comprehensive Plan was, "The second potential development scenario for

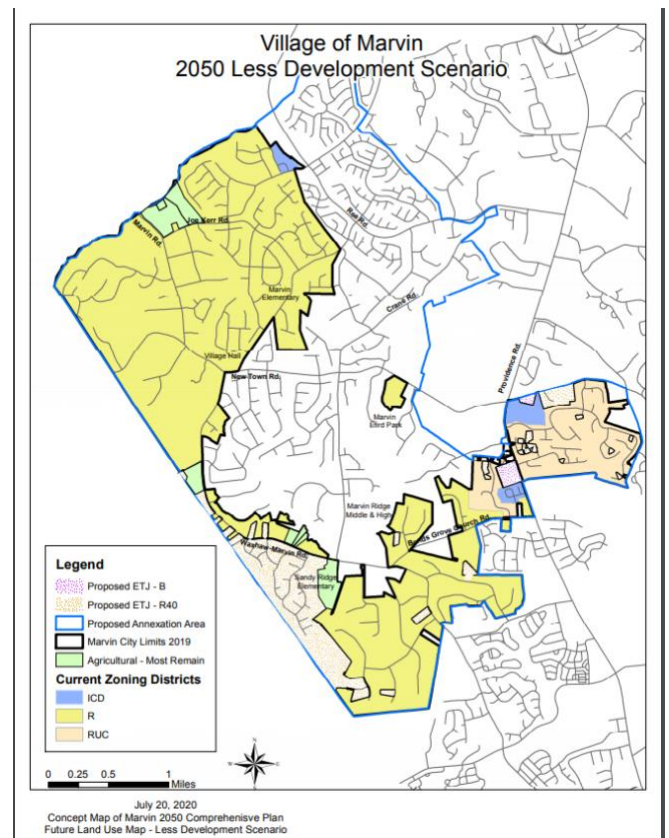


Figure 1 Village of Marvin Less Development Scenario. This Map shows the possibility of a less dense Marvin in the Future

longer being necessary, this resulted in the board agreeing that although the concept of having a comprehensive plan would be beneficial, it would significantly slow down the process of getting the Land Use Plan approved. The members of the meeting decided to shelve the comprehensive plan and select certain aspects from it to use in Chapter Six of the Land Use Plan. After the meeting, Rohit and I significantly edited the Comprehensive Plan according to what the Planning Board wanted to keep and use. Both versions of these documents are attached below in figures 11 and 12.

Evaluation

This summer I was very fortunate to have had a paid internship. There was a real possibility that my internship would be canceled due to the COVID-19 pandemic. There were many aspects of my summer internship at the Village of Marvin that went right. Although I was limited to going into the Village Offices to a handful of times due to the pandemic, by using programs such as RemotePC, and Webex I was able to complete all of my responsibilities and act like I was actually at the office. At the start of the internship I did not believe this would be possible.

There were not many characteristics of the internship that did go wrong. Especially due to the circumstances of COVID-19 and the Village figuring out different ways to make things work. Occasionally after I would finish a map or other assignment for the Village, it would take a few days for Rohit to contact me, give me feedback, and assign me the next task. This was mostly because Rohit is the head Zoning Administrator and Planner at Marvin. This meant days that weren't too busy on the calendar could easily turn into the busiest day of the week out of nowhere. I recommended to Rohit that having a GIS Tech or Planning Assistant would benefit

him in his role at Marvin. He let me know that the council had just approved a planning assistant for next fiscal year.

I did learn vast quantities of information about the planning process and the daily responsibilities of being a planner throughout my internship. The most important task that I learned while at Marvin was how to operate ArcMAP. Before I entered this internship, I had never used this essential program to the planning profession. Over the course of the ten weeks I was able to get comfortable using the program and making maps that the village is already using. I also learned that although you may work hard on a specific project, it may not end up being used immediately. This is an important aspect of being a planner.

If I could have done anything different it would have been nice to have been to work at my desk in the Village Offices throughout the summer. Due to the pandemic that was not possible due to social distancing guidelines and restrictions. The work area where my desk was set up also shared space with another co-worker. This would have limited my time in the office to three days a week if the State had entered Stage Three. I am glad that the Village treated the virus seriously and kept its staff safe throughout my internship.

My initial expectations for the internship were very reasonable. At first, in the middle of May, I did not know how my internship would transpire due to COVID-19. I was very thankful that they were able to figure out a way for their first intern to complete the internship and make it a learning experience. Rohit did inform me that the Village now wants an intern every semester and offered me the position for next summer. I am still contemplating this decision.

My coursework from Appalachian State University did help prepare me for my summer internship at the Village of Marvin, North Carolina. The coursework provided me with the

essential information and understanding of what can occur as being a planner and what skills are necessary to be a successful planner. The coursework that I have completed at Appalachian State University that helped me the most throughout my internship was, "CARTOGRAPHIC DESIGN & ANALYSIS", "TOWN, CITY & REGIONAL PLANNING", "GEOSPATIAL TECH IN CHANGING WORLD", "PLANNING TECHNIQUES", "LAND, PROPERTY, AND LAW", and, "ENVIRON POLICY & PLANNING".

References

“Latest News.” *Village of Marvin, NC*, www.marvinnc.org/.

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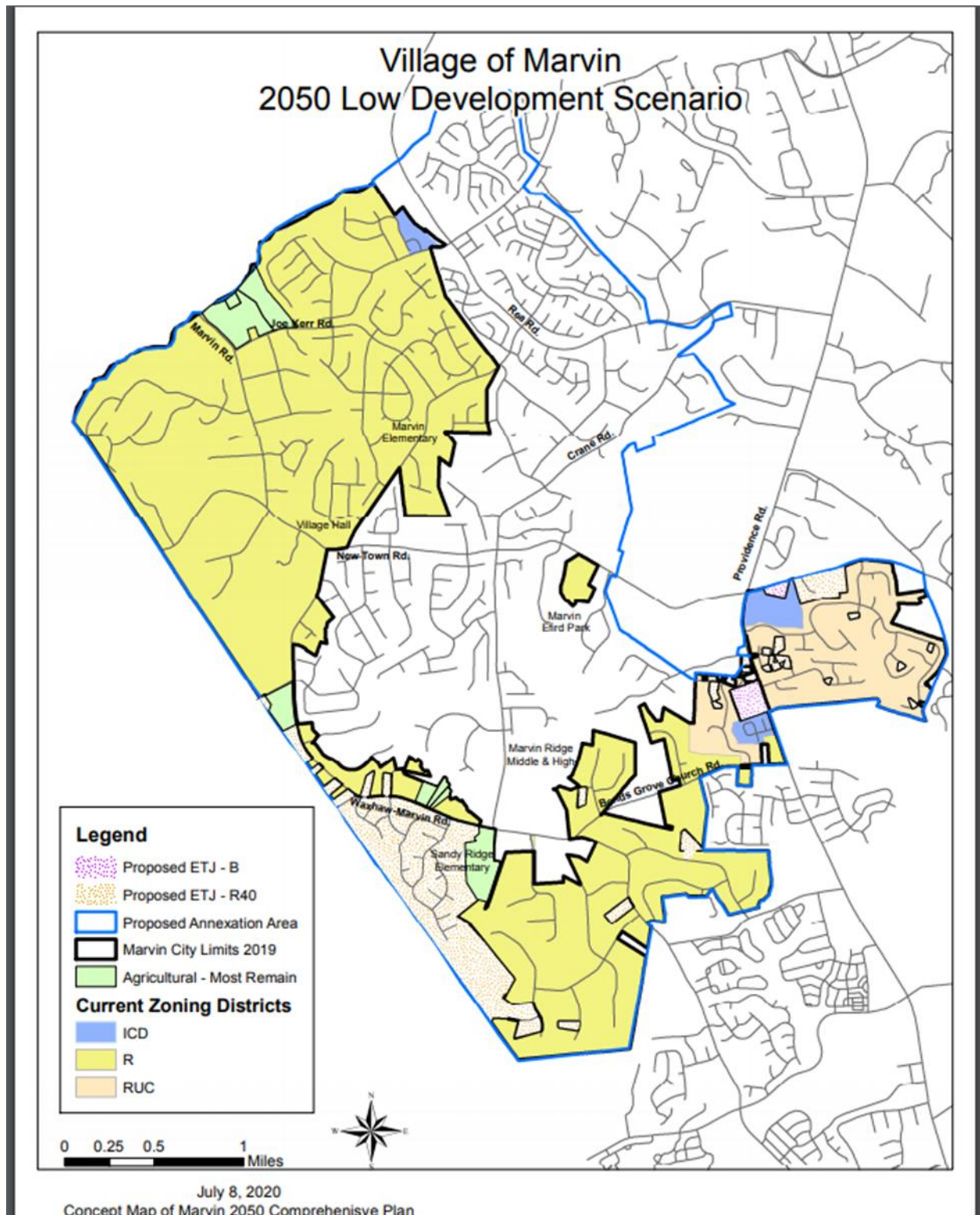


Figure 3: This was the original first of three future options for the Village of Marvin. It was paired down to two later on.

