



**PINEVILLE TOWN COUNCIL WORK SESSION AGENDA
PINEVILLE TELECOMMUNICATIONS OFFICE
118 COLLEGE ST., PINEVILLE, NORTH CAROLINA
MONDAY, OCTOBER 22, 2018 – 6:00 P.M.**

1) Call Meeting To Order:

2) Discussion Items:

A. Presentation of Proposed Distribution Warehouse (*Travis Morgan*) – Travis will review plans for a proposed warehouse on Downs Rd. Applicant is scheduled to be in attendance.

B. Space Needs Analysis – Mr. Jim Stumbo from Stewart, Cooper, Newell Architects will be in attendance to review the Space Needs Study recently conducted.

C. Staff Update: (*Ryan Spitzer*)

3) Adjourn:

Workshop Meeting



To: Town Council

From: Travis Morgan

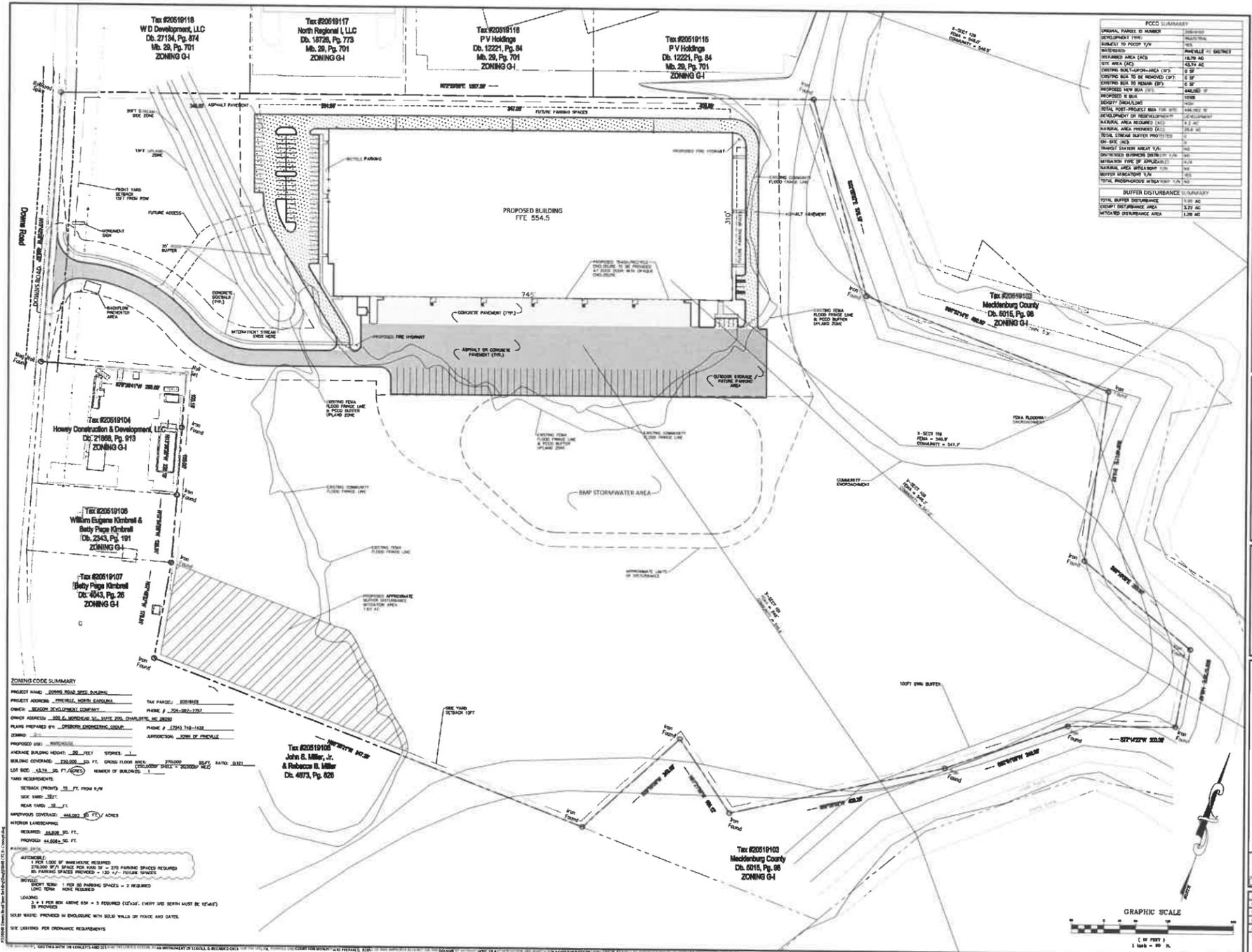
Date: 10/22/2018

Re: 12115 Downs Warehouse Distribution Proposal

John Core on behalf of Beacon Partners would like to introduce a potential new large warehouse distribution project for your initial consideration. The building would be approximately 270,000 square feet. Anything over 100,000 requires conditional approval at a later date after a future public hearing. The property is 46.7 acres and the Southern portion of the site is flood plain which is why the building is situated the way it is. Aside from manufacturing and outdoor storage concerns, warehousing is common in the area and would align with the employment center goals of the general area.

Staff general comments thus far are:

- 1) Sidewalks and streetscape required
- 2) This is a spec build so staff opposes the vague outdoor storage area as shown without clarification/limits/details of the need
- 3) Show undisturbed 100' buffer adjacent to southern 2 residential dwellings
- 4) Allow a smaller "outparcel" for future street front development along Downs Rd
- 5) Traffic review in works now.
- 6) Need elevations and landscape plan



FCCO SUMMARY

SPECIAL PERMIT NUMBER	2024002
DEVELOPMENT TYPE	INDUSTRIAL
SUBJECT TO FCOP V/M	YES
DEVELOPER	PINEVILLE CITY DISTRICT
DEVELOPED AREA (AC)	16.39 AC
SITE AREA (AC)	43.74 AC
EXISTING MULTI-USE AREA (SQ FT)	0 SQ FT
EXISTING AREA TO BE REMOVED (SQ FT)	0 SQ FT
EXISTING AREA TO BE REMOVED (AC)	0 AC
PROPOSED NEW AREA (SQ FT)	54,250 SQ FT
PROPOSED NEW AREA (AC)	1.24 AC
NET GROSS FLOOR AREA	554,500 SQ FT
NET GROSS FLOOR AREA (AC)	12.78 AC
DEVELOPMENT OF RECREATION	NO
NATURAL AREA REQUIRED (AC)	4.7 AC
NATURAL AREA PROVIDED (AC)	10.0 AC
TOTAL STREAM BUFFER PROVIDED	0
SOIL SIEVE AREA	0
BRANDY CREEK AREA (VA)	0
UNDEVELOPED BRUSHY SWAMP (SQ FT)	0
UNDEVELOPED FOREST OF PINE TREES (VA)	0
NATURAL AREA WITHIN 100 FT	0
NET DEVELOPABLE AREA (VA)	0
TOTAL PROPOSED DEVELOPMENT (VA)	0

BUFFER DISTURBANCE SUMMARY

TOTAL BUFFER DISTURBANCE	1.90 AC
DEVELOPABLE BUFFER AREA	1.90 AC
NON-DEVELOPABLE BUFFER AREA	0.00 AC

ZONING CODE SUMMARY

PROJECT NAME: DOWNS ROAD SPEC BUILDING
 PROJECT ADDRESS: PINEVILLE, NORTH CAROLINA
 OWNER: BEACON DEVELOPMENT COMPANY
 PLANS PREPARED BY: OEG ENGINEERING GROUP
 DATED: 08/20/24

PROPOSED USE: INDUSTRIAL
 AVERAGE BUILDING HEIGHT: 30 FEET
 BUILDING COVERAGE: 230.00%
 LOT AREA: 43,740 SQ. FT.
 YARD REQUIREMENTS:
 SETBACK (FRONT): 35 FT. FROM R/W
 SETBACK (SIDE): 10 FT.
 SETBACK (REAR): 10 FT.
 SIDE YARD: 10 FT.
 MINIMUM OPEN SPACE: 10% OF TOTAL ACRES
 HYDROLOGIC LANDSCAPING: REQUIRED 15,000 SQ. FT.
 PROPOSED: 15,000 SQ. FT.

