

# Workshop Meeting



**To:** Town Council  
**From:** Travis Morgan  
**Date:** 6/14/2022  
**Re:** **Miller Farm Conditional Rezoning Plan** (*Public Hearing/Action Item*)

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**CURRENT UPDATES:**

Plan page RZ 102 garage and garage access notes clarified.

**PRIOR UPDATES:**

Plan notes have been updated to reflect previous discussion. Dedicated town park space HOA notes have been removed. Final product design to meet staff approval noted see RZ-101 1E note. Note added about two access points (including vehicular access) to rear dedicated park space see note RZ-101 7D. Water loop notes added/clarified see RZ-101 Utility Notes. Streetlight notes have also been clarified as well as mail facilities not located on collector road designations.

Current rezoning and subdivision proposal has been updated to address previous comments. Total units are now 340 units (down from up to 343 prior) with 242 of those single family 71% and 98 townhomes (29%). Other select updates include:

- 1) Stoplight now shown on Miller rd. Right most west bound of Hwy 51 ends and is used as right-hand deceleration lane into development. NCDOT has thus far approved as road tapers to one lane into SC and NCDOT will look at as part of future development area in the future. Pedestrian crosswalks have been added.
- 2) Lot sized revised to provide more single-family lots. This has updated the plan with interior lots all being alley served.
- 3) Open space has been clarified and updated. Additional useable park open space has been provided as well as Town public open space in accordance with Park Board and PARC plan recommendations. See plan.

**BACKGROUND:**

Proposal is a site-specific conditional rezoning request. Interest has been in developing the Miller Farm property beginning with the first presentation to council on 6.24.2019. Prior staff discussions have been about consistency with adopted plans and with adjacent and comparable McCullough property to the South. An initial meeting with the McCullough neighborhood was held in May 3<sup>rd</sup> of 2021. Feedback included keeping the stability and property values of McCullough by way of consistency in development type including percentage of townhomes similar as built in McCullough. The proposed property to be rezoned is recognized as the largest remaining undeveloped property and an important gateway into the Town.

**PROPOSAL:**

Applicant (Fielding Homes LLC/Dan Ryan builders) seeks your consideration and approval for the conditional rezoning of parcel #20504114 located at 13328 Rock Hill-Pineville Rd to allow for 340 housing units consisting of 242 single family units and 98 townhomes. The proposed rezoning is from existing single-family residential district (R-44) one acre lot size to residential mixed-use with a site-specific conditional zoning plan (RMX-CD)

lot sizes as shown. The development is shown with three transportation access points: one onto Nations Ford Road and two onto Highway 51. Entry 2 is aligned with Marfield. Entry 1 is aligned with Miller Rd. Entry 3 is Nations Ford.

(See following development summary)

**DEVELOPMENT SUMMARY:**

**Location:** 13328 Rock Hill – Pineville Road (Hwy 51)  
**Zoning:** **Existing:** R-44  
**Proposed:** RMX (CD)  
**Parcel Size:** 135.55± acres (with 22.09± acres retaining existing zoning R-44)  
**Parcel Size to be Rezoned:** 116.46± acres  
**Town Open Space dedicated** 11.65+/-

**TOTAL UNITS:** **340 (not to exceed)**

**2.99 units per acre**  
**71% single family**  
**29% townhome**

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**LOT SIZE (MINIMUM):**

Townhome lots: Two-Story units Lot size 20’x100’ (2,000sqft) and 32’x100’ (3,200sqft)  
Single Family lots: Lot sizes 41’x120’ (4,920sqft) and 48’x120’ (5,760sqft)

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**PARKING:**

**TOTAL DEVELOPMENT REQUIRED = 803** parking spaces  
**TOTAL DEVELOPMENT PROVIDED = 1789** parking spaces

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**Townhomes Summary:**

Parking Required: **319** spaces (3.25 spaces per unit) \* (98 units) = 319 spaces  
Parking Provided: **424** spaces (4.33 spaces per unit)  
(Street parking of 94 spaces)

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**Single Family Summary:**

Parking Required: **484** spaces (2 spaces per unit) \* (242 units) = 484 spaces  
Parking Provided: **1365** spaces (5.64 spaces per unit)  
4 spaces per single family unit = 968spaces  
(Street parking of 354 spaces)  
Amenity Parking Lot: **43 spaces**

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**STAFF COMMENT:**

The requested conditional rezoning from R-44 to RMX(CD) (residential only development) is for the area shown under rezoning consideration. The area immediately adjacent to the State Line and area NorthWest along Nations ford are not part of the rezoning and remain R-44. Staff recommends again noting compliance with the traffic impact analysis (TIA) and required final approvals from NCDOT and not permitting any additional curb cuts or access points onto Highway 51 to preserve traffic flow as calculated in the TIA. Property retained by the Family and not included in the rezoning may be revisited depending on future plans as proposed by the owners.

Staff recommends the dual protected left turns as shown for the Marfield intersection provided proper signage and approval from NCDOT. Staff notes all standard Town and County details and reviews apply. There will be approximately 11.6 acres of land dedicated to the Town for park and open space including the front developer improved linear park.

Recent citizen comment thus far has been related to traffic. Staff would note any new development within Town cannot solve all existing traffic issues. We can hold each development accountable for additional traffic and congestion they create by way of the required Traffic Impact Analysis (TIA) as specified in the Ordinance. The goal is consistency with adopted plans and to meet or exceed the McCullough example. Significant benefit to the Town included the dedicated park space, signalized intersection with pedestrian crossings at Miller Road, and creation of the water service loop for fire safety, water reliability, and quality.

The developer has noted that the single-family product will be a new product offering for them and that is why final floor plans and details are still in sketch form as shown. Staff would reiterate compliance with plan notes and dimensional standards and all final plans must receive staff approval before construction.

**PROCEDURE:**

This is the Public Hearing for the above conditional rezoning request. This is the opportunity to receive additional public input and questions or clarifications. After the close of the Public Hearing Council may vote on the proposal following standard legislative simple majority vote process. Council may vote to approve, disapprove, or to approved with modifications as mutually agreed upon with the applicant. For any vote: a brief note or acknowledgement of consistency or inconsistency statement is needed per ordinance and state statute.