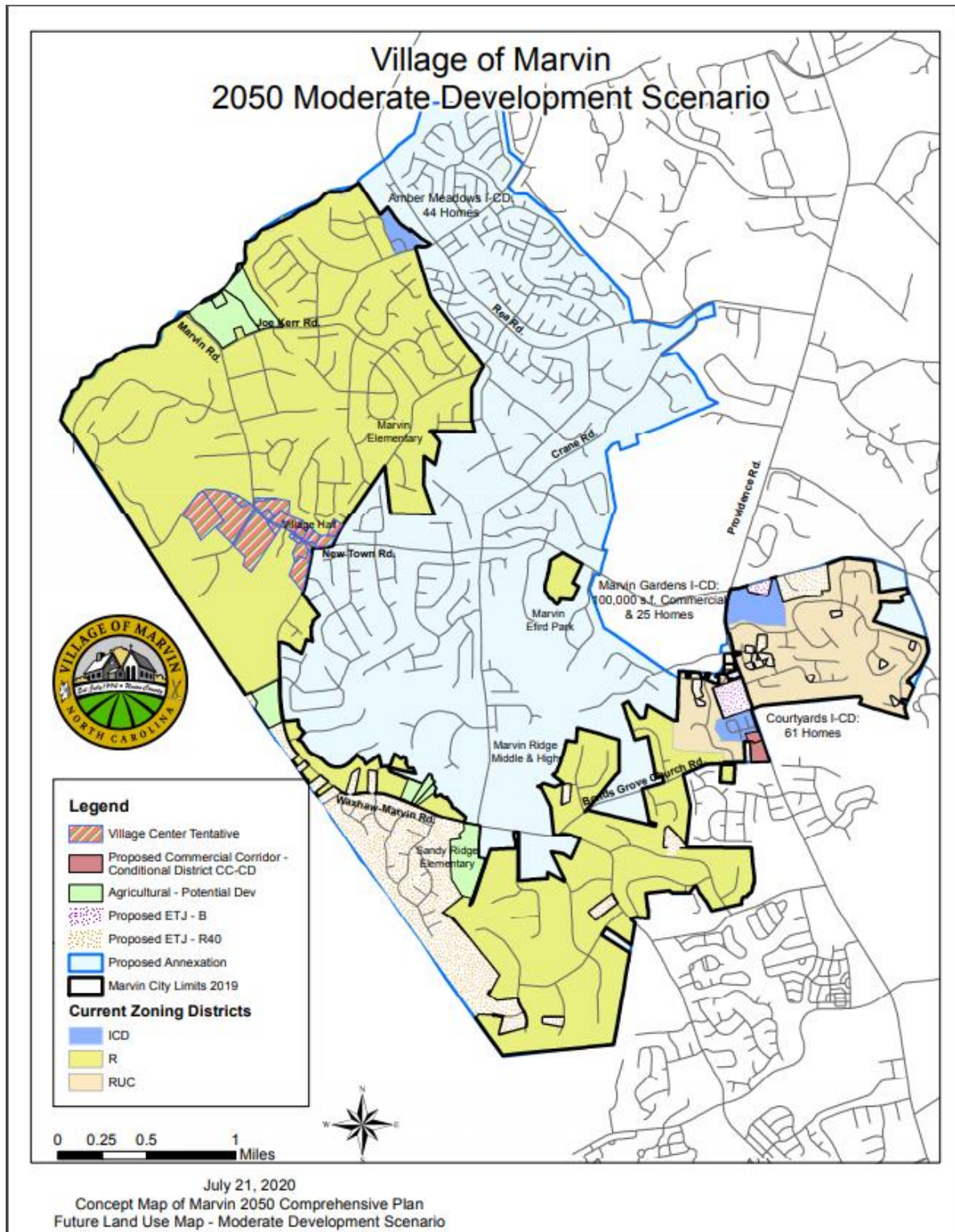


Figure 4: This map for the original Comprehensive Plan was the most determined to be the most desirable option for the residents of Marvin.

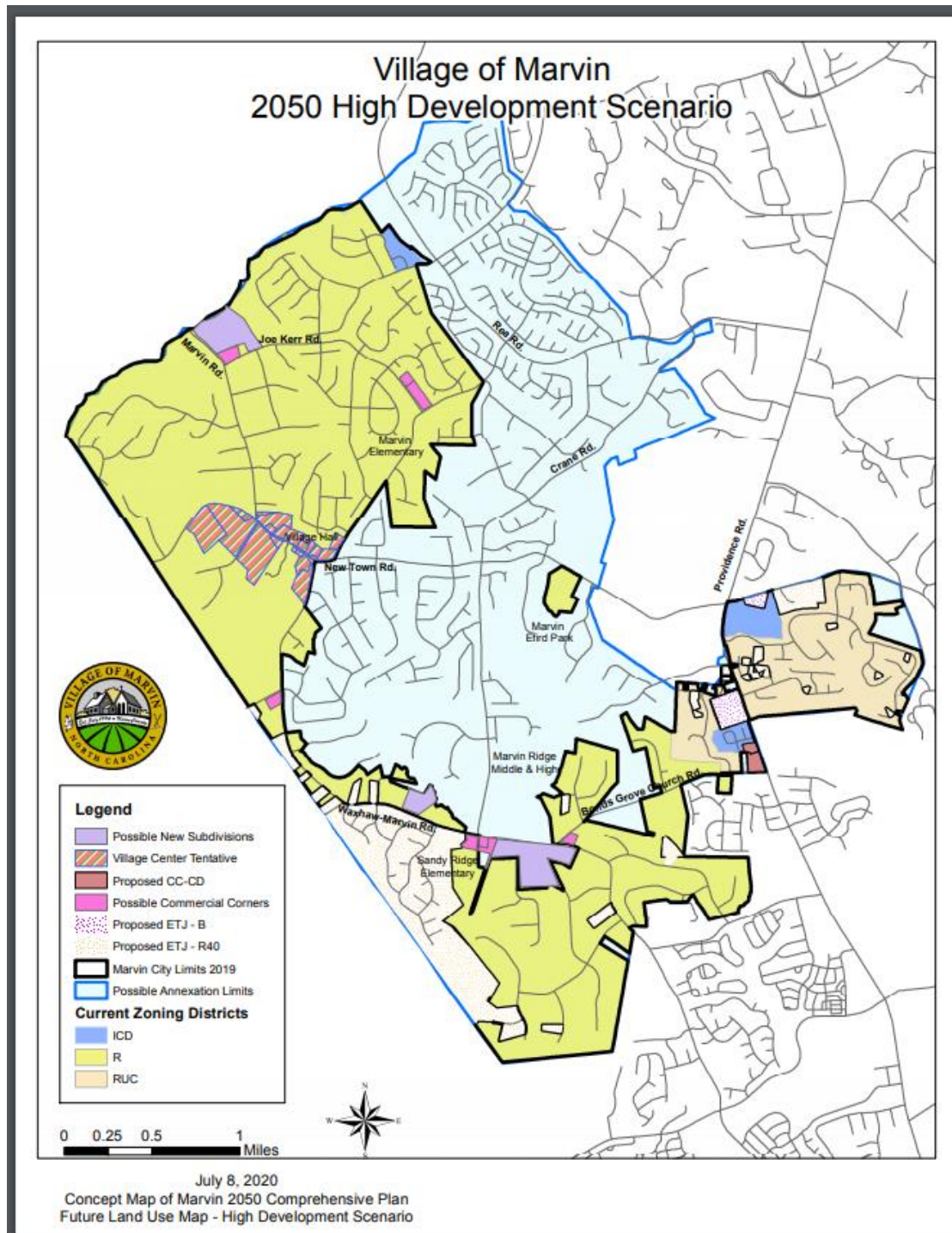


Figure 5: This was map was the most extreme form of development that may occur in Marvin in the future. This option was determined to be the least desirable option for Marvin Residents.