PERMITTED:
 AUTOMOBILE: 1 PER 1,000 OF ANNEKUBIC REQUIRED
 25,000 SQ. FT. SPACE AND 100 SQ. FT. OF PARKING SPACES REQUIRED
 25 PARKING SPACES REQUIRED - 100 +/- FEET WIDE SPACES
 BICYCLE: 1 PER 1,000 OF ANNEKUBIC REQUIRED
 1 PER 1,000 OF ANNEKUBIC REQUIRED - 2 REQUIRED
 100 SQ. FT. SPACE AND 100 SQ. FT. OF PARKING SPACES REQUIRED
 1 PER 1,000 OF ANNEKUBIC REQUIRED - 2 REQUIRED
 100 SQ. FT. SPACE AND 100 SQ. FT. OF PARKING SPACES REQUIRED

OEG
 OEG ENGINEERING GROUP
 500 EAST MOREHEAD STREET
 SUITE 200
 CHARLOTTE, NC 28202
 PHONE: 770.200.0000

CONCEPT SITE PLAN
 FOR
DOWNS ROAD SPEC BUILDING
 PINEVILLE, NORTH CAROLINA

BEACON DEVELOPMENT COMPANY
 500 EAST MOREHEAD STREET
 SUITE 200
 CHARLOTTE, NC 28202

GRAPHIC SCALE
 1" = 100 FT.
 1" = 100 FT.

CP2.0

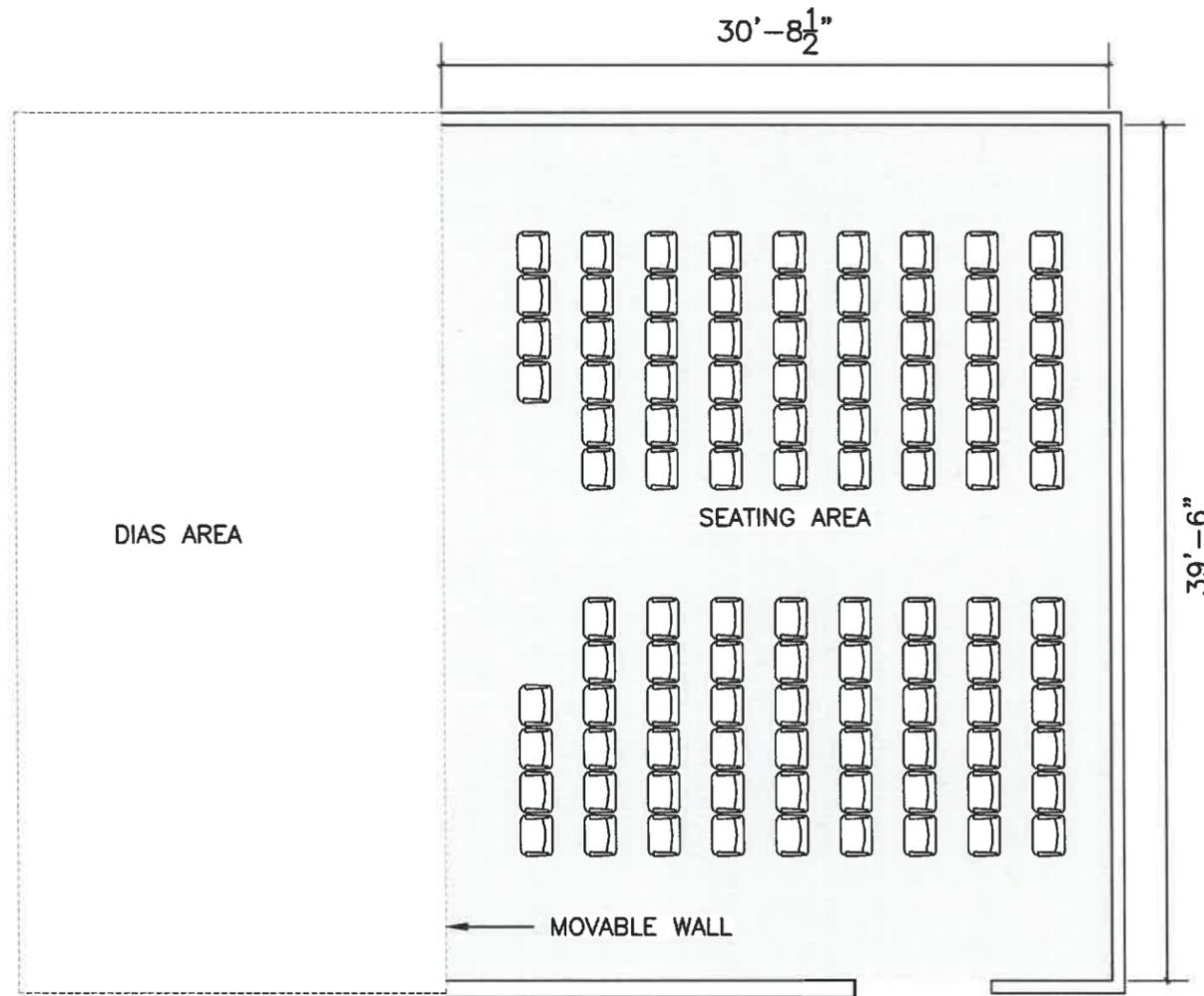


Pineville Town Hall Space Needs Study

10/12/2018

Space		Size	Qty	Total
Entry Vestibule - Information Board and Leaflets		100	1	100
Lobby (20x20)		400	1	400
Transient Meeting Room	CR3	100	1	100
Men's Public Restroom (2 Flushing Fixtures, 2 Lavatories)	PT1	218	1	218
Women's Public Restroom (2 Flushing Fixtures, 2 Lavatories)	PT1	218	1	218
Council Chambers				
Public Seating (Seating for 100)	CC1	1200	1	1,200
Council Dias (5 Council Members, Manager, Clerk)	CC2	780	1	780
Separate with Movable Wall Partitions				
A/V Equipment	CC2	50	1	50
Chair / Table Storage		120	1	120
General Storage		64	1	64
Customer Service Counter				
Receptionist / Admin Assistant	CSR	168	1	168
Customer Service Rep (@ Town Hall or Tele/Com?)	CSR	168	2	336
Customer Service Rep Future (@ Town Hall or Tele/Com?)	CSR	168	2	336
Administrative Suite				
Mayor's Office	P01	320	1	320
Town Manager's Office	P01	320	1	320
Deputy Town Manager (Future)	P03	192	1	192
Town Clerk	P04	168	1	168
Deputy Town Clerk / Admin Assistant (Future)	P05	144	1	144
Secure / Fire Resistant Records Storage (Clerk)		120	1	120
Office (Future - PIO, etc.?)	P06	144	1	144
Work Room / Mail Room	WR1	160	1	160
Office Supply Storage		64	1	64
Conference Rooms				
12 Person Conference Room (Shared as Exec Session Rm)	CR12	252	1	252
6-8 Person Conference Room	CR8	168	2	336
Finance Suite				
Finance Director	P02	280	1	280
Accounts Payable Office	SO1	150	1	150
Accounts Payable / General Accounting Office	SO2	150	1	150
Payroll Office	P04	168	1	168
Secure Storage Room (Payroll)		100	1	100
Accounting Records Storage		120	1	120

