

# Public Hearing



**To:** Town Council

**From:** Travis Morgan

**Date:** 6/10/2025

**Re:** **Huntley Glen Road Acceptance** (*Action Item*)

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**Update:**

Maintenance bonds (25% of construction bond) are ready to be in place. Noted trees have been replaced.

**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 in favor of a \$459,500 maintenance bond

<u>Roadways:</u>	<u>Bonds:</u>	
<b>Huntley Glen Drive</b> – 2,531 linear feet (to be public road)	Plat/Phase 1	\$130,000
<b>Garden View Drive</b> – 215 linear feet (to be public road)	Plat/Phase 2	\$397,000
<b>Glenway Trail Court</b> – 917 linear feet (to be public road)	Plat/Phase 3	\$961,000
<b>Atwell Glen Lane</b> – 1,100 linear feet (to be public road)	Plat/Phase 4	\$350,000
<b>Autumn Glen Avenue</b> – 686 linear feet (to be public road)		
<b>Grace View Drive</b> – 1,527 linear feet (to be public road)		
<b>Overlook Ridge Street</b> – 488 linear feet (to be public road)		

**Staff Comment:**

County and Public works have inspected and approved Phases 1-4 above. There has been resident complaint about developer damaging irrigation lines at the front entry with the sidewalk installation. That appears to be on HOA property and is not a Town maintenance item. Road acceptance in general follows the plans and goals of the development.

**Procedure:**

This the public hearing to adopt the above roads into the Town network and gain community input. This follows regular legislative process. At the close of the public hearing you may modify, disapprove, or approve the request as proposed.