

Department Update



To: Town Council

From: Travis Morgan

Date: 3/8/2022

Re: Town Planning Updates

PLANNING:

Miller Farm Subdivision info:

Applicant is revising plans now to provide housing percentages more similar to McCullough neighborhood. Stop light and pedestrian crossing will be included. Single family product is being revised and will include some product with alley service. Applicant has not agreed to any public park or amenity at the moment. Discussions with the applicant and Charlotte Water have begun to create a water loop network.

From Tristan McMannis:

"The Pineville Parks and Recreation Advisory Board (PPRAB) has reviewed the preliminary plan for the Miller Farm Conditional Rezoning Plan, as being proposed by the applicant (Fielding Homes LLC) and due to the nature of the project and proximity to a future planned park (West Park) identified in the Town's Park and Recreation Master Plan (as prepared by Kimley-Horn, May 2020) as being necessary as the Town's population grows and expands in this area. We, the PPRAB make the following recommendation understanding that outdoor recreation, in particular access to trails, greenspace, multi-use paths, etc. improve the public health and wellness and are necessary infrastructure for our growing community. We recommend that the applicant grant the town public use of the open space adjacent to Highway 51 generally from the eastern boundary of the project as generally shown in the attached to the westernmost driveway into the proposed development. This would allow the Town to provide a linear park consistent with the recommendations of the approved Master Plan. Associated with this, we understand the Town planning staff have proposed a wider sidewalk be installed along Highway 51 to facilitate a multi-use path to connect to the Town's existing sidewalk network, and we support the Town's planning staff recommendation. Additionally, we recommend the applicant grant public use of the land adjacent to and within the buffers associated with McCullough Branch for public use and potential future trails and greenways which may be constructed by the Town."

Comprehensive Land Use Plan: Community workshop meeting and updates will take place 3/23/22 from 5-7pm at the Hut for those who would like to attend.

Johnston Dr Alignment: Awaiting final construction authorization from NCDOT Board currently set for March 8-9th.

Lancaster Hwy Sidewalk: Vetting the winning contract award with CCOG.

CODE ENFORCEMENT:

High Weeds and Grass:

11725 Carolina Place Pkwy

Dumpster:

Longhorn Dumpster
9930 Industrial Dumpster
Don Pedro
10101 Rodney
10309 Rodney
Tower Festival

Community Appearance/Junk Vehicle:

10322 Osprey Dr Trailer on lawn and junk car
11725 Carolina Place Parkway
11301 Treebark Dr Junk Car
418 Cone Junk Car
286 Eden Community junk
1609 Lakeview junk

Signs:

Meadow Creek Apts

Pods:

Applebee's
Willow Ridge Apts

Parking on Sidewalk:

Stratfield
Atwell Glen
Stockdale
Graceview
Green Birch

Parking lot merchandise/Mulch:

Home Depot
Lowe's