

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 4/28/2025
Re: **Huntley Glen Road Acceptance** (*Informational Item*)

Background:

The current Huntley Glen development on Dorman Road obtained conditional site plan approval in 2013. The development as approved consisting of 172 single family units and 58 townhomes. The single-family portion had 4 phases with public roads and the townhomes had 1 phase with private roads.

Request:

Town Council approval is needed to formally accept the planned public streets in Huntley Glen. Town Council approval is not needed for the townhouse phase roads since they are designated as private. Denise Nichols on behalf of TrueHomes requests the Town of Pineville to accept the public roads as shown on the final plat maps. This acceptance would add the below 7 roads into the Town road network and would total 7,464 linear feet of roadway. The road guarantee bonds to the total of \$1,838,000 would also be released.

Roadways:

Huntley Glen Drive – 2,531 linear feet (to be public road)
Garden View Drive – 215 linear feet (to be public road)
Glenway Trail Court – 917 linear feet (to be public road)
Atwell Glen Lane – 1,100 linear feet (to be public road)
Autumn Glen Avenue – 686 linear feet (to be public road)
Grace View Drive – 1,527 linear feet (to be public road)
Overlook Ridge Street – 488 linear feet (to be public road)

Plat/Phase 1	\$130,000
Plat/Phase 2	\$397,000
Plat/Phase 3	\$961,000
Plat/Phase 4	\$350,000

Staff Comment:

At the writing on this report there were a number of street trees needing replacement that Ms. Nichols is working to replant. There seems to be a disagreement over maintenance bond requirement following the conclusion of the above construction bonds. Ms. Nichols stated the maintenance bond is no longer supported by the State; however, the County has that stance under legal review currently especially relating to storm water management facilities. I recommend completion of the required landscape installation and resolution of bond requirements and bonds to be released prior to setting a public hearing date. HOA covenants place future tree maintenance under homeowner responsibility.

Procedure:

This a workshop meeting to familiarize you with the request and discuss as an informational item. For the request to proceed, a public hearing and council vote would be needed at a future meeting.