



▶ **Planning for the Future of
The Village of Marvin, NC**

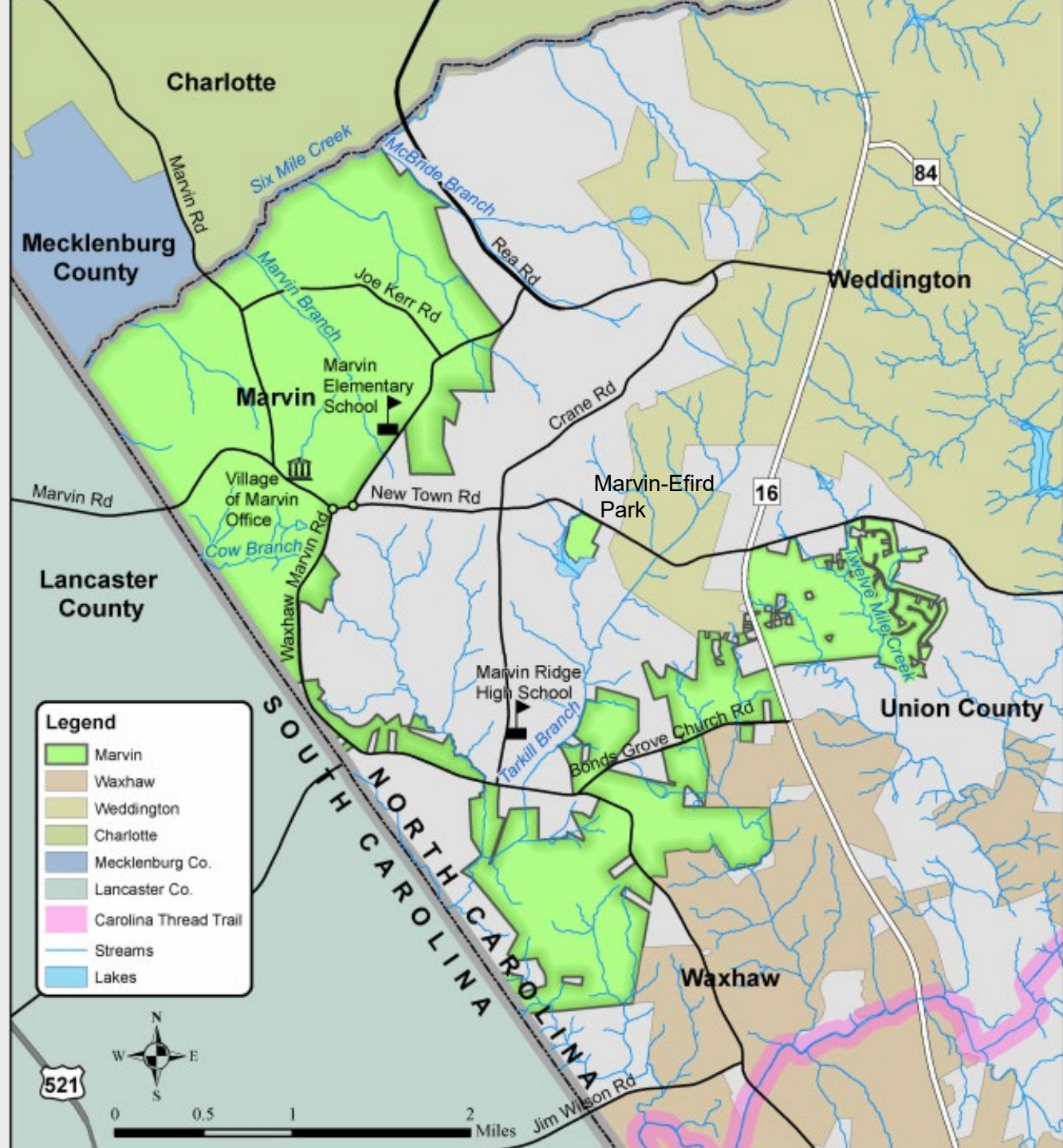
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Topics to Discuss