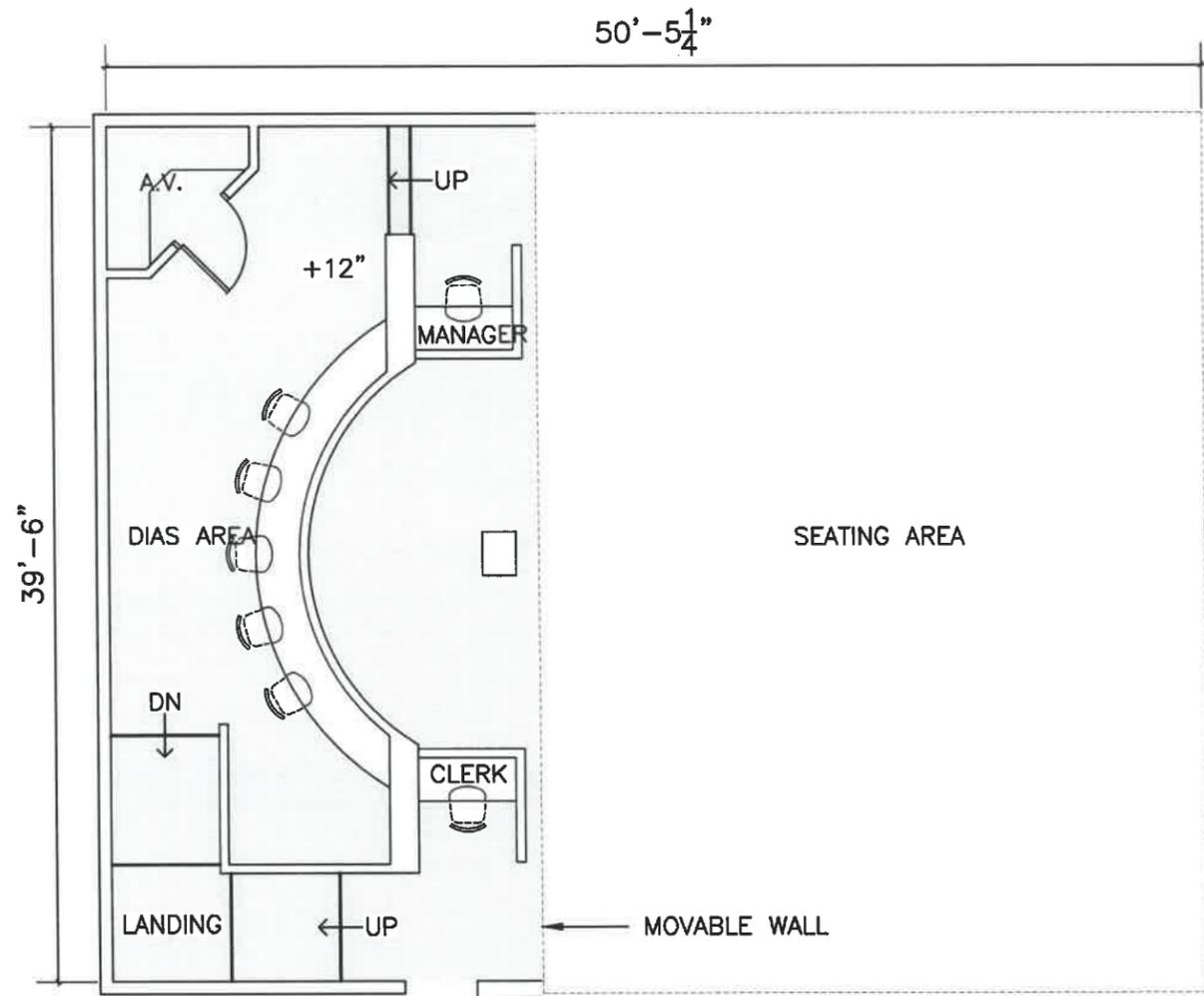
HR Suite				
HR Director	P02	280	1	280
Secure Storage		64	1	64
Planning and Zoning				
Planning Director Office	P02	280	1	280
Code Enforcement Office	P04	168	1	168
Planner Office	P04	168	1	168
Planner Office (Future)	P04	168	1	168
Large Format Printer / Plan Storage		240	1	240
Telecom Suite				
Telecommunications Director	P02	280	1	280
Electric Billing and Collections Coordinator	P04	168	1	168
Telephone Administrative Officer	P04	168	1	168
Central Database Technician (@ Town Hall or Tele/Com?)	P06	120	1	120
Network Database Technician (@ Town Hall or Tele/Com?)	P06	120	1	120
Database Technician (@ Town Hall or Tele/Com?)	P06	120	1	120
System Technician (@ Town Hall or Tele/Com?)	WS10	80	4	320
TeleCom Server Room		800	1	800
Electrical Suite				
Electrical Service Manager / Engineer (Shared)	SO2	168	1	168
IT Office / Work Room				
IT Office / Work Room		168	1	168
Server Room (NIC Tele/Com relocation)		80	1	80
Men's Staff Restroom (2 Flushing Fixtures, 2 Lavatories)				
Men's Staff Restroom (2 Flushing Fixtures, 2 Lavatories)	PT1	218	1	218
Women's Staff Restroom (2 Flushing Fixtures, 2 Lavatories)				
Women's Staff Restroom (2 Flushing Fixtures, 2 Lavatories)	PT1	218	1	218
Kitchen / Break Room				
Kitchen / Break Room		200	1	200
Locate near Exec Session Room, away from Restrooms				
Janitors Closet and Storage		80	1	80
Mechanical / Electrical Closet		200	1	200
Net Required Size				
Net Required Size				12,074
Grossing Factor			40%	4,830
Total Town Requirements				16,904
Library				20,000
Total Facility Requirements				36,904



NOTE:
 MEASUREMENTS MAY VARY SLIGHTLY
 DEPENDING ON MANUFACTURER.
 SCALE: 1/8" = 1'-0"

Council Chambers Seating - CC1 - 1200 S.F.

