

# Workshop Meeting

**To:** Town Council

**From:** Travis Morgan

**Date:** 9/23/2024

**Re:** **Gvest Cone Mill Redevelopment** (*Informational Item*)

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**REQUEST:**

Jon Visconti request review and consideration of the latest Cone Mill development plan

**DEVELOPMENT SUMMARY:**

Parcel number: 22105107,22105117,22105  
Acreage: +/-29.79  
Units: 162 townhomes 32 front loaded 130 rear loaded  
Parking Minimum: 527  
Parking Provided: 737  
Commercial: minimum 24,000 sqft maximum 44,000 sqft  
Parking Com. Min: 48-88  
Parking Provided: 203 (90 dedicated for town/public parking)

**STAFF COMMENT:**

The front loaded townhome elevations have been switched. Staff does not recommend. Staff recommends prior submittal (see below). Since elevation switches that have happened with this group before at Chadwick Staff strongly recommends elevations meeting the exact approval of the approved plan and with staff. Any substantial change as determined by the Planning Department should go back before Council for approval. Staff notes the added road right-of-way on Cone and particularly on Dover has been added to meet the collector street size standards. We need to make sure the formalities of access or easement for the dedicated public parking lot associated with the commercial parking area and review the shown location. Residential trash service notes not seen so recommended private service since private alleys are shown. Note the 6' privacy fence shown along the southern border adjacent to single family homes by Hill Street. Not noted but would recommend allowing adaptive reuse of some or all of the water tower to allow that as an architectural branding option. Also note the smokestack signage. No specifics shown. Staff supports unique consideration to the historic nature of the smokestack but need specifics for Council to approve submitted in the future. Council should note allowance for possible year-round food trucks in the central commercial area on the plan



Front-Load Townhomes