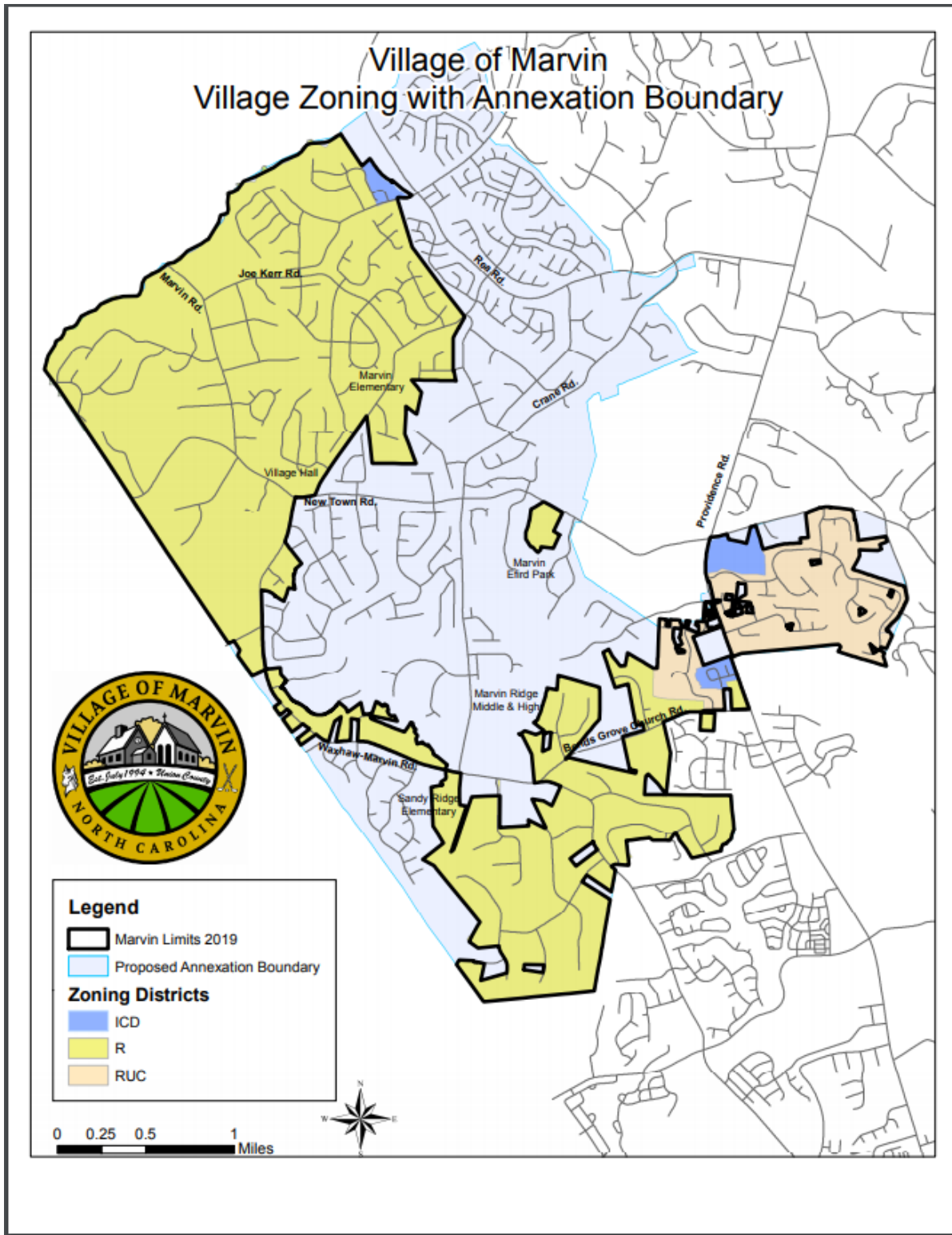


Figure 6: The map above was created to show the desired annexation boundary for the Village. The majority of this area is shaded grey and is in the middle portion of the map called the "Marvin Donut Hole". This land could potentially be annexed from Union County

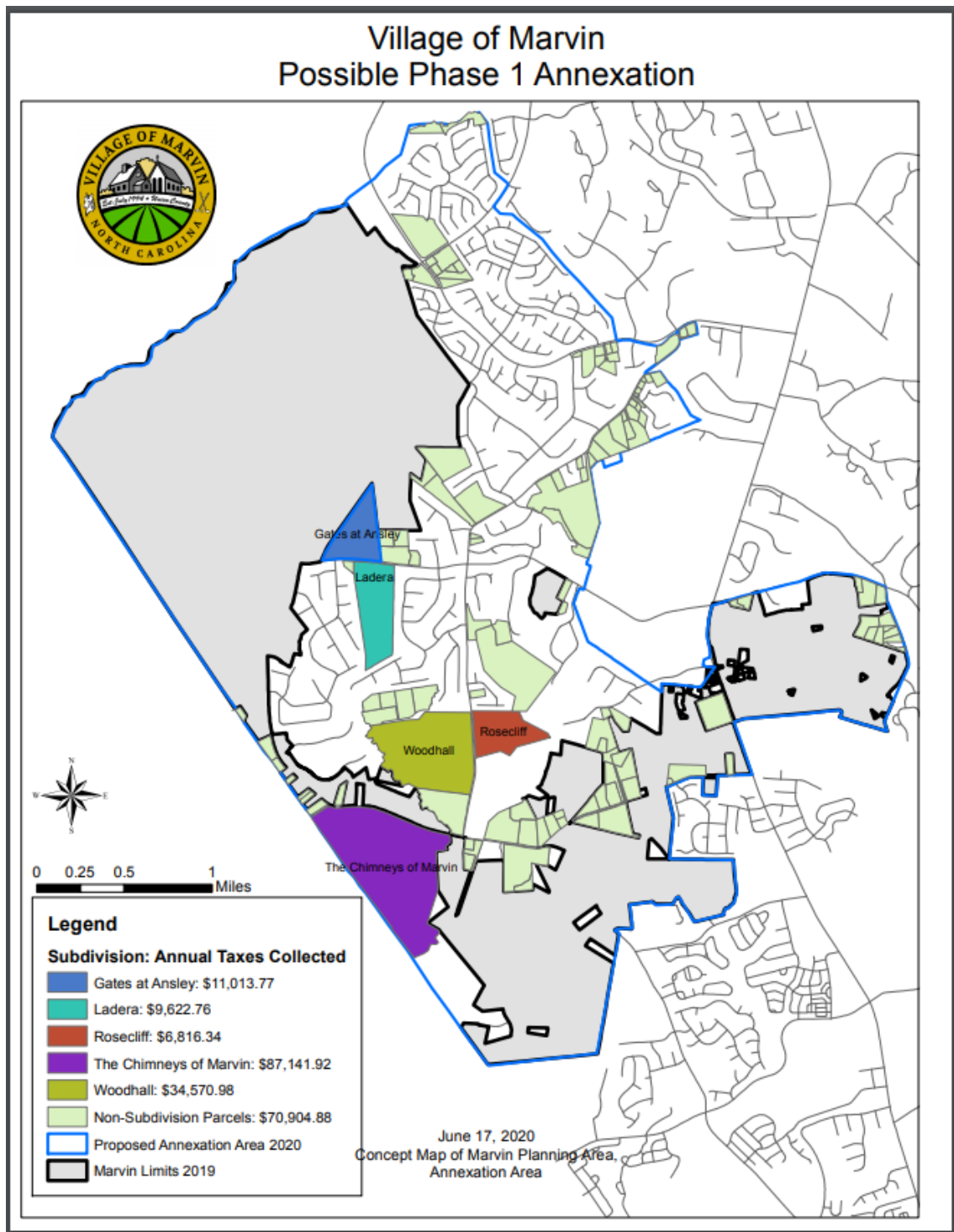


Figure 7: The map above shows the first possible phases of future Marvin annexation with desired neighborhoods. The map also shows the amount of tax revenue Marvin would earn if these neighborhoods were annexed.