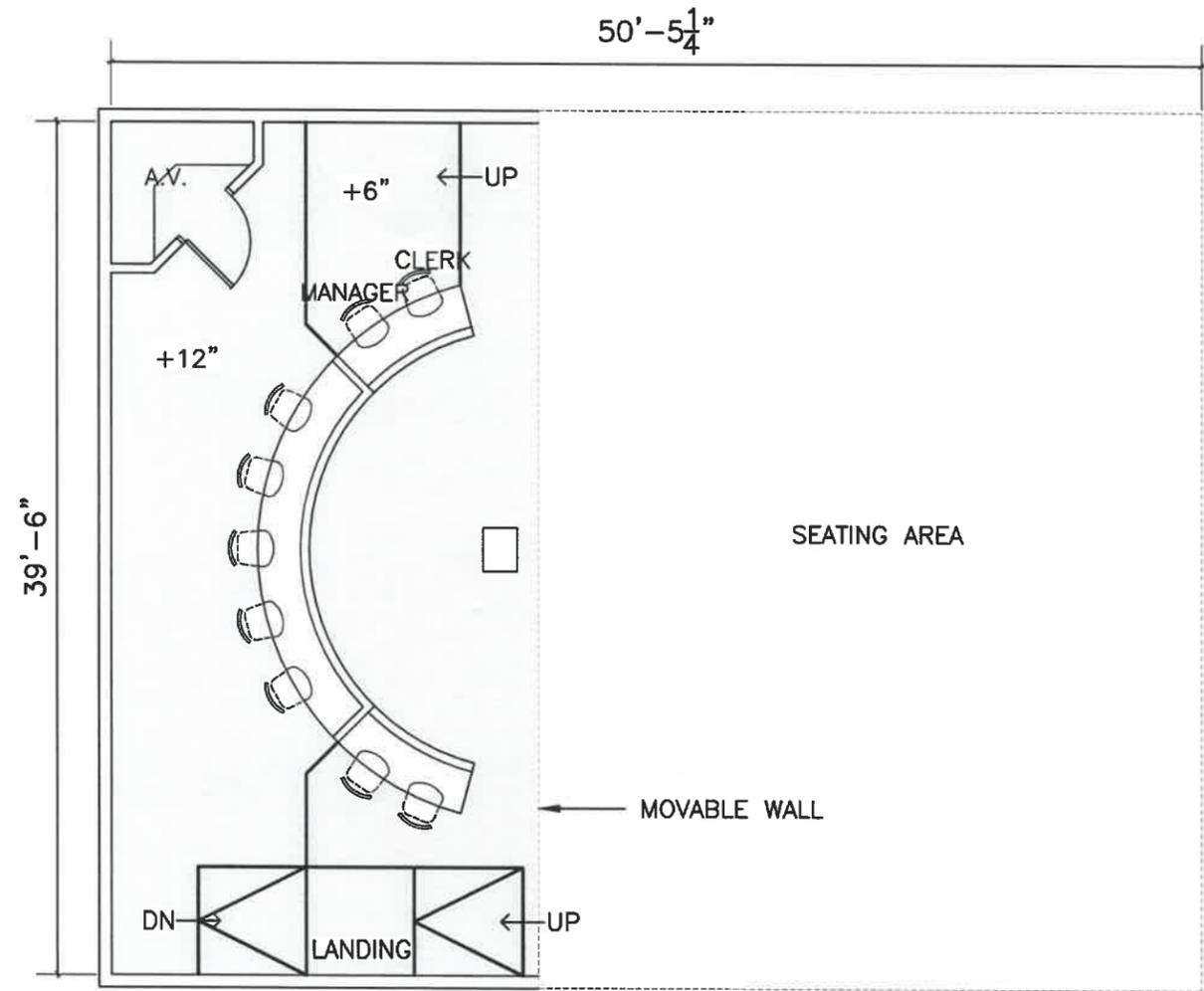
Space Standards



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Council Chambers Dias - CC2a - 7800 S.F.

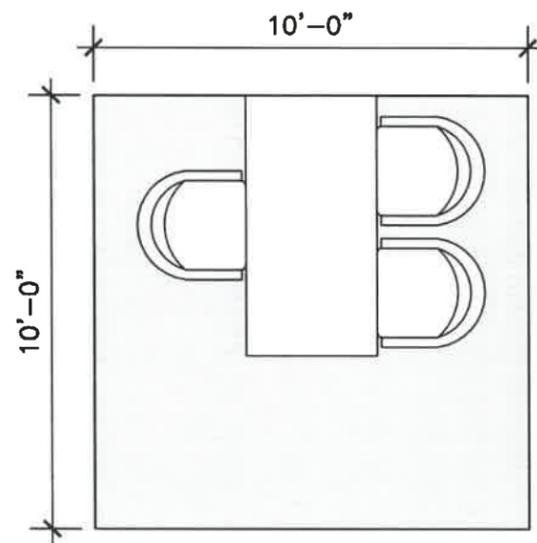
Space Standards



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Council Chambers Dias - CC2b - 7800 S.F.

Space Standards

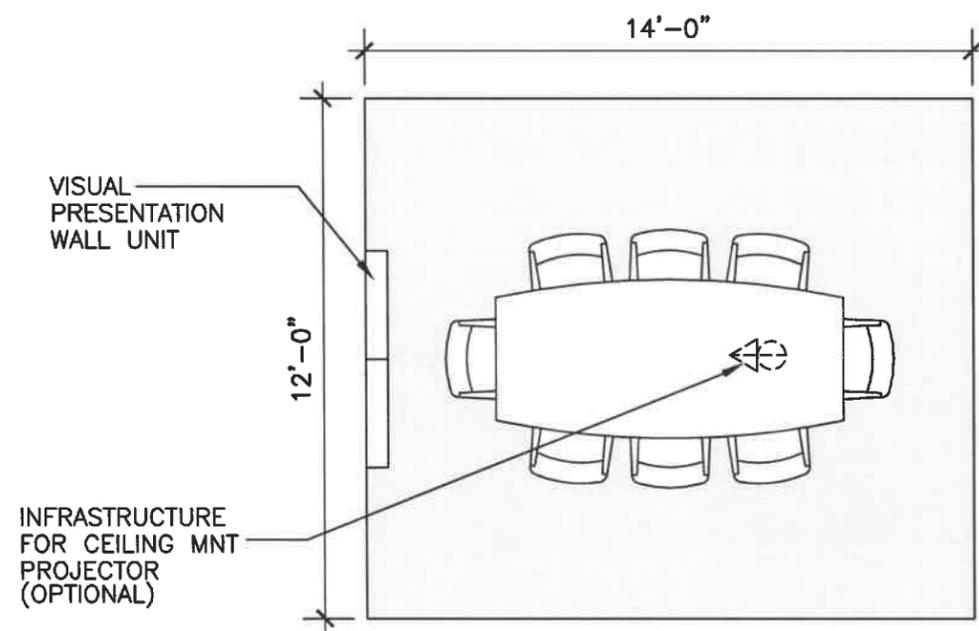


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SCALE: 1/4" = 1'-0"

Interview / Conference Room - CR3 - 100 S.F.

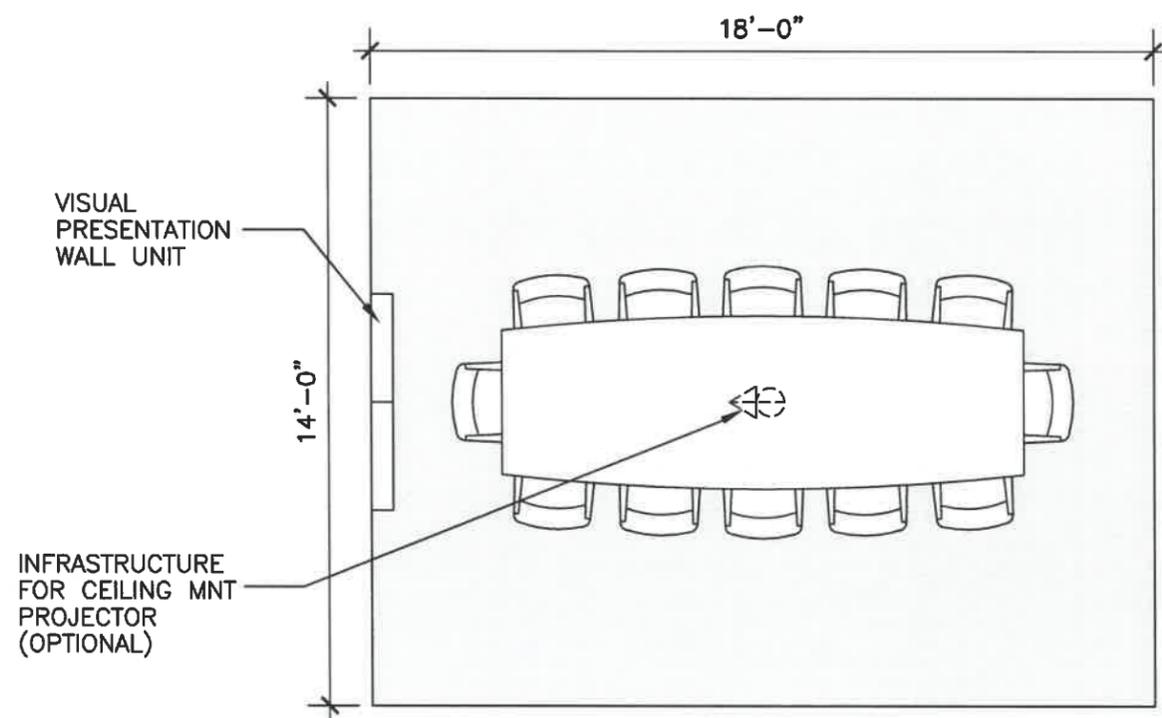
© Stewart Cooper Newell Architects, P.A. 2018

