

PUBLIC HEARING



To: Town Council

From: Travis Morgan

Date: 2/11/2025

Re: **Blue Heel Dorman Road Townhomes** (*Public Hearing/Action 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:

Street trees added street lights shall be required. Note architectural standards. Recommend note about widow grids and arrangement. Roll out trash containers stored in the garage eliminate one parking space in the garage. Updated paved open space path and two amenities noted. 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:	252 spaces (150 spaces 2per driveway, 75 spaces 1per garage, and 27 onstreet)
Trash:	Public rollouts

STAFF COMMENT:

Plan progresses with added information. Recommended additional building notes such as porch railings and window grids as shown in the renderings. Also recommended is for Townhouse only use since RMX allows for other uses. Plan is recommended with these notes and final approval with NCDOT, fire, and trash turn radius review. Plan is found to be consistent with adopted plans such as the comprehensive plan regarding housing, open space, and walkability.

ACTION:

This the public hearing to hear the request and updates to the plans and gain community input. This follows regular legislative process, consideration and consistency determination to adopted plans and goals. A public hearing is needed before any final vote.