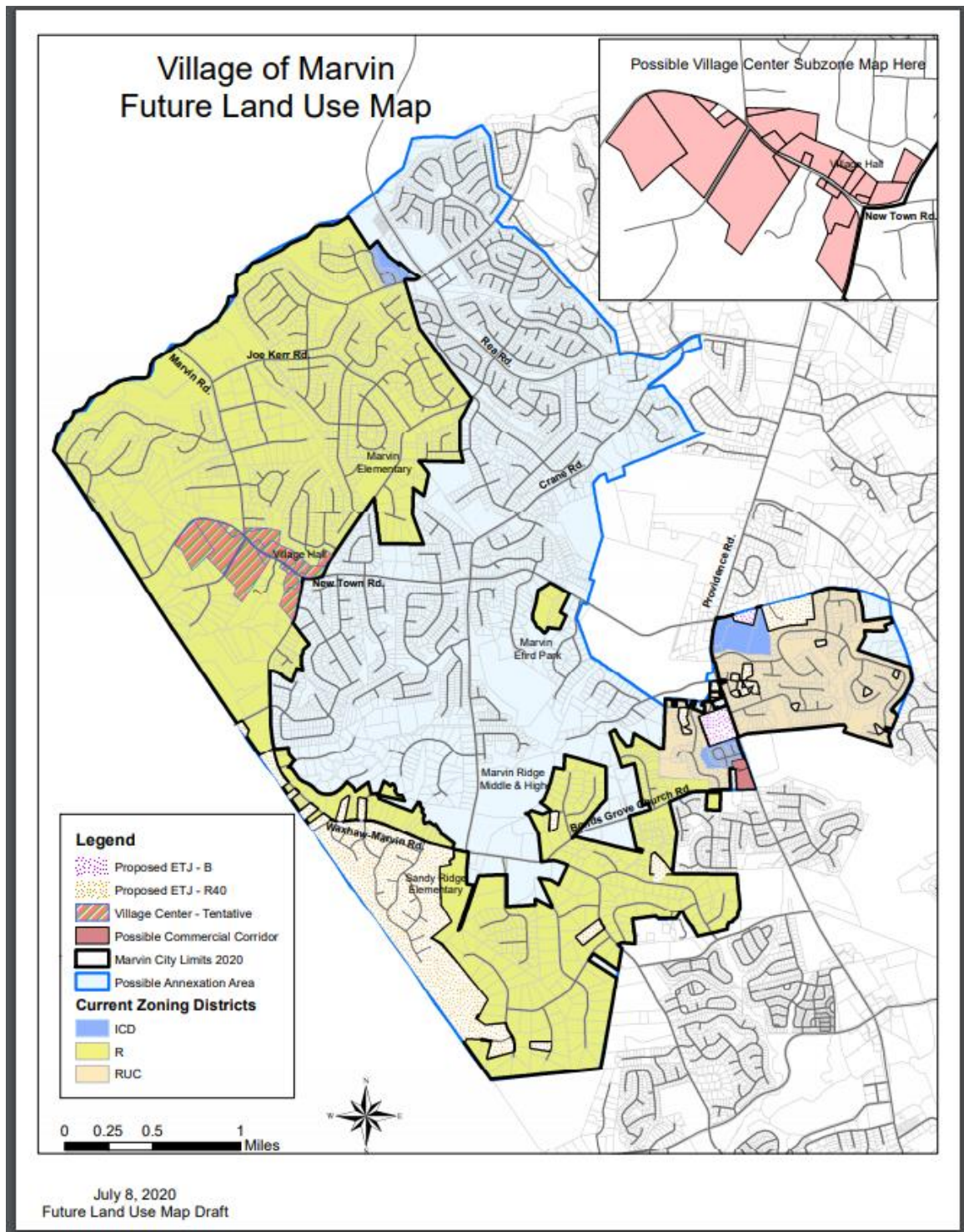


Figure 8: This Map displays the potential Future Land Use Map of Marvin. It specifically highlights the future Village Center District. This is where the new Village Hall will be built and light commercial development will be allowed.

Figure 9
Letter from the Mayor



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

June 11, 2020

Union County
500 N Main St
Monroe, NC 28112

Re: Desire for Marvin to Adopt an ETJ.

Dear Honorable Chairman of the Union County Board of Commissioners,

The Village of Marvin requests your consideration to apply for an Extra Territorial Jurisdiction or ETJ, as creating a more cohesive planning area is pivotal to preserve planning efficiency and the character of our Village's immediate vicinity.

The main reason for this application is the desire for regulating development in three large undeveloped parcels adjacent to us:

- A 61-acre parcel between the Chimneys of Marvin and Providence Road Estates, to ensure desired residential density and connectivity,
- A 17-acre, business zoned parcel north of the Courtyards at Marvin on Providence Road, to ensure lower intensity and proper buffers from our age-restricted neighborhood, and
- A 4.7-acre parcel on New Town Road nestled in the Marvin Gardens development, to streamline coordination with Marvin Gardens if this parcel decides to develop in the future.

Additional benefits to establishing this ETJ are to involve residents in those donut holes in our planning processes, and to maintain consistency of development in many smaller un-annexed parcels within and between subdivisions in Marvin.

If you have any questions you may contact our office at the number listed above or email our Planner at planner@marvinnc.org.

Sincerely,

Joseph E. Pollino, Jr.

Mayor, Village of Marvin

CC: Rohit Ammanamanchi, Village Planner/ Zoning Administrator

Figure 10
ETJ Report

Matthew Blaszyk

Rohit Ammanamanchi

Internship

June 6 2020

Extra Territorial Jurisdiction

ETJ or Extra Territorial Jurisdiction is an essential part of being a planner and operating as a village, town, or city. There would be many reasons why the Village of Marvin would benefit from adopting and ETJ. An Extra Territorial Jurisdiction is a buffer or cushion that is placed in the area just outside of the village, town, or city limits. Each municipality in the state is granted an Extra Territorial Jurisdiction. An ETJ is put in place as a method of defining possible future growth and future potential service boundaries. An important fact of ETJ's is one municipalities ETJ cannot overlap with another municipalities ETJ. Property owners that live near two ETJ's do not have the ability to choose which EJT they become a part of unless it is an agreement between the two governing municipalities.

The History of Extra Territorial Jurisdictions started in the 1940's. In North Carolina the ETJ did not develop its modern-day presence and use until 1945, after World War II ended. After the war, there was a mass expansion of development that occurred on the fringe of municipalities, especially cities. ETJ development most often occurred in the unregulated areas just outside the corporate limits. Adoption of the Extra Territorial Jurisdiction was characterized

at the time as “relatively chaotic fashion”. This chaotic fashion made states like North Carolina, among others to approve the use of “perimeter zoning”, better known by today as ETJ. A few examples of this use occurred in 1949. During this year, the cities of Raleigh, Gastonia, Chapel Hill, and Tarboro were all granted the authority to adopt zoning ordinances in the one-mile area surrounding the city. In the following years after, more cities around the state were given the ability to adopt local legislation authorizing extraterritorial zoning.

There are many services that are provided by Extra Territorial Jurisdiction's. These are essential services to serve any city or any other form of municipality. The first type of services that are provided by an ETJ are law enforcement. An ETJ's law enforcement are mainly County Sheriffs, a municipality's police force, and other forms of law enforcement. Another type of services provided are Emergency Services. An ETJ's Emergency series can be Fire Fighters, and EMS Ambulance crews. Both of the Emergency Services are provided through their applicable districts. The final type of service that is provided is maintenance, specifically road maintained. Road maintenance is an important amenity is County Road Maintenance.

There are multiple steps in creating an ETJ in the State of North Carolina. The first step is if the municipality's population is over 10,000 but less than 25,000, it has the right to establish an ETJ. This can extend up to three miles beyond its limits. The next step in creating an ETJ is, if any municipality that plans to establish an ETJ must notify all property owners in the potential area. It is crucial that the boundaries of the ETJ may be changed and amended over time. The third step references the North Carolina State Legislature, “The boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques”. If the extraterritorial jurisdiction of two municipalities overlap then it needs to be decided on where the jurisdictional boundary between them will be the

midway point of overlapping area. If a city fails to approve an ETJ, then the country will be authorized to the use of these powers. The second to last step is to ensure that no municipality can extend its ETJ into an area of the county that the county is enforcing a zoning ordinance, subdivision regulations, and within which it is enforcing the State Building Code. The final steps of establishing an ETJ according to the state is, when a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county”.

Figure 11

Village of Marvin, North Carolina
2050 Comprehensive Plan Draft



Rough Draft Presented July 21, 2020

Introduction

There are many reasons why we plan. One of the most important is planning ensure that Marvin is planned in a responsible manner. Planning also ensures that Marvin is developed in a way in which both its legislature and citizens deem fit.

The 2050 Comprehensive Plan establishes the “blueprint” for Marvin’s future. It is the vision of what the community wants to become and the steps needed to realize that vision. The plan is comprised of recommendations that form a broad policy document and guide for decision making on the long-term physical and economic development of the city and its environs. This blueprint allows for the time to take advantage of strategic opportunities are present themselves.

A comprehensive plan does have an impact on a municipality’s decision making. A comprehensive plan can make goals that will help village leaders and future decisions that will affect the village in the future. In the planning process, goal making is established by the comprehensive plan. In the planning process, community involvement of all ages is key. It ensures that the village will grow and develop in a way that all members of the community and local government find just. Examples of this are smaller parts of the Comprehensive Plan. For instance, the Parks and Greenway Plan or the Village Center Plan.

