

April 19th, 2022
Town of Pineville

Subject: Response to Comments– Miller Farm

Timmons Group received comments from Town of Pineville on April 1st, 2022 regarding the Miller Farm project. Timmons has modified the rezoning plan to address the below comments and offers the following responses. The initial comments are *black italic* while Timmons responses are shown in **bold type**.

The Town of Pineville Staff Notes on Rezoning Plan

Review Comments

1) *Architectural requirements page 4 have lot widths reflect the lot diagram. Shown minimum 16' and 40' is incorrect*

Response: Notes have been removed.

2) *Page 4 #8 roofs to allow 1' encroachment rather than open ended*

Response: Note has been updated.

3) *Page 5 typo townhomes should read 319 minimum required parking*

Response: Typos have been addressed.

4) *Page 5 typo single family should read 484 minimum required parking*

Response: Typos have been addressed.

5) *Entrance 2 (Marfield) right hand fire truck turn looks to overhang too much. Need further review to see if increased turn radius is needed to keep fire truck from sweeping into other lane that far back.*

Response: The radius has been increased. Detailed review to take place during construction documents phase to ensure fire truck turning movement requirements are met.

6) *Page 3 RZ101 1C should read minor modifications are (not without) permitted as determined by the planning director. If not determined minor it shall follow the conditional (not administrative) amendment process.*

Response: Notes have been updated.

7) *3 RZ101 2A to clarify developed for residential use only with permitted secondary accessory uses (home business)*

Response: Notes have been updated.

8) *No water service loop note found. Applicant has been in discussion with Charlotte water.*

Response: Notes have been updated to indicate Compliance with Charlotte Water requirements.

9) *No updated single-family elevations*

Response: Acknowledged. Single family elevations provided have not been changed.

10) *Townhome block of 6 would only require 2 porches as notes clarify. This aligns with graphic that appears to have to end unit porches with stoops for the other 4 interior units. No floor plans to document however.*

Response: Floor plans will be provided prior to construction and shall comply with the 2 porch minimum as stated in the notes.

11) *Staff recommends no cluster mail units on a collector road.*

Response: Note included on plans (4.e. on sheet RZ-101)

12) *For public trash collection need trash provider turn review and signed Town agreement*

Response: Comment acknowledged.

13) *Staff recommends no additional curb cuts driveway or roadways onto Hwy 51 for the length on the current property*

Response: Comment acknowledged.

14) *Staff notes concern with a 'through' movement from Marfield into entry 1 on the new development. Staff understands and recommends keeping the Westbound left into McCullough but recommends signage and extending the curbing or median on Hwy 51 to limit or prevent a through movement hazard since there is no signalized intersection.*

Response: Median has been proposed to limit through movements at the intersection of Marfield Lane and HWY 51. Coordination with NCDOT is ongoing and configuration may be modified to comply with NCDOT requirements.

We look forward to moving forward with the approval of these plans. Please feel free to contact me should you have any questions or require any additional information regarding this project.

Sincerely,

Katie Bradley