

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 8/26/2024

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

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## **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.

## **DEVELOPMENT SUMMARY:**

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

## **STAFF COMMENT:**

A rezoning with site specific plan is needed for this type development. This follows conditional zoning standards. Property does have challenging topography and powerlines running through it. The proposal is clustered along Dorman because of site topography and grading to gravity drain septic service. Development falls below the unit count required for a Town traffic study. Will still need NCDOT driveway permit. Will need to discuss with NCDOT about the driveway and possible turn lanes. Sidewalks are provided for walkability throughout and product is rear loaded. Some units have a 6x8 'usable' front porch and parking is met. The roll out trash service noted does not have a clear storage location and appears to not fit in the garage with two cars. In that case that would remove a parking space from the garage reducing the parking count by 75 spaces if the rollouts are stored in the garage.

## **ACTION:**

This is a workshop meeting to hear the initial request and to offer feedback or clarifications.