Space Standards



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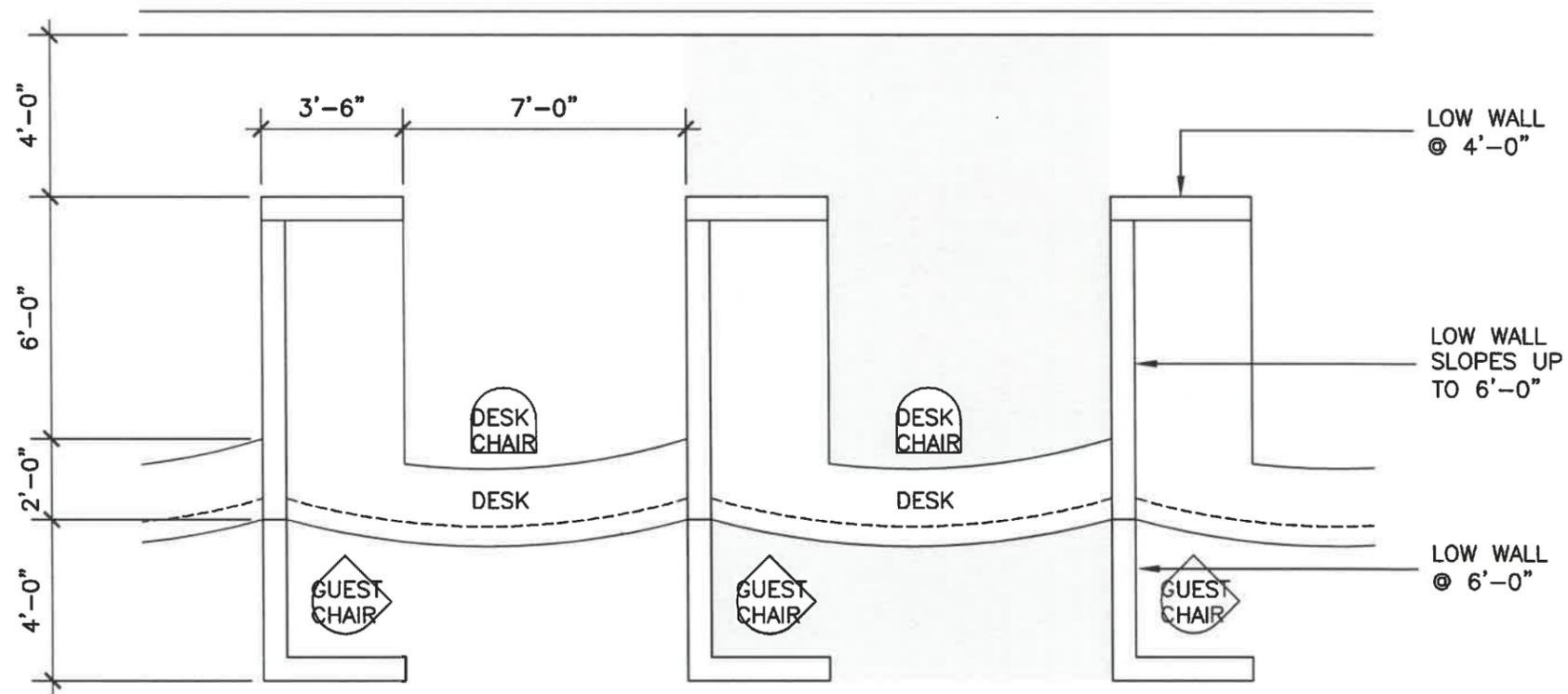
Conference Room 8 Seats - CR8 - 168 S.F.



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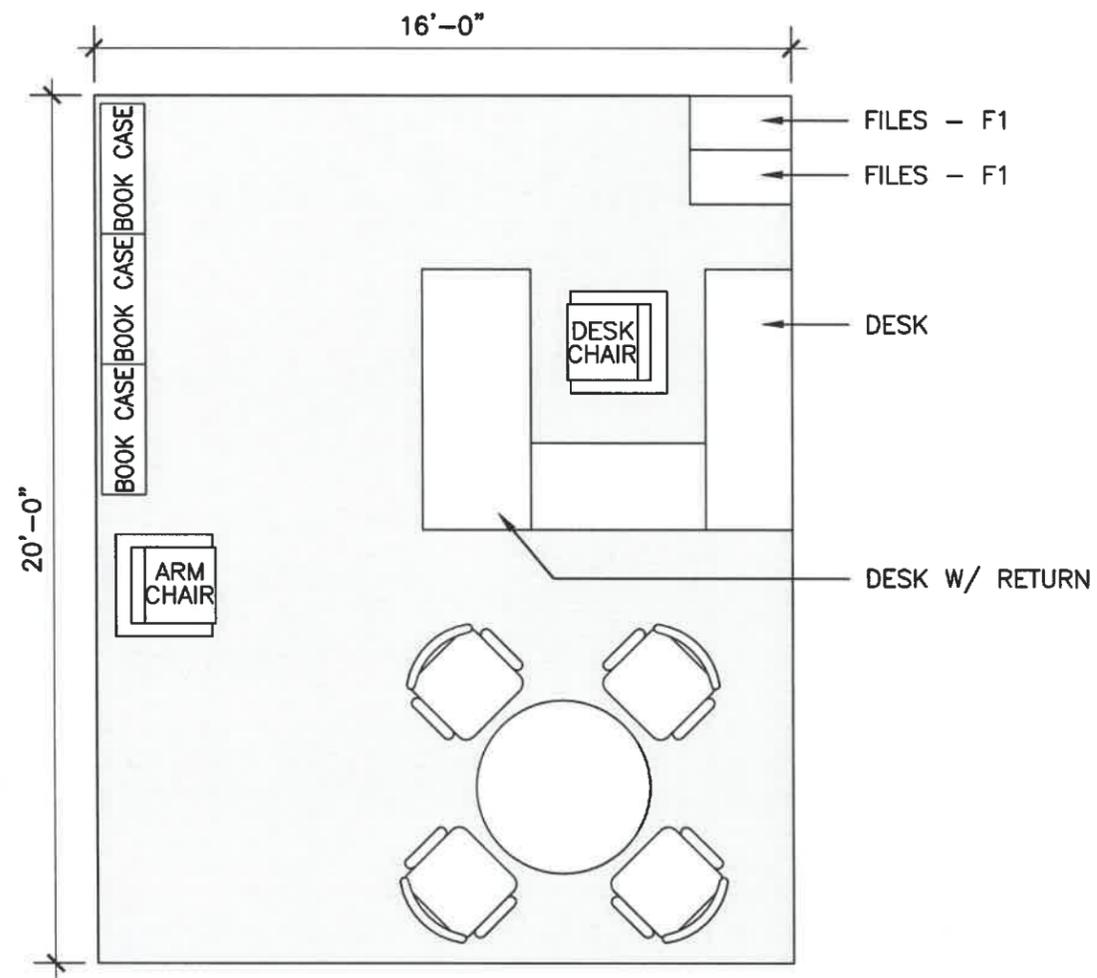
Conference Room 12 Seats - CR12 - 252 S.F.