An important and new development to Comprehensive Planning is NC gs 160D. This is the new chapter of North Carolina General Statutes. This consolidates current city- and county-enabling statutes for development regulations into a single, unified chapter. Chapter 160D places these statutes into a more logical, coherent organization. **All municipalities located within the state are required to develop and have a comprehensive plan.**

Identifying issues

The planner must first address the issue they are investigating. "To be relevant, the planning process must identify and address not only contemporary issues of concern to residents, workers, property owners, and business people, but also the emerging issues that will be important in the future." Generally, planners determine community issues by involving various community leaders, community organizations, and ordinary citizens.

- **Managing growth & Resisting High Density Development.**
 1. Union County is constantly growing and is one of the fastest growing counties in the state. This growth needs to be managed properly.
- **Traffic**
 1. Due to Marvin's constant growth, the threat of overwhelming traffic is becoming more of a possibility. This can be solved partially by the implantation of discouraging the development that exacerbates traffic congestion or decreases efficient mobility
- **Walkability & Greenspaces**
 1. Creating enough recreational parks and greenways for the growing Marvin community.
 2. Due to the ever increasing population in Marvin, adequate sidewalks, trails, parks, and greenspaces need to be implemented into the community for resident access.
- **Aging Population "In Place".**
 1. Marvin is also seeing some increase in the number of older adults and people older than sixty-five. The Village should create amenities that appeal to this age demographic as well.
- **Developing Marvin's Future**
 1. Developing a strategic plan and vision for Marvin/ Resident Nature Being able to create a vision of Marvin that its residents like as well is key to operation a village successfully.
 2. Maintaining the village's roots. Preserving the village's history and sense of living in a rural area is important and is under threat due to the increase in population.

Stating goals

Once issues have been identified by a community, goals can then be established. Goals are community visions. They establish priorities for communities and help community leaders make future decisions which will affect the city. Stating goals is not always an easy process and it requires the active participation of all people in the community.

- **Traffic/ Transportation**

Improving our intersections and corridors is a key part of the Villages comprehensive plan. This helps advance safety among pedestrians and automobiles.

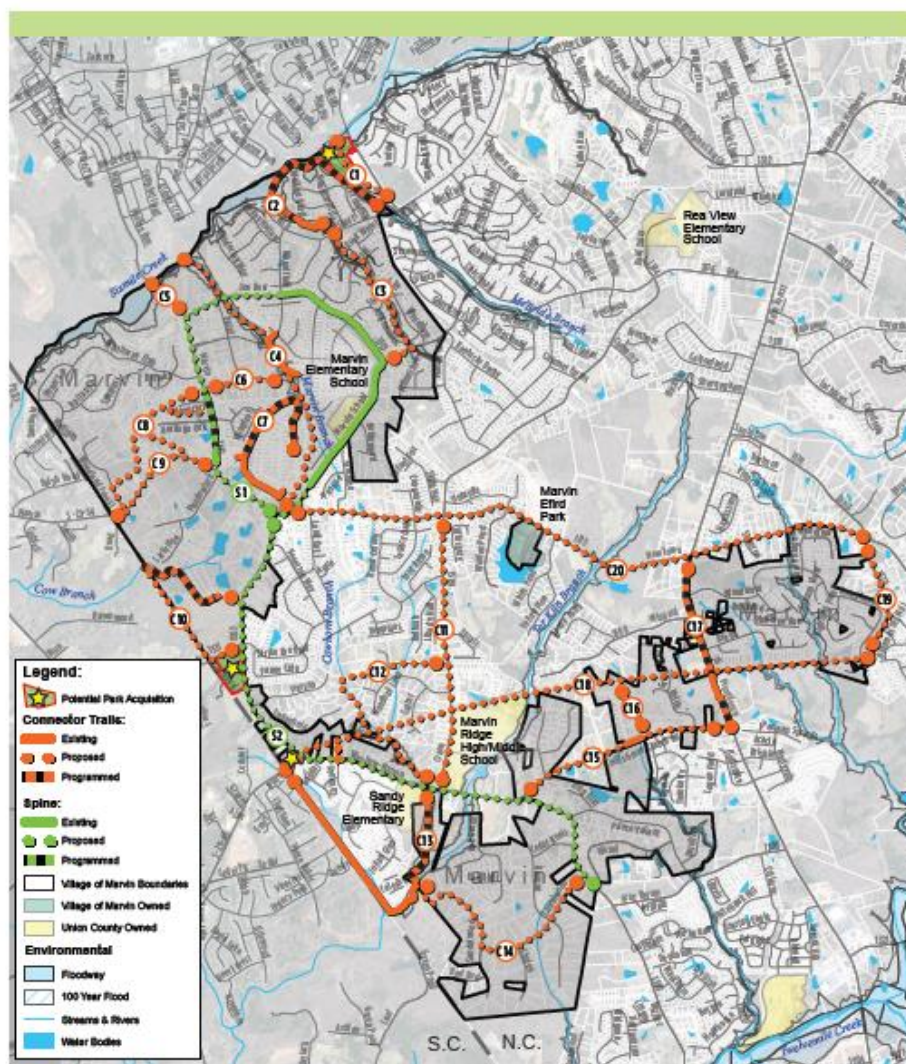
Develop a traffic calming program. This will help to reduce the number of traffic accidents that occur throughout the Village.

Coordinating projects with CRTPO and their Comprehensive Transportation Plan (CTP) will be beneficial to the village over time.

Parks and Greenways

The addition of a parks and greenway system would be highly beneficial to Marvin's current and future residents. If each trail and sidewalk is built, every neighborhood could be connected to the greenway network. This access to a sidewalk and greenway system would fulfill the provision of adequate light and air for Marvin's residents. The village should continue to invest in greenway development and connectivity through capital projects. This will add a sense of nature to running, biking, walking, and horse riding on the trails and greenways for the residents of Marvin.

The village should make the use of the trails feasible to equestrian users by expanding the trails. Building of parks and greenways as ways to promote environmental protection and conservation. The parks and Greenways project should be built on a strong private and public relationship. This trail network could connect neighborhood to local destinations, reducing automobile traffic. The current equestrian trails should be expanded to support and show Marvin's equestrian heritage. It should be assured that all parks, greenways, trails, are safe, well maintained, and well managed. Spaces should be created for community building and recreation. These steps for the village's greenways and trails will help the community grow and attract more residents to the area. This is important to establish Marvin as a sought-out place to live.