- ▶ History
- ▶ Present Day
- ▶ Near Future: 2021
- ▶ Far Future: 2030
- ▶ Strengths
- ▶ Issues
- ▶ Cooperation





History

- ▶ Rich history based on rural roots and diversity
- ▶ Began as a cotton farming town, incorporated in 1994
- ▶ Infrastructure and land use today still reflects equestrian and agricultural character



Present Day

Demographics

- Population: 6,967 (2017)
- 86.2% White, 5.7% African American, 5.4% Asian, 3.3% Hispanic, 1.6% 2+ races (2010)
- 89.4% Married Couples (2010)
- Median Household Income: \$157,297 (2010)

Housing Stats

- Median House value: \$580,000 (2010)
- 100% of Housing is single family, one house per lot
- 2 Age-Restricted neighborhoods (Together, 107 houses)
- 1 future AR-55 neighborhood (25 houses), then no more may be developed.

Present Day

Land Use

- 6 square miles
- 1.68 miles of Village Maintained roads, with ~10 miles to be accepted in the coming year
- Marvin-Efird Park, a 27-acre facility with trails, open space, a playground, and a barn to rent for events

Zoning

- 100% residential, single family housing, churches, Village Hall, and the Park
- Commercial portion of Marvin Gardens I-CD (23 acres Under-construction)
- Lots must be at least 1 acre, or subdivisions must maintain an overall density of 1 acre/lot

Near Future: 2021

- ▶ Marvin Gardens
- ▶ Rezoning Application to Commercial Corridor-Conditional District (CC-CD)
- ▶ Only around 400 acres remain undeveloped (agricultural or natural)
 - ▶ Out of which, owners of ~150 acres are seeking development into single family subdivisions
- ▶ Transportation Infrastructure to catch up to population growth

Village of Marvin Zoning Map



Ag/Natural

Future Loop Trail

Future Roundabouts

Existing Loop Trail

Existing Roundabouts

New Town Rd

Marvin Gardens

Superstreet

CC-CD
(potential)

Legend

- Marvin Limits
- Streams
- FEMA Floodplain
- Zoning Districts
 - R
 - RUC
 - ICD
- Other Municipalities
 - Waxhaw
 - Weddington



0 0.25 0.5 1 Miles

Far Future: 2030

- ▶ Marvin is nearly full. We expect to reach capacity in less than 10 years
- ▶ Here's what "Capacity" for Marvin would look like:
 - ▶ Develop remaining natural tracts. Farmland would be protected.
 - ▶ Develop a Village Center District between Marvin Road and Marvin School Road.
 - ▶ Build out the Loop Trail and other sidewalks along major roads.
 - ▶ Annex to fill holes in subdivisions.
 - ▶ Through Powell Bill, assume maintenance of roads from NCDOT within 12 years.

Strengths

- ▶ Strict and comprehensive ordinances on development protect our rural character.
- ▶ Low density and large lots provide a quiet and desirable place to live.
- ▶ Marvin area schools are rated as the top schools in the state.
- ▶ Fastest growing municipality in the Charlotte area.
- ▶ Lowest tax rate among our neighbors.

Issues

- ▶ Rural Main roads lack multimodal infrastructure, other than the continuous 1.5 mile stretch of the Loop Trail.
- ▶ Rapid growth (500% in 20 years) and suburbanization has caused an increase in traffic and demand in public services.
- ▶ Low tax rate (5 cents) and lack of diverse tax base makes it difficult to fund current and new municipal services.
- ▶ Residents oppose development such as trails and commercial, especially when abutting their property (NIMBY).
- ▶ The Park can not be accessed by foot due to its isolation.

Cooperation

- ▶ Marvin would like to coordinate development with the County and neighboring Municipalities to manage growth:
 - ▶ Consistent character in the Village and surrounding area
 - ▶ Water and Sewer Infrastructure
 - ▶ Sidewalks and Multimodal Trails

Thank you!

- ▶ Contact us with any questions or comments:
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