Space Standards



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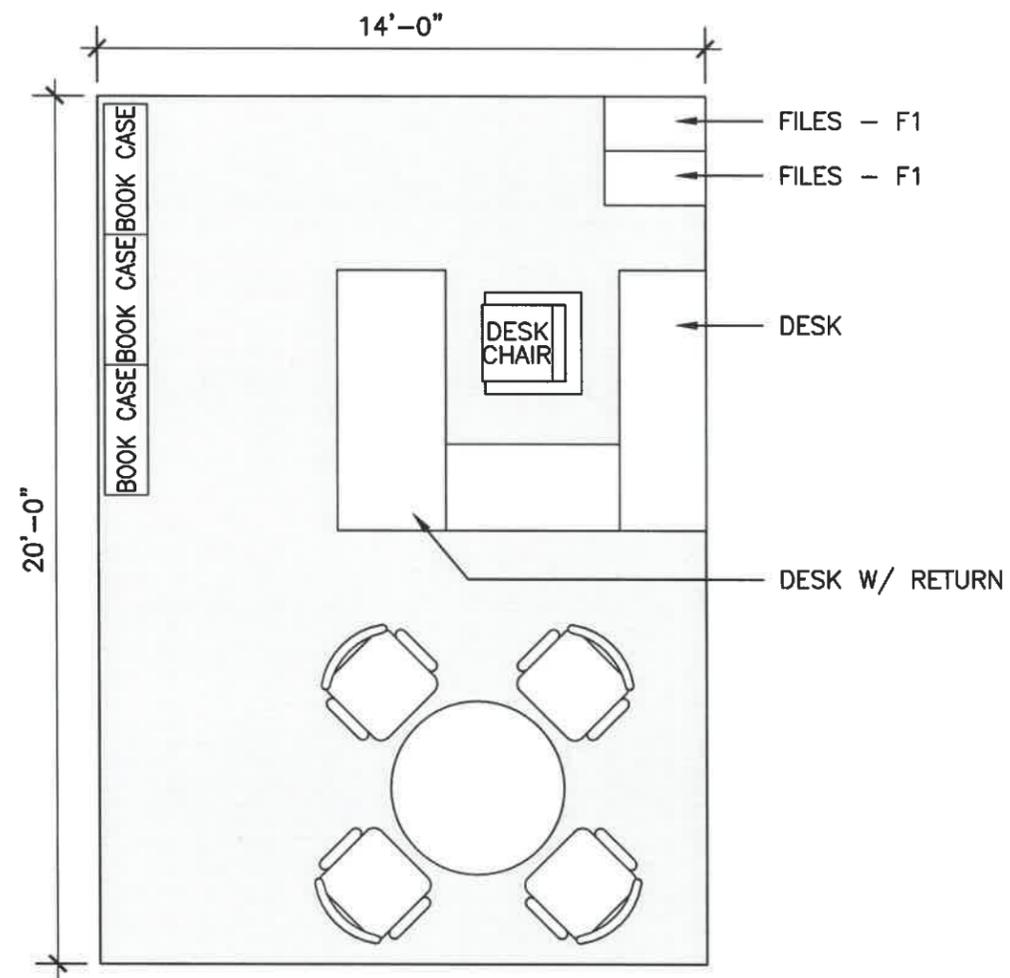
Customer Service Representative - CSR - 168 S.F.



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Private Office - PO1 - 320 S.F.

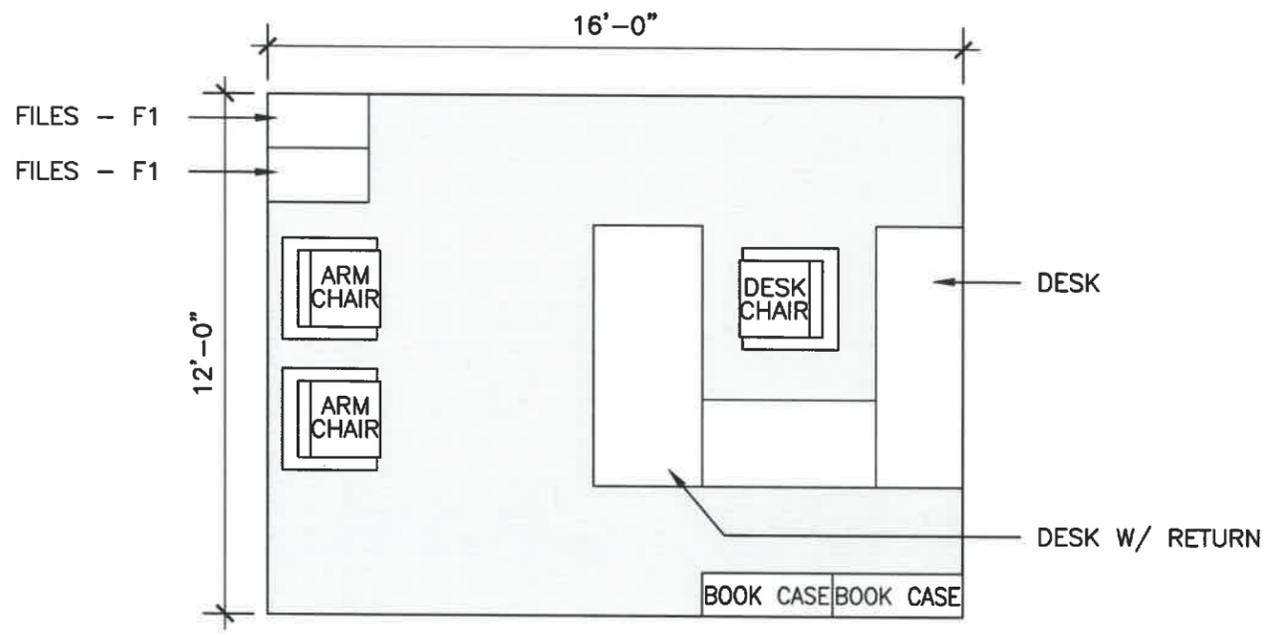
Space Standards



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Private Office - PO2 - 280 S.F.

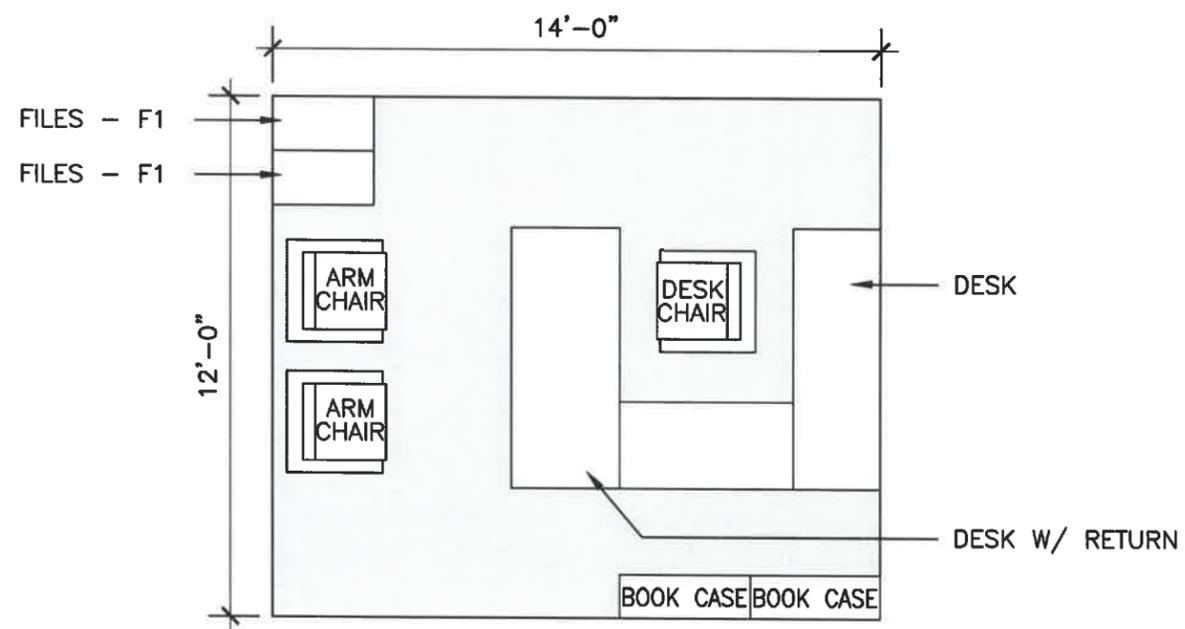
Space Standards



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Executive Office - PO3 - 192 S.F.

