

WORKSHOP MEETING



To: Town Council

From: Travis Morgan

Date: 6/23/2025

Re: Parkway Crossing Discussion (*Information Item*)

REQUEST: Morningstar Law Group on behalf of New Forum development (Parkway Crossing):

Request for my administrative interpretation of the conditional site plan requirements of Parkway Crossing.

STAFF COMMENT:

The remaining undeveloped portion of Parkway Crossing has been on hold based partly on no current development plans or proposals and partly due to the conditional site plan requirement of **“The remaining 50% of the development shall not receive certificates of occupancy until the completion of Carolina Place Parkway is built and accepted by North Carolina Department of Transportation.”**

The roundabout has been inspected by NCDOT but nowhere have they shown that it has been accepted or turned over to NCDOT contrary to their claim. There is a remaining portion of the roadway (see below red circled) that could be built by then but has not. Additionally, the diagonally crosshatched area shown on the plan as “by others” I interpret that as others must complete that section of roadway but that must be done before the remaining commercial section is completed by this development.

Due to the site plan requirements shown on the plan part 5 my initial ruling is that they have not fulfilled their requirements and I disagree with their positions in their administration interpretation letter. In my opinion the correct path for them to proceed with the plan without additional work to complete Carolina Place Parkway is to propose rewording of those conditions before Town Council in the same manner the conditions were set in the first place: by Council vote after a public hearing.

PARKWAY CROSSING CONDITIONAL NOTE (5):

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5. RIGHT - OF - WAY CONTRIBUTION AND CAROLINA PLACE PARKWAY EXTENSION.

a. APPLICANT OR THEIR REPRESENTATIVE SHALL PROVIDE RIGHT OF WAY FOR THE EXTENSION OF CAROLINA PLACE PARKWAY TO DORMAN ROAD AS SHOWN ON THE APPLICATION DRAWINGS. RIGHT OF WAY SHALL BE 100 FEET IN WIDTH.

b. APPLICANT OR THEIR REPRESENTATIVE SHALL COMPLETE THE PARTIAL EXTENSION OF CAROLINA PLACE PARKWAY WITH ROUND-A-BOUT FROM SAM MEEKS ROAD TO DORMAN ROAD AS SHOWN ON SHEET 1, SCHEMATIC SITE PLAN THE PARTIAL EXTENSION OF CAROLINA PLACE PARKWAY. PAVEMENT SHALL BE TWO LANES THROUGH WITH A TURNING LANE IN ACCORDANCE WITH NCDOT STANDARDS FOR A COMMERCIAL ROAD. TURNING LANES SHALL BE BUILT AT CRITICAL LOCATIONS TO MEET STATE AND LOCAL DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR SAFETY AND ACCESS. THE CONNECTION TO DORMAN ROAD SHALL BE TWO LANES AND THE ROUND-A-BOUT SHALL BE ONE LANE IN ACCORDANCE WITH NCDOT STANDARDS FOR A COMMERCIAL ROAD. LEFT AND RIGHT TURN LANES AT SAM MEEKS ROAD AND CAROLINA PLACE PARKWAY WILL BE NECESSARY AS WELL AS IMPROVEMENTS IN THE TURN LANE ON CAROLINA PLACE PARKWAY AT LANCASTER HIGHWAY. A TRAFFIC STUDY SHALL DETERMINE THE REQUIREMENTS FOR TURN LANES AND STACKING.

c. THE PARTIAL EXTENSION OF CAROLINA PLACE PARKWAY AND COMPLETE CONNECTION OF THE EXTENSION TO DORMAN ROAD SHALL BE CONSTRUCTED AS A PART OF THE OVERALL DEVELOPMENT. DEVELOPMENT MAY PROCEED WITHOUT THE COMPLETION OF THE EXTENSION, HOWEVER THERE SHALL NOT BE MORE THAN FIFTY (50%) PERCENT OF THE DEVELOPMENT WITH CERTIFICATES OF OCCUPANCY WITHOUT THE APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OF THE DESIGN SOLUTION OF THE EXTENSION OF CAROLINA PLACE PARKWAY. THE REMAINING FIFTY PERCENT (50%) OF THE DEVELOPMENT SHALL NOT RECEIVE CERTIFICATES OF OCCUPANCY UNTIL THE EXTENSION OF CAROLINA PLACE PARKWAY IS BUILT AND ACCEPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. FIFTY PERCENT (50%) SHALL BE DETERMINED AS FOLLOWS:

1. THE COMPLETE VILLAGE DISTRICT AND SEVENTY FIVE (75) RESIDENTIAL UNITS.
2. UP TO FIFTY PERCENT OF THE COMMERCIAL VILLAGE DISTRICT AND ONE HUNDRED TWENTY FIVE (125) RESIDENTIAL UNITS.
3. THE COMPLETE RESIDENTIAL DEVELOPMENT AND NO COMMERCIAL DISTRICT.

e. APPROVALS FOR ALIGNMENT AND ENGINEERING DESIGN SHALL GO THROUGH THE APPROPRIATE GOVERNMENTAL AGENCIES.



Property Key

Parcel ID	GIS ID
22110191	22110191

Address located on Property (Postal City)

NA

Owner Name	Mailing Address
PARKWAY CROSSING PARTNERS LLC	8809 LENOX POINTE DR STE E CHARLOTTE NC 28273

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ACTION:

Informational item seeing your input and direction.