



**MINUTES OF THE
TOWN COUNCIL WORK SESSION OF
MONDAY, SEPTEMBER 24, 2018 · 6:00 P.M.
PINEVILLE COMMUNICATIONS, 118 COLLEGE ST.**

The Town Council of the Town of Pineville met in a Work Session on Monday, September 24, 2018 at 6:00 p.m. at the Pineville Communications Bldg. at 118 College St. in Pineville.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: David Phillips
Council Members: Joe Maxim and Debbie Fowler.
Melissa Davis was absent.
Town Manager: Ryan Spitzer
Town Clerk: Barbara Monticello

Also in attendance were the applicant, Mr. Felix Sabates and additional representatives of his, Nelson Prieto, Tom Marcham and Nicolas Berndt

CALL TO ORDER

Mayor Edwards called for a motion to open the Work Session. Mayor Pro Tem David Phillips moved to open the meeting at 6:00 p.m., seconded by Council Member Debbie Fowler. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

- A. Consider Significant Changes to Previously Approved Hyundai Dealership (*Travis Morgan*)** – Planning and Zoning Director, Travis Morgan, stated that the purpose of the meeting was to work through any issues with the site plan for a proposed Mercedes Dealership on Pineville Road. The site was originally intended to have a Hyundai Dealership on it but the owner of the property, Felix Sabates, had changed directions and re-designed the plans to reflect a Mercedes Dealership.

Mr. Morgan stated that the elevations looked good and the landscaping and sidewalks met code but there were a few details that still needed to be ironed out. The driveway was long and looped around the front of the building appearing tight at one spot and he wanted to be sure everyone was on the same page with display cars and signage. He noted that the plan showed twelve vehicles being displayed outside. Mr. Nick Berndt stated that the display vehicles would never exceed 12 vehicles and that they would be displayed on the paved area, never on the grass. Mr. Morgan stated that since each site was different, he was okay with that as long as it was clear how many vehicles would be displayed and where they would be displayed. Typically, the town has allowed up to six cars to be displayed; twelve were shown on the plan and Mr. Sabates requested they be allowed to have at least ten on display. He added that they would mark off on the plan where they will be displayed. Mayor Pro Tem David Phillips wanted to be sure we stayed consistent especially since the other car dealerships were only allowed six.

Discussion then took place regarding the sign package. Mr. Morgan stated that the maximum signage allowed was 300 sq. ft. and that Mercedes could display their logo but it was a matter of where they wanted to display it. He wanted everyone to know what the parameters were upfront since the sign package would be a separate submittal.

Mr. Berndt stated that he didn't know what the sign package would look like yet as Mercedes hadn't given it to him yet. Mr. Sabates added that Mercedes wanted to standardize the appearance of their buildings including signs.

A number of questions were raised regarding the Clock Tower and whether it would include the "Welcome to Pineville" sign on it and if it were on the clock tower, would it count against their total amount of signage allowed. Mr. Morgan clarified that they could have 300 sq. ft. of signage on one building and another 300 sq. ft. of signage on the other separate building.

Mr. Morgan then turned to the blade sign which he noted was sticking up past the roof line and stated that they could not have the blade sign go past the roof line. If they were allowed to have the sign, then he would have to have a defensible reason as to why they were allowed such a sign and no other business was. Mayor Pro Tem Phillips stated that we had to hold them accountable to the same standards as everyone else. Mr. Marcham asked if they could apply for a variance or have the ordinance changed. Mr. Morgan stated that council would have to approve all of that anyway and that a study done by the Lawrence Group on the town's Master Plan indicated that airborne signs were not recommended for Pineville because they were too "Vegas-style" and needed to be scaled down to the ground. Mayor Pro Tem Phillips asked them to try and work something out but that the town needed to be fair to all other businesses.

Council Member Debbie Fowler asked if the plans could be approved with the exception of the signage issues. Mr. Morgan replied that it could be done that way but there might have to be a second public hearing for the sign package or to make application for a text amendment. It was agreed to approve the building plans and then approve a signage package separately.

Mr. Morgan agreed to email Mr. Berndt the exact definition of "roof" per the town's ordinance definition and asked Mr. Berndt to furnish him the exact number of vehicles to be displayed and location of where they'll be displayed. He also asked Mr. Berndt to review his lighting on the site to be sure it was within the town's code. Council Member Joe Maxim reiterated that the items to be addressed included the signage including blade sign, lighting, number of cars to be displayed and location of where they will be displayed. Mr. Morgan repeated that the plan got approved first, followed by the signage and then the lighting package and as long as Mercedes made the changes to the plan reviewed at the meeting that night, he would do a full staff report and set the public hearing for the October 9th Council Meeting. He would do an introduction to the project but let Mercedes discuss or answer any questions pertaining to the project. Mr. Berndt stated he would put a lot more details on the final set of plans.

- B. Consider Request from CATS** – Mayor Edwards explained there was renewed interest in extending the light rail into Pineville and onto Ballantyne and that CATS was requesting a resolution of support from Pineville if there was interest in pursuing the idea. This was something being proposed for future planning, not the immediate future. He added that it was not a commitment from the town but a resolution just to get it CATS' strategic plan. The consensus from Council was to move forward with a resolution which will be presented at October's regular Council Meeting.
- C. Staff Updates:** Mr. Spitzer provided an update on the Cone Mill project stating that some additional work was needed such as vapor testing, under concrete testing, pond in the back may need to be tested for coal ash and digging two wells deeper, at a cost of about an additional \$28,000. The issues are with timelines; Lending Tree will have to start construction by November or December but it will take 5 months to get the Brownsfield application completed and all the testing done before an EPM plan can be completed. DEQ will be drafting the EPM but it will not be available until around February so right now there is a lot of discussion regarding timelines. Lending Tree may be asking for a reduction in the asking price or possibly an extension of their due diligence date. Mr. Spitzer is trying to get Lending Tree to present their site plan at the October Council Meeting but Lending Tree does not want to sign the legal documents until they have an EPM to work with. They are working through all of this right now.

Mr. Spitzer stated he had gotten a call from a resident that wanted to know why the town hadn't paved Lynwood Lane yet. Mayor Pro Tem David Phillips responded that Council didn't want it to look like they were having their streets paved first so it was not included on the original list. Mr. Spitzer stated that the town was getting ready to pave Park Ave. and Lakeview Dr. and did Council want to include Lynwood Lane in that same project. To do the

work with full curb and gutter would cost about \$500,000 to \$600,000 but after a brief discussion it was decided just to do FDR on Lynwood and not curb and gutter to keep the cost at a minimum.
The Public Works position that was filled has to be re-advertised because the candidate that accepted the position found another, higher paying position that he decided to take instead. We received one bid for a new gym floor but were waiting on some additional ones to come in.

ADJOURNMENT: There being no further business to discuss, Council Member Joe Maxim motioned to adjourn the meeting, seconded by Mayor Pro Tem David Phillips. There were ayes by all and the meeting adjourned at 8:01 p.m.



Jack Edwards, Mayor

ATTEST:



Barbara Monticello, Town Clerk