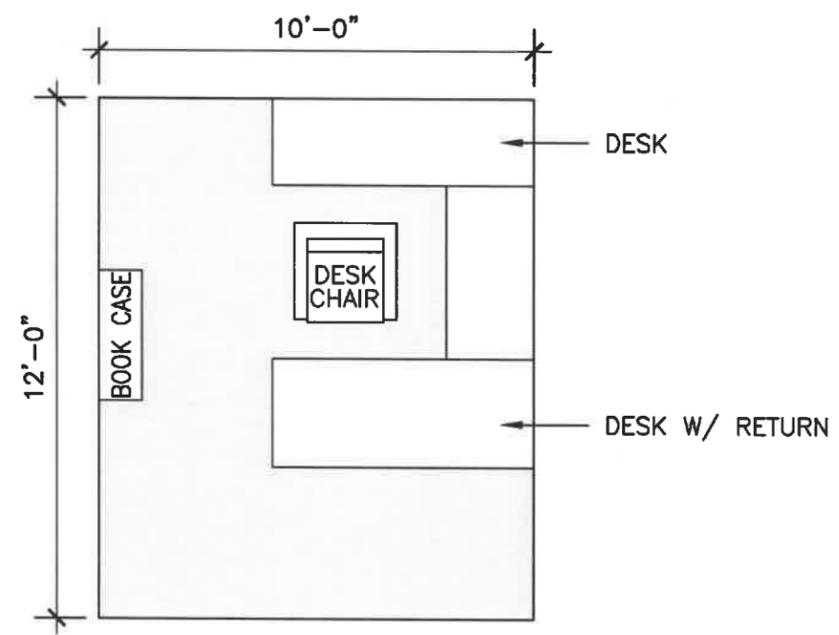
Space Standards



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Office - PO4 - 168 S.F.

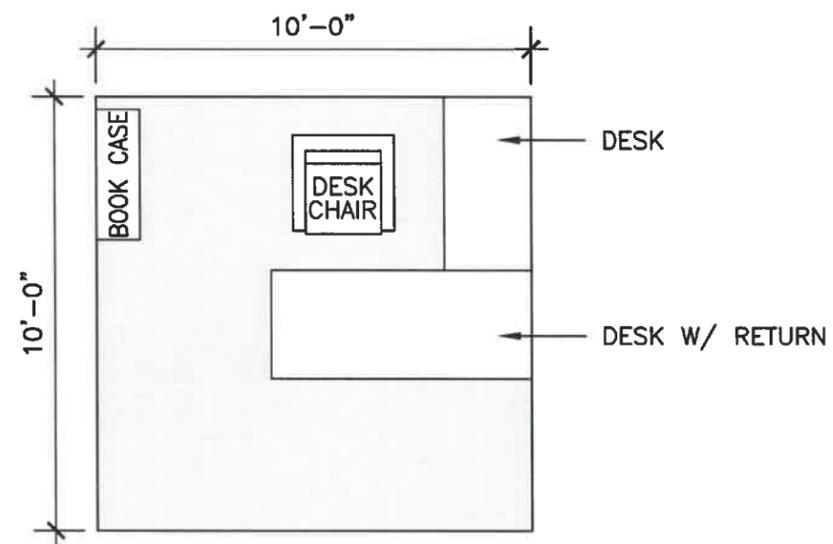
Space Standards



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Office - PO5 - 120 S.F.

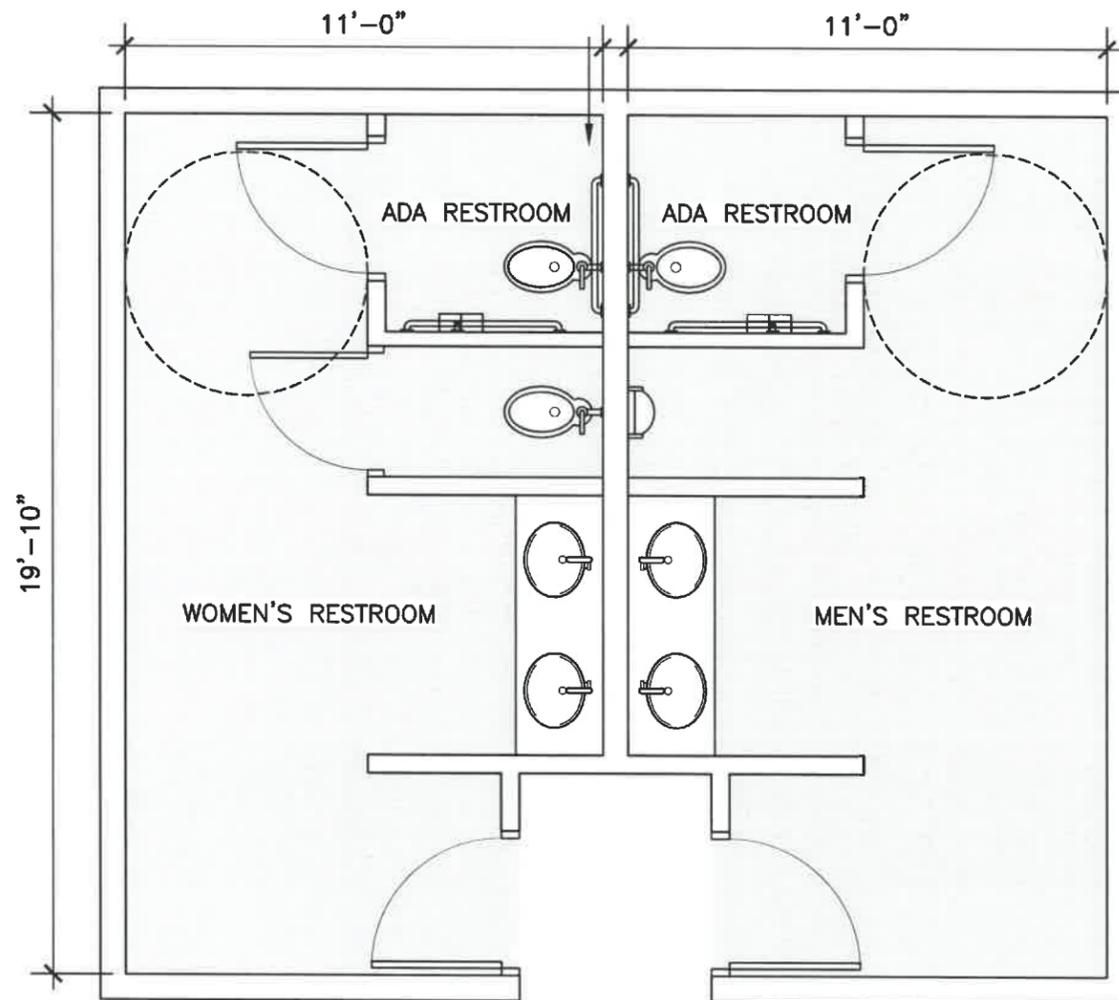
Space Standards



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Office - PO6 - 100 S.F.

