

March 4, 2022
Town of Pineville

Subject: Response to Comments– Miller Farm

Timmons Group received comments from Town of Pineville on February 23, 2022 regarding the Miller Farm project. Timmons has modified the construction documents to address the below comments and offers the following responses. The initial comments are *black italic* while Timmons responses are shown in **bold type**.

Town of Huntersville – Travis Morgan

Review Comments

1. *Need clarification on intended trash service public/private as it relates to public or private alleys. See page 4, has alley as public in lot diagrams. See page 3 Note 3f. Alleys may be public or private. If public trash service; must meet our trash policy and dead-end alley needs town trash provider approval.*

Response: Note 3.f on sheet RZ-101 added.

2. *Need confirmation roll-out trash containers can fit particularly in the garage of the 3 story end unit garages. Addressed: see page 4 Specific Criteria for Townhomes #11. Needs to add note noting side or rear yard only.*

Response: Note 4.h. added on sheet RZ-101 to require screening if trash is located in side and rear yards. Note also states that waste containers shall not be allowed in front yards. This replaces similar note previously included in “Specific Criteria for Townhomes” to avoid redundancy.

3. *Lot width and setbacks shall be measured at property line.*

Response: Acknowledged.

4. *Lot diagrams, driveways, and garage locations have been clarified. No shared driveways.*

Response: Acknowledged. In addition, note 4.f indicates there will be no shared driveways.

5. *Minimum size of center improved amenity updated to show 2.0 acre parcel.*

Response: Minimum size of Amenity updated to be 2.5 acres.

6. *Page 3 note 4d needs to eliminate the word internal to cover existing required Nations Ford and 51 improvements. Double head streetlight fixture along Nations Ford and Hwy 51 road frontage with single head fixture within the development as is consistent with other approvals, zoning and overlay district requirements.*

Response: Word “internal” removed from note 4.d. on sheet RZ-101.

7. *Staff recommends pedestrian crossing at entrance intersections 1 and 2 to provide general pedestrian accommodations and access to future Sugar Creek greenway and/or Jack Hughes Park.*

**Response: Pedestrian crosswalks provided at signalized intersection. (Entrance #1)
Crosswalks not provided at non-signalized intersection (Entrance #2) due to safety concerns.**

8. *Staff recommends on street parking space width increased from 7-foot-wide specification shown. Addressed: 8' wide see page 6.*

Response: 8' wide parallel parking spaces provided as measured from edge of travel lane to face of curb. 2'6" curb and gutter provided in areas with parallel parking. See road section details sheet RZ-104.

9. *Staff would note possible buffer requirements to dissimilar future developments. 50' West buffer detail adjacent to the townhome product labeled but not detailed. Staff would note Nations Ford Rd property may require buffer as well depending on future use. Buffers shared between property lines should be considered before any development approval. Ongoing*

Response: Typical planting detail for 50' buffer provided on sheet RZ-105.

10. *Miller Road the entrance roundabout has been removed.*

Response: Acknowledged.

11. *Staff recommends additional review and dimensions for cul-de-sac near Marfield Lane for Fire Department needs, detail of the median shown, and turn around options for the 5 housing units for residents needing to make a left turn onto 51.*

Response: Cul-de-sac road removed. Lots in this area shall be alley loaded and a fire apparatus road turnaround provided. Detail included on sheet RZ-105.

12. *Staff would strongly recommend for safety purposes and to uphold the traffic study that no other curb cut or access be granted onto 51 for this or future development of the original Miller Farm parcel.*

Response: Acknowledged. Internal road stub provided to area to be retained by current owner to provide future access from signalized intersection (Entrance #1.) However, this development has no control over future petitions for additional access.

13. *Porches requirement for single family units noted. Porch requirement stated as two per block for townhome units. Staff recommends design option off full brick in place or in addition of porch or stoop requirement for townhomes. Minimum shown is 2 per townhome block assumed this means 50% of each townhome block.*

Response: See "Specific Criteria for Townhomes" notes 11-13 for clarity on porches for each townhome building. Additional provision included to allow for full brick in place or in addition to porch or stoop.

14. Townhome facades offset note minimum increased to 18 inches (1.5 feet) along with roof variation updated.

Response: Acknowledged.

15. Townhome elevations updated.

Response: Acknowledged

16. Single family elevations not as updated as townhomes. Unsure which single-family elevation is the wider 61' lot product or the 48' product.

Response: Labels added to single family elevations. Elevations provided may be used on 48' wide or 41' wide lots.

17. Public Works requests all retention walls adjacent to a road not be in the road right-of-way or a 1:1 slope supporting a road. 18.

Response: See note 4.g. on sheet RZ-101.

18. Miller Rd entrance road #2 be a collector road to meet collector road going to Nations Ford?

Response: Entrance road #2 shown as collector road with on street parking up to collector road going to Nations Ford.

19. Page 3 note 4f removed in favor of just note 6a to be consistent with town ordinance.

Response: Acknowledged.

20. Needs to meet Zoning Ordinance 6.7 minimum open and usable space. PARC plan calls for neighborhood park in this area as well. Front drainage area as a linear park? Access to greenway via rear McCullough branch drainage area and pedestrian road crossings?

Response: Land shown to be dedicated to Town of Pineville. Additional open space notes included in section 7 on sheet RZ-101.

We look forward to moving forward with the approval of these plans. Please feel free to contact me should you have any questions or require any additional information regarding this project.

Sincerely,

Katie Bradley