Conceptual Greenway Plan
Village of Marvin
 Union County, North Carolina

0 0.5 1 Miles

DESTINATION
BY DESIGN
 PLANNING. DESIGN. COMMUNITIES

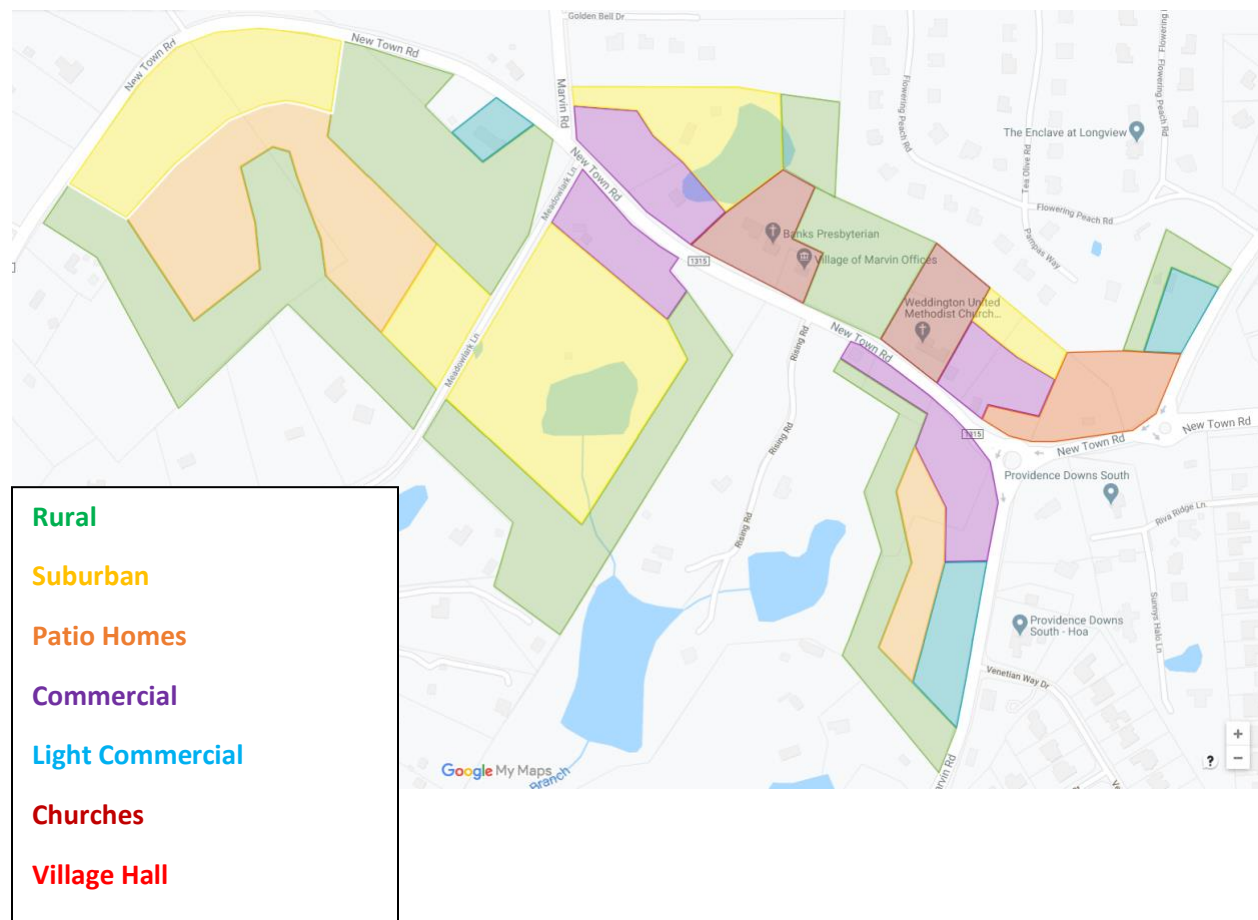


ROUTE SUMMARY MATRIX

Trail Segment	Name	Trail Type	Length (linear feet)	Length (miles)	Location
S1	Marvin Loop	DOT Sidepath/ Typical Greenway	19,715	3.73	Along Marvin School, Joe Kerr, Marvin, and New Town Roads
S2	Waxhaw Marvin Greenway	DOT Sidepath/ Typical Greenway	18,676	3.54	Along Waxhaw Marvin Road
C1	North McBride Branch Greenway	Crushed Stone Path	2,337	0.44	Along north side of McBride Branch
C2	Tullamore Trail	Crushed Stone Path	6,568	1.25	Off road
C3	Wyndham Hall Greenway	DOT Sidepath/ Crushed Stone Path	6,042	1.14	Riparian corridor and along Marvin School Road
C4	Marvin Branch Greenway	Crushed Stone Path	10,252	1.94	Along Marvin Branch
C5	Six Mile Creek Connector	DOT Sidepath	1,508	0.29	Along Marvin Road
C6	Saddle Avenue Connector	Sharrow - on road	2,521	0.48	Along/on Saddle Avenue
C7	Preserve Trail	Crushed Stone Path	6,408	1.22	Off road
C8	Woodland Forest Connector	DOT Sidepath/ Typical Greenway/ Crushed Stone Path	8,622	1.63	Off road and along Woodland Forest Road
C9	Marvin Loop Connector	DOT Sidepath/ Typical Greenway	4,201	0.80	Along New Town Road
C10	Broadmoor Greenway	DOT Sidepath/ Typical Greenway/ Crushed Stone Path	8,169	1.55	Off road and along Stacy Howie Road
C11	Crane Road Greenway	DOT Sidepath	8,277	1.57	Along Crane Road
C12	Cowhorn Branch Greenway	Crushed Stone Path	8,788	1.66	Off road
C13	Chimneys Trail	Natural Surface Trail	9,823	1.86	Off road
C14	Tar Kiln Branch Connector	Natural Surface Trail/ Sharrow - on road	7,556	1.43	Off road and along Sandalwood and Lauralwood Lanes
C15	Bonds Grove Church Greenway	DOT Sidepath and Typical Greenway	6,753	1.29	Along Bonds Grove Church Road
C16	Belle Grove Trail	Crushed Stone Path	2,052	0.39	Off road
C17	Providence Road Greenway	DOT Sidepath and Typical Greenway	5,525	1.04	Along Providence Road
C18	Powertine Trail	Natural Surface Trail	18,530	3.51	Duke Power ROW and along Henry Nesbit Road
C19	Broomes Old Mill Connector	DOT Sidepath	3,852	0.73	Along Broomes Old Mill Road
C20	New Town Road Greenway	DOT Sidepath	17,827	3.38	Along New Town Road
Total Length (miles)			34.86		

The 2020 Parks and Greenways Master Plan was passed recently in the Village of Marvin. A major component of this plan was the potential addition of walking trails to the area. The vision of this plan for the future Village of Marvin is broken into two possible scenarios. The first possible scenario is in the less development plan. For this plan, the spine of the system will be built with not much more added to it. The second possible scenario is the “Moderate Development Scenario”. In this situation, the spine and most, if not all, of the connector parts of the trail system will be built.

Establish a Village Center and a “Gathering Place” for residents will be crucial for the village and its residents. Building and promoting areas for family activity with multigenerational amenities, executing approved plans already in motion and provide more funding to those plans, achieve open space per capita goals, establish a welcoming and relevant Village Town Hall, constructing a Village Town Hall to aid in establishing community identity, growing the Village strategically and responsibly, are all important goals for the current and future residents of Marvin. These sets of goals will farther make residents be proud of their village and see it as a great place to live.



ETJ and Annexation

Identifying sub-planning areas beyond the Village's corporate limits, in Marvin's sphere of influence, including establishing an Extra-Territorial Jurisdiction (ETJ) will be key to Marvin's future. Conduct a full inventory of all heritage homes in the Village and classify their architectural characteristics will help the Marvin community understand its history on a greater scale.

Promoting voluntary annexation would benefit the Village of Marvin. This potential voluntary annexation could help the Village expand its' services and acquire new residents and a larger tax base. This potential annexation could also close the "Marvin Donut Hole" and streamline local planning.

Managing Development Pressure

Restricting redevelopment of homestead lots/neighborhoods within Marvin needs to occur. This is important to ensure the rural atmosphere of Marvin remains.

Establishing an ETJ and building a strong relationship with the County and neighboring municipalities to coordinate development immediately outside of our limits is key to properly develop Marvin. This is another key factor of the comprehensive plan. If the areas surrounding Marvin are not developed in coordinated effort, this could cause poor planning and drastic amounts of money having to be spent by both municipalities to solve the issues that arise.

The prevention of overcrowding of land is a top priority in the Village of Marvin. If 5 methods are exercised, this will help achieve this goal. They are, Undue concentration of population; A reduction of congestion in the streets; conserving the value of buildings, A view to encouraging the most appropriate use of land, The districts peculiar suitability for certain land uses. These goals will help to further maintain Marvin's character and roots. The overuse of land and massing a population could make Marvin easily lose the reason why so many residents have chosen to make Marvin home.

Secure safety from fire, panic, and dangers;

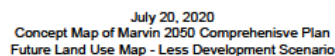
The facilitation of efficient and adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements. These are important goals to have to properly serve the Villages residents. This will also help annex current property owners in the unincorporated country land into the Village.

There are 3 goals to help develop Marvin in a way that is suitable for its government officials and its residents. Brief character profiles of the Village, for residents and prospective investors. A summary of Village resident priorities and views towards development. Character Area specifications to facilitate policy and design administration. These sets of goals will help the Village develop in a way that the residents and investors agree with. This will develop a positive relationship on both sides.

Limit New Development

Following this is a comparison of two possible development scenarios, one with less commercial and residential development and the other with moderate development.

