



**MINUTES OF THE
TOWN COUNCIL WORK SESSION OF
MONDAY, OCTOBER 22, 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, October 22, 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: Melissa Davis, Joe Maxim and Debbie Fowler

Town Manager: Ryan Spitzer

Town Clerk: Barbara Monticello

Planning Director, Travis Morgan

Also in attendance were several individuals from Beacon Partners and Jeff Osborn from Osborn Engineering. Mr. Jim Stumbo of Stewart, Cooper, Newell Architects

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. Presentation of Proposed Distribution Warehouse (*Travis Morgan*)** – Planning and Zoning Director, Travis Morgan, stated that representatives from Beacon Partners were presenting preliminary plans for a warehouse on Downs Road. They were before council because the size of the proposed warehouse is 270,000 square feet; anything over 100,000 square feet requires conditional approval after a public hearing to be scheduled for a later date. The site is approximately 46.7 acres and the southern portion of the site is mostly floodplain. The building is proposed to be situated on higher ground due to a large drainage area in the front of the building and there appeared to be enough room to construct a possible outparcel in the future.

Mr. Morgan stated that his two biggest concerns were the possibility of manufacturing going into the site and outdoor storage. He wanted to zero in on that more to get a better idea of just what would be stored outside. He also listed in his staff report that sidewalks and streetscape are required along with a 100' undisturbed buffer between their property and two residential dwellings on the south side of the area. Building elevations and a landscape plan would also be required as well as a traffic study report.

Questions and comments from council followed with Mayor Pro Tem David Phillips asking what guidelines they would have to follow and if the concrete would need to be strengthened like the previous warehouse request for Lance. Mr. Morgan indicated that they would need to follow the same guidelines as was put in place for the Lance warehouse as well as strengthen the concrete as before. Mr. Morgan didn't have an exact parking count but stated he would be doing a full review of the plans to be sure they met requirements. Additionally, once their engineer drew up the plans he would be able to determine if there was enough room for trucks to turn around on the site.

Council Member Melissa Davis asked if there would be any manufacturing going on. Mr. Morgan stated that the building was intended for warehouse storage but the applicant would speak on it further. He wasn't sure what the exact distance was to the closest lot but guessed it was at least 1,000 feet but promised to follow-up on that question. He turned the floor over to the applicants. Mr. Peter Kidwell of Beacon Partners, stated that they would like to pitch this project as one that would allow several uses. Mr. John Core, also of Beacon Partners, added that they would like to consider the possibility of allowing Manufacturing Class I businesses as it would be a good opportunity for that type of business in that area. Council Member Davis was more concerned with the noise that a harder manufacturing type business might generate as well as traffic. Mayor Edwards had some reservations with some type of business going in there that they didn't like and the town being stuck with it but Mr. Morgan stated that thresholds could be set and requirements put in place requiring the applicant to go back before the board for approval of any such business.

Ms. Davis wanted to know how a traffic study could be done without knowing what type of business would be going into the space. Mr. Jeff Osborn of Osborn Engineering replied that a standard matrix system was used based on national averages. Mr. Morgan added that a traffic study was a "best guess" scenario and that since Downs Road was a state-maintained road, the applicant would have to coordinate some issues with them. Mr. Core responded that the traffic study wasn't large enough to warrant them submitting it to the state.

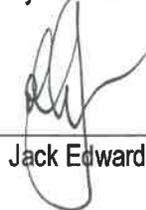
The applicant stated that they had a labeling/printing company interested in the manufacturing side of it. For the warehouse and outdoor storage there would be spools of wire, HVAC materials, roofing materials – materials related to the building industry that would be stored in and outside the warehouse. Mr. Morgan stated that if they could be as specific as possible on the outdoor storage, it would make things a lot easier on the Planning side of things. Town Manager, Ryan Spitzer, asked if the site would be gated but the applicant replied that with multi-users they normally wouldn't gate it. They really weren't planning on more than two buildings on the site as the topography was not well-suited for more than that. With all the flood plain in the area, most of it was undevelopable. Mayor Edwards asked the applicant to revise their plan with specifics, add the elevations and landscape plan and once their package was finalized, he asked they send it Travis in enough time to write his staff report and advertise for a Public Hearing so it could be presented at an upcoming Council Meeting. They were targeting the Public Hearing for the December 11th Council Meeting.

- B. Space Needs Analysis** (*Jim Stumbo of Stewart, Cooper, Newell Architects*) – Manager Spitzer stated that Mr. Jim Stumbo from Stewart, Cooper, Newell Architects was in attendance to give a brief presentation on his findings regarding the space needed for a new Town Hall building. Mr. Stumbo's report was included in the packet distributed to council members. He drew Council's attention to page 2 of his report showing the actual net size needed for a new town hall as 12,074 square feet, allowing for growth of an additional 4,830 square feet, and 20,000 square feet for a library, the total facility requirements came to 36,904 square feet. Mr. Spitzer added that there had been a lot of discussion as to whether to bring Telecommunications together with Town Hall or not and the discussions were continuing. Town Hall's current size was 6,181 square feet.

Council Member Joe Maxim asked if they had considered using the proposed Council Chambers for the Pineville Players theater productions. He wanted to be sure the space would not be underutilized. Mr. Stumbo stated that other towns had used the space for meetings but he had never heard of a Council Chambers being used for performances before. All agreed that the Pineville Players could continue to use the Hut for their productions. Mr. Spitzer stated that the county did not currently have a library in their budget this year but if we built it, they would find the money to fund it. They were still interested in having a library in Pineville. Council Member Melissa Davis suggested a room to display the history of Pineville and display local artists' works.

Mr. Spitzer stated he would take the findings to staff and discuss with them at their next staff meeting. Additionally, he will start talking to the county about their commitment to a library and finally, start the design process for a new Town Hall. He added that the town was going to decorate the tree on Main Street in the old Police lot as well as hold a tree lighting event at Lake Park. The salary study presentation was planned for the November 26th Work Session which is the Monday after Thanksgiving.

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 7:45 p.m.



Jack Edwards, Mayor

ATTEST: 
Barbara Monticello, Town Clerk