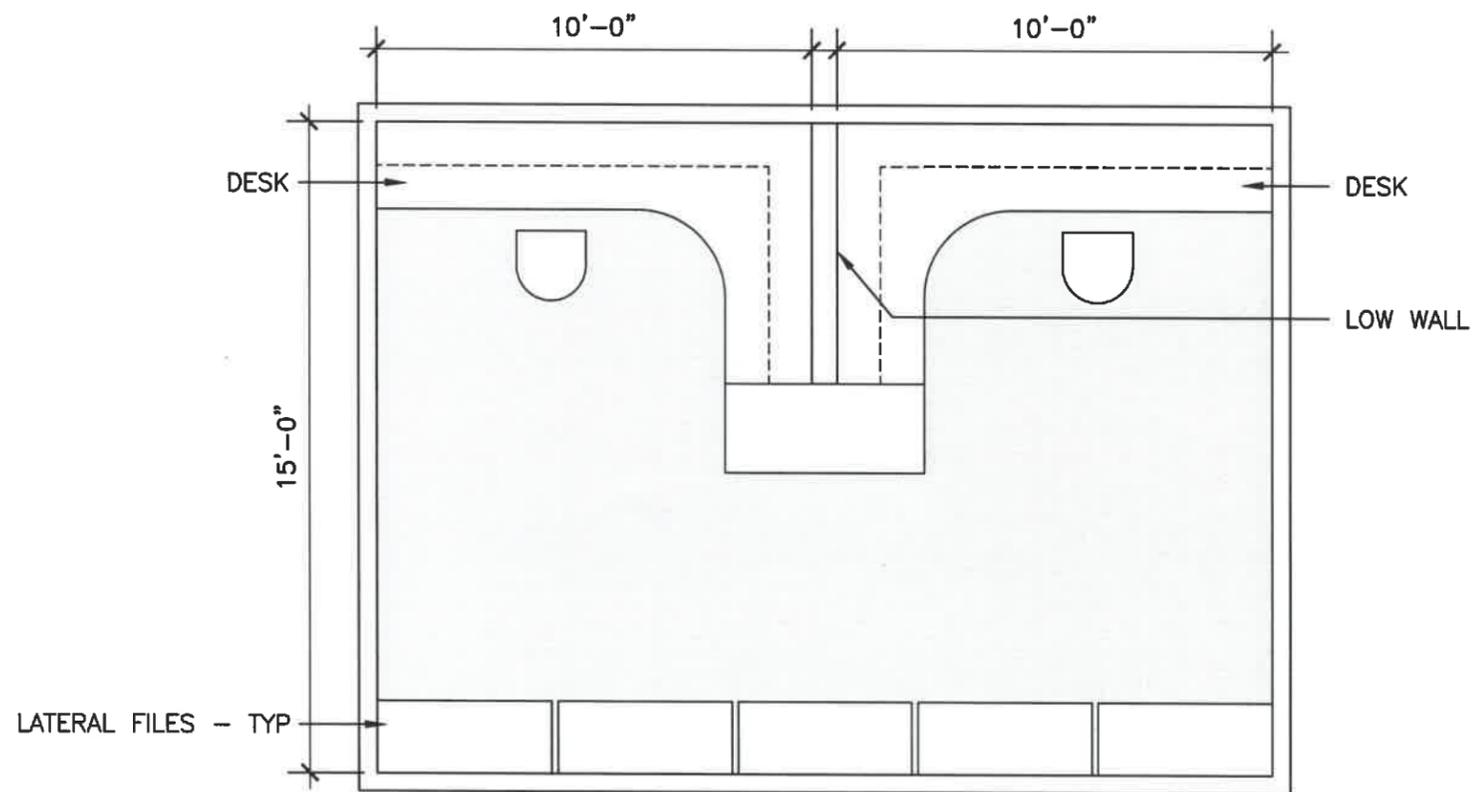
Space Standards



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Public Toilet 1 - PT1 - 218 S.F.

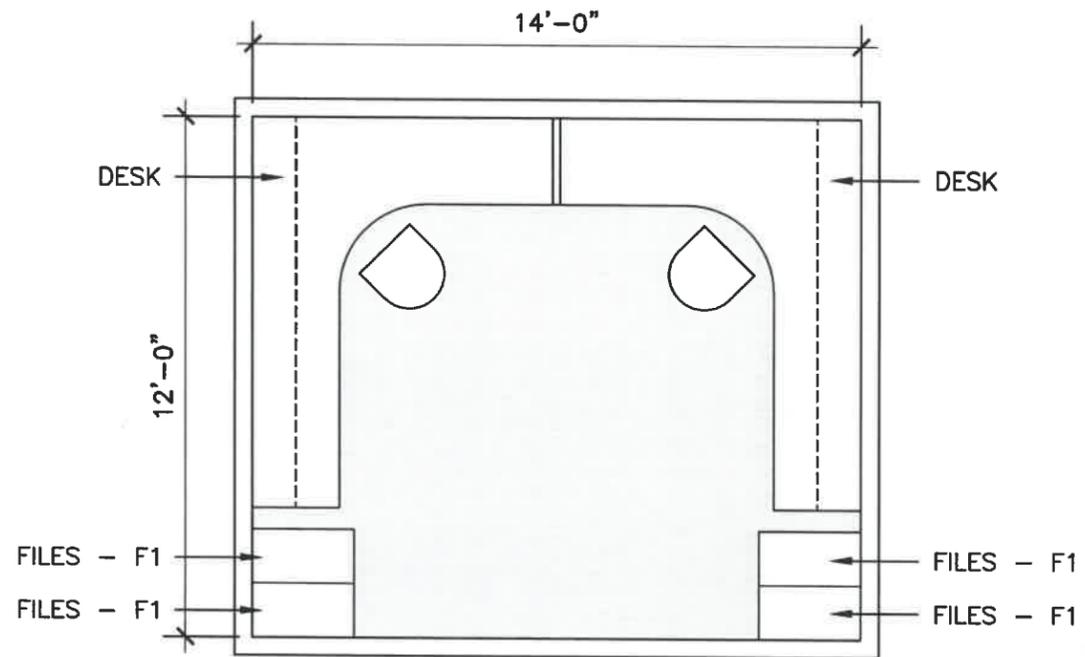
Space Standards



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Shared Office - SO1 - 300 S.F.

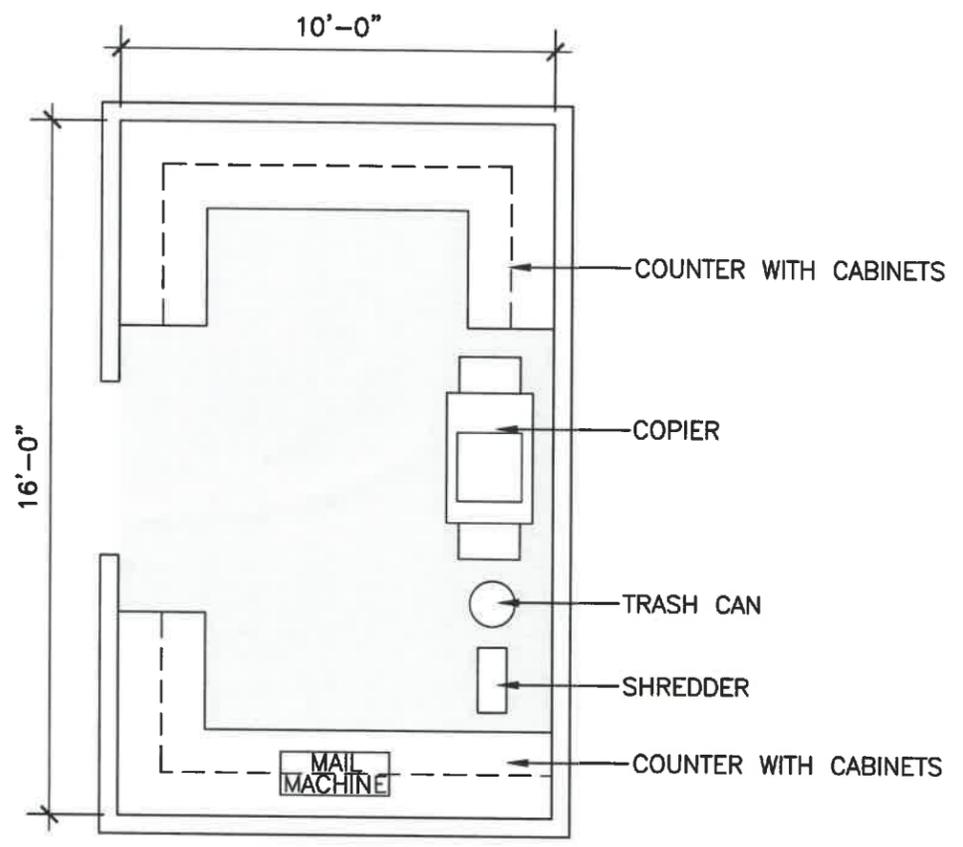
Space Standards



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Shared Office - SO2 - 168 S.F.

Space Standards



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Workroom - WR1 - 160 S.F.

Space Standards