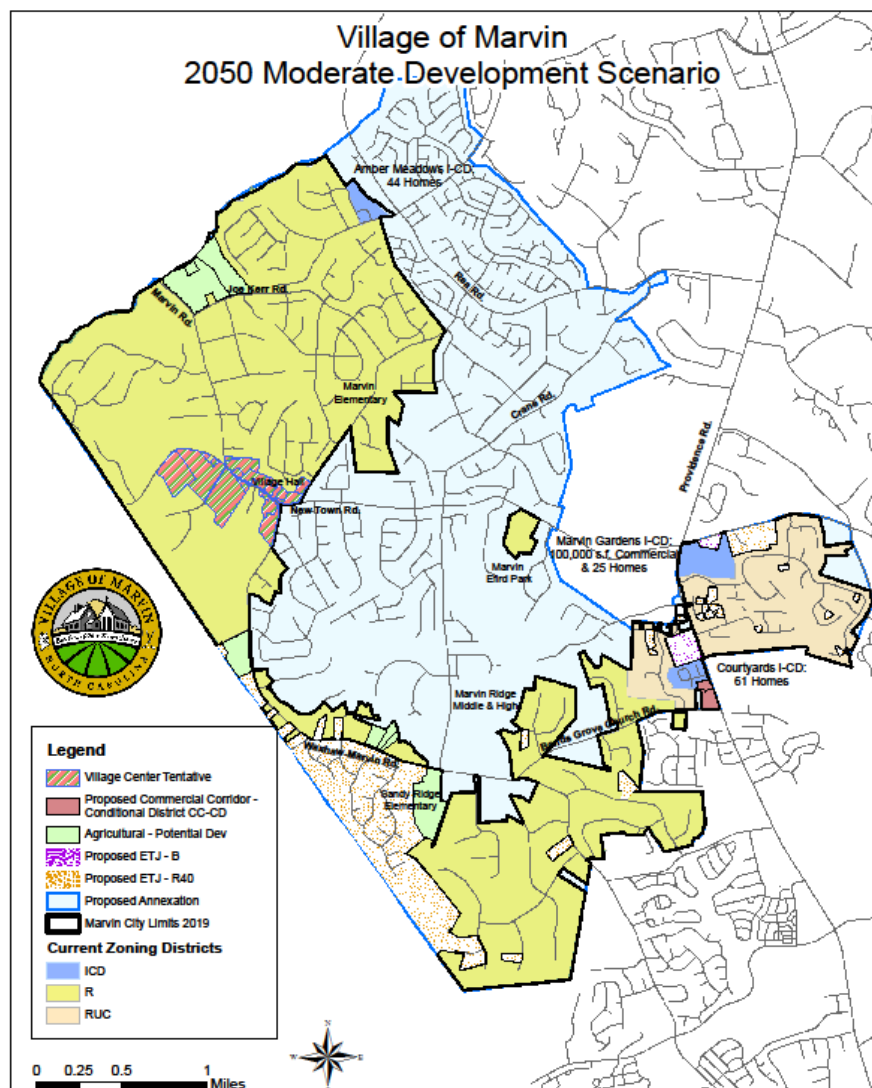
The “Less Development” Scenario is the milder of two possible outcomes in the Village’s 2050 Comprehensive Plan. This scenario is defined by a greater resistance to commercial development. In this Scenario, the Village Center and Bonds Grove CC-CD corner don’t happen, many current farms remain as farms (Shea Rose, Cedar Hill, Blessings Farm, Ardrey’s 28 acres, Marvin & Joe Kerr 50 acres etc), No new schools, Fire Departments, or other institutional uses are built. The Trail network may be less built out than the full plan, with the spine and few connectors, and the Extra Territorial Jurisdiction may not be established.



Village of Marvin 2050 Scenario 2

Moderate Development

The second potential development scenario for the Village of Marvin is the “Moderate Development” Scenario. Marvin still seeks to restrict commercial development but allows it in limited locations. Village Center District and Bonds Grove Church CC-CD do develop, some of the farms become subdivisions, no new schools are constructed, the trail network spine, many connections are built, and some thoroughfare sidewalk segments, the Extra Territorial Jurisdiction is established early on, and then most of the Annexation area is annexed. Ultimately, even the Moderate Development Scenario preserves most of Marvin and the Annexation Area as single-family residential use.



July 21, 2020
Concept Map of Marvin 2050 Comprehensive Plan
Future Land Use Map - Moderate Development Scenario

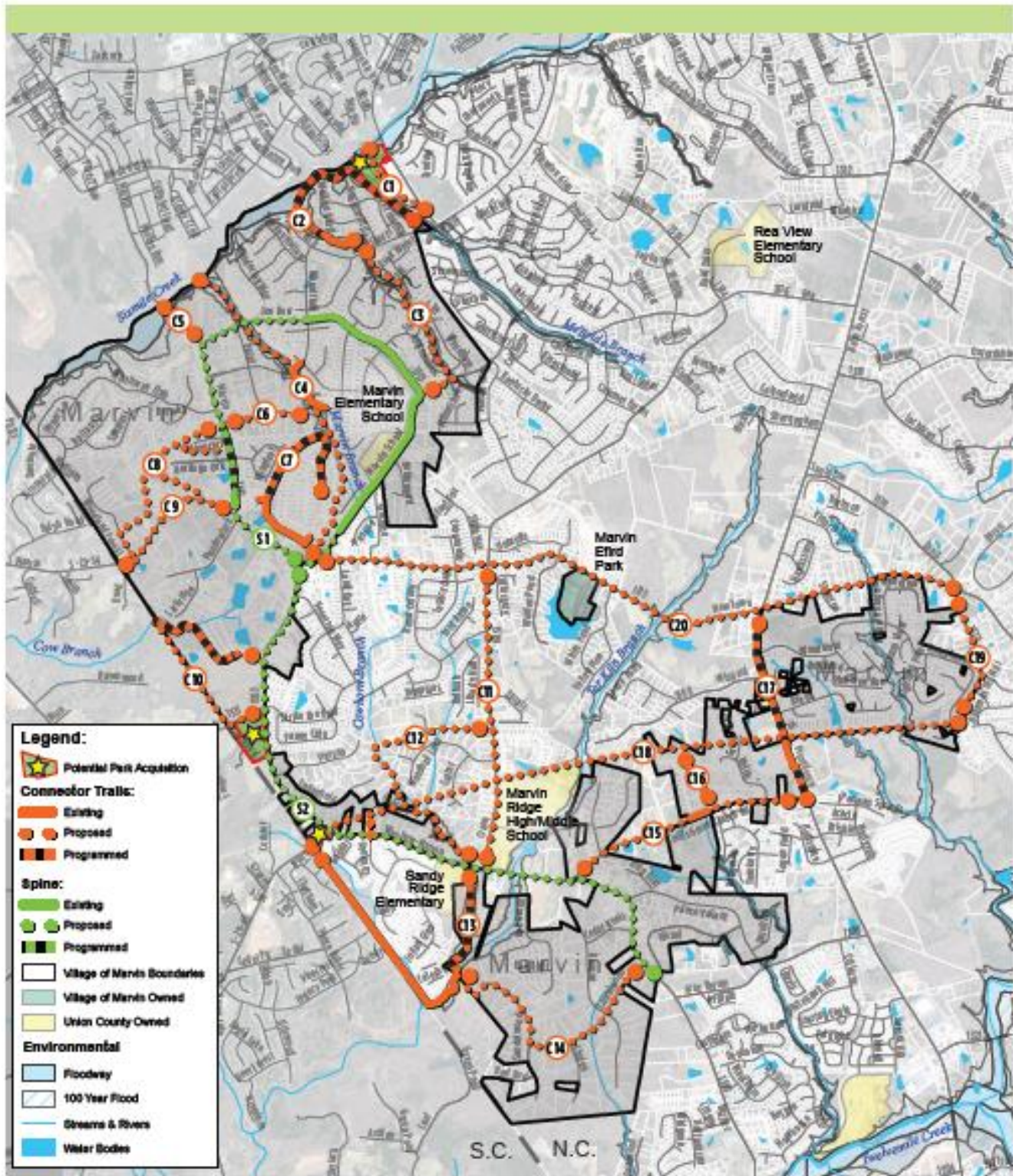
Conclusion

A Comprehensive Plan is a vital tool to help any municipality grow over extended periods of time. This tool can help ensure a village, town, or city develops at the rate and way that its citizens want it to with guidance from its planners. The Village of Marvin would benefit from a comprehensive plan. It can ensure that the village will develop in a responsible manner and diminish the fears of potential over development of the Village of Marvin. A comprehensive plan can provide a blue print for the village's decision makers to make accountable choices for the future. Having a comprehensive plan can also help guide other projects such as the Village Center Plan or the Parks and Greenways Master Plan.

