

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 8/26/2024

Re: **Blue Heel Dorman Road Townhomes** (*Informational Item*)

REQUEST:

Blue Heel Development seeks your consideration on a site plan specific conditional rezoning. The proposal seeks to rezone the Melinda Earnheart property from R-44 to RMX(CD) to allow for 75 townhome units.

UPDATE:

Sidewalk added along Dorman Rd but no street trees. Turning movement diagram has been added but need to confirm what vehicle template to make sure is the same size or bigger than town's trash truck as well as vehicle path. See below wastepro comment. Roll out trash containers stored in the garage eliminate one parking space in the garage. Architectural notes added. Revegetated 20 foot buffer along some of the property boundary has been added. Construction town specifications added. NCDOT and Dorman Rd improvement lanes added as shown. NCDOT comment was stated as:

"We heard back from NCDOT and they stated that a left turn lane with 100' storage, 50' decel and appropriate taper is to be provided into the proposed access. A 3-lane section is to be constructed from the approach of Huntley Glen Dr and the approach from the Carolina Sportsplex drive to avoid a "hourglass" effect pending R/W investigation. They also requested a 100' internal stem protection, which we currently meet."

DEVELOPMENT SUMMARY:

Parcel number:	22110102
Acreage:	+/-15.28
Units:	75
Density:	4.91 units/acre
Min. Parking:	244 (3.25/unit)
Parking Provided:	327 252
Trash:	Public rollouts

STAFF COMMENT:

Plan progresses with added information. Need additional time for fire and turn radii review. Need confirmation of walking trail requirements under power line easement. Recommended discussion about usable open space walkway path/type/features. Recommended additional building notes such as porch railings and window grids as shown in the renderings.

ACTION:

This is the second workshop meeting to hear the request, updates and to offer feedback or clarifications. This follows regular legislative process, consideration and consistency determination to adopted plans and goals. A public hearing is needed before any final vote.

Edwin

Thank you for asking. 20' on the alleyways allow us to use an ASL (SideLoad truck)

This should be good!

Ted Goode
Division Manager
South Charlotte, NC
tgoode@wasteprousa.com
Cell (704) 305-8281

Charlotte South

Review us on ★★★★★



From: Edwin Suddreth <esuddreth@wkdickson.com>
Sent: Tuesday, October 22, 2024 2:05 PM
To: Ted Goode <tgoode@wasteprousa.com>
Cc: Daniel Eagan <deagan@wkdickson.com>; Chase Rappe <cjrappe@wkdickson.com>
Subject: Proposed Residential Development off Dorman Road in Pineville, NC

You don't often get email from esuddreth@wkdickson.com. [Learn why this is important](#)

Ted,

We are working on a proposed residential townhome development off Dorman Road in Pineville. Travis at the town wanted us to check with you regarding the internal waste collection route to the subdivision to see if you had any concerns. Can you please review the attached and provide any comments you may have?

Thanks,



Edwin Suddreth, PE

Project Manager

O: 704.334.5348 | **M:** 704.577.5679

1213 W. Morehead St. 300, Charlotte, NC 28208

esuddreth@wkdickson.com | www.wkdickson.com