Figure 12

Useable Remnants of Comprehensive Plan after Board Meeting

Parks and Greenways



Conceptual Greenway Plan
Village of Marvin

0 0.5 1 Miles

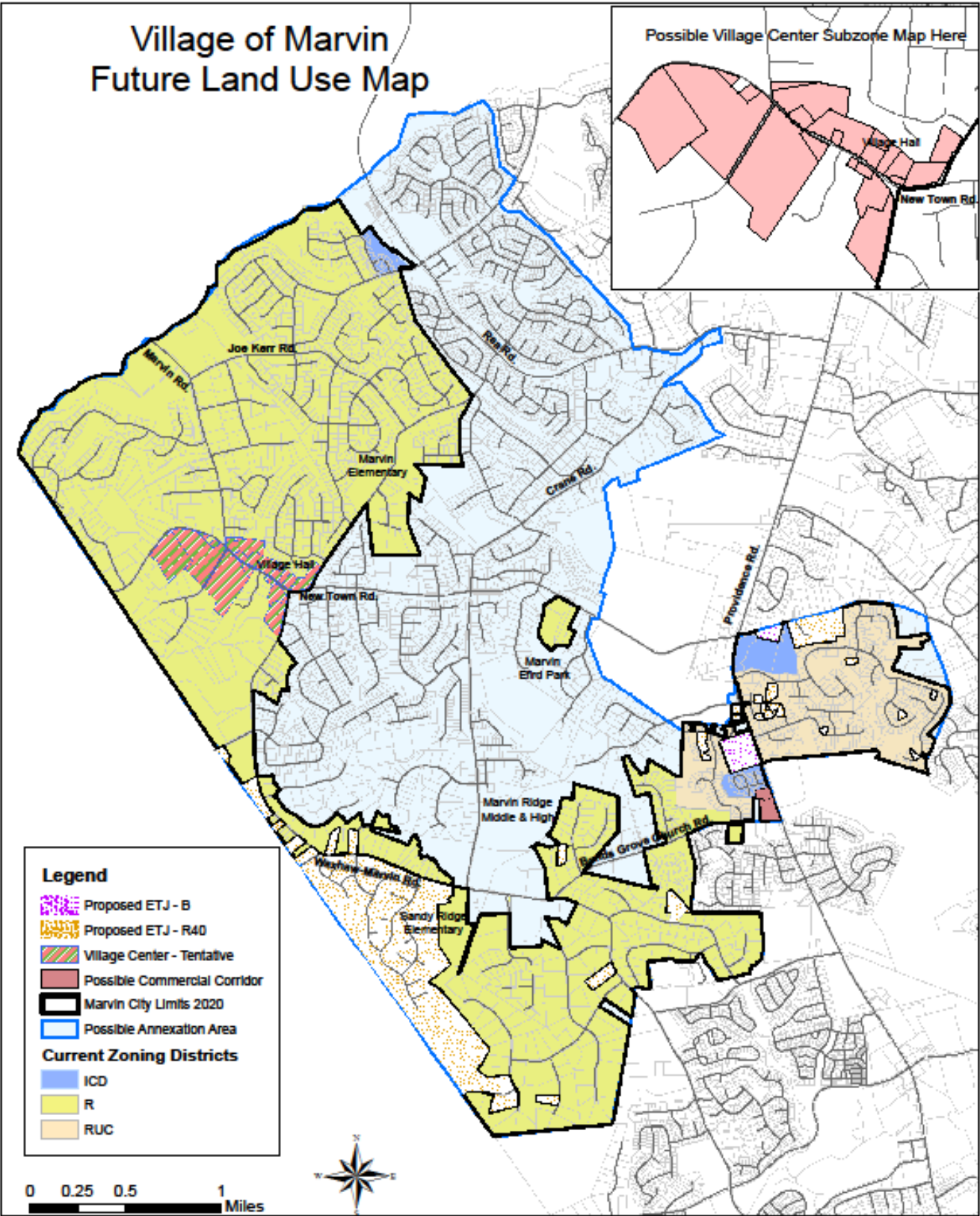
DESTINATION
BY DESIGN



ROUTE SUMMARY MATRIX

Trail Segment	Name	Trail Type	Length (linear feet)	Length (miles)	Location
S1	Marvin Loop	DOT Sidepath/ Typical Greenway	19,715	3.73	Along Marvin School, Joe Kerr, Marvin, and New Town Roads
S2	Waxhaw Marvin Greenway	DOT Sidepath/ Typical Greenway	18,676	3.54	Along Waxhaw Marvin Road
C1	North McBride Branch Greenway	Crushed Stone Path	2,337	0.44	Along north side of McBride Branch
C2	Tullamore Trail	Crushed Stone Path	6,568	1.25	Off road
C3	Wyndham Hall Greenway	DOT Sidepath/ Crushed Stone Path	6,042	1.14	Riparian corridor and along Marvin School Road
C4	Marvin Branch Greenway	Crushed Stone Path	10,252	1.94	Along Marvin Branch
C5	Six Mile Creek Connector	DOT Sidepath	1,508	0.29	Along Marvin Road
C6	Saddle Avenue Connector	Sharrow - on road	2,521	0.48	Along/on Saddle Avenue
C7	Preserve Trail	Crushed Stone Path	6,408	1.22	Off road
C8	Woodland Forest Connector	DOT Sidepath/ Typical Greenway/ Crushed Stone Path	8,622	1.63	Off road and along Woodland Forest Road
C9	Marvin Loop Connector	DOT Sidepath/ Typical Greenway	4,201	0.80	Along New Town Road
C10	Broadmoor Greenway	DOT Sidepath/ Typical Greenway/ Crushed Stone Path	8,169	1.55	Off road and along Stacy Howie Road
C11	Crane Road Greenway	DOT Sidepath	8,277	1.57	Along Crane Road
C12	Cowhorn Branch Greenway	Crushed Stone Path	8,788	1.66	Off road
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C15	Bonds Grove Church Greenway	DOT Sidepath and Typical Greenway	6,753	1.29	Along Bonds Grove Church Road
C16	Belle Grove Trail	Crushed Stone Path	2,052	0.39	Off road
C17	Providence Road Greenway	DOT Sidepath and Typical Greenway	5,525	1.04	Along Providence Road
C18	Powerline Trail	Natural Surface Trail	18,530	3.51	Duke Power ROW and along Henry Nesbit Road
C19	Broomes Old Mill Connector	DOT Sidepath	3,852	0.73	Along Broomes Old Mill Road
C20	New Town Road Greenway	DOT Sidepath	17,827	3.38	Along New Town Road

Total Length (miles)
34.86



FLUM

The Village of Marvin has created a map of anticipated land uses to guide responsible planning and development practices which are favored by the residents of Marvin. The main theme of the Future Land Use Map is an adherence to low residential density and minimal commercial development. The Zoning Districts on the map portray current and potential land uses and where they are located or proposed.

Existing districts include:

- The standard R-Marvin Residential: with a maximum density of 1 lot per acre
- RUC Residential: Neighborhoods annexed after construction which have greater density than the R-Zoning allows
- 3 Individual Conditional Districts (I-CD), each having age-restricted patio homes and one (Marvin Gardens) having a conventional shopping complex
- Some large parcels currently zoned Residential have agricultural uses, which could potentially remain as farms or develop into single family neighborhoods.

Future Potential Zoning Districts on the map are:

- Commercial Corridor – Conditional District (CC-CD): commercially zoned properties that would require a pre-approved site plan before rezoning
- Village Center District: A planned mixed-use district in the center of the Village. This district may include limited low-intensity commercial uses and some residential areas. The inset map shows the approximate distribution of commercial and residential uses.

Aside from Zoning Districts, the Future Land Use Map also depicts potential expansion of the current jurisdiction with the proposed Extra-Territorial Jurisdiction (ETJ) and Annexation area.

- The Extra-Territorial Jurisdiction (ETJ) extends the village's legal ability to exercise authority beyond its municipal boundaries to ensure cohesiveness of the vision for Marvin beyond its borders.
- The Annexation area is the area currently in unincorporated Union County that is proposed to be voluntarily annexed over the next 20+ years. Adding this area to the corporate limits would benefit the Village of Marvin and those residents by increasing the village's tax base and ability to increase services.

This Future Land Use Map was created with thorough input from residents via the Resident Survey and careful deliberation by the Village Planning Board and Council. This map reflects the current vision for 2050, but is also expected to be dynamic and be revised through the years based on future resident sentiments and changing landscapes.

Parks and Greenways Network Map

Walkability and public open spaces throughout Marvin were strongly desired in the 2019 Resident Survey, and so the Future Land Use Map is supplemented by a comprehensive Parks and Greenways Network Map, derived from the 2020 Parks and Greenways Master Plan. This map shows the existing and possible segments of the trail network including the spine and connectors of the system and locations for additional parks. The table following the map contains a description of each of the segments labeled on the map. The trail network would connect Marvin's future Village Center, parks, and commercial areas on the perimeter of the Village. Furthermore, increased bicycle and pedestrian usage of a trail network would reduce the amount

of vehicular traffic on Marvin's roadways and provide the means for an active lifestyle and improve the health and well-being of Marvin residents.