



**MINUTES OF THE
TOWN COUNCIL WORK SESSION OF
TUESDAY, NOVEMBER 27, 2018 · 6:00 P.M.
PINEVILLE POLICE BLDG., 427 MAIN ST.**

The Town Council of the Town of Pineville met in a Work Session on Tuesday, November 27, 2018 at 6:00 p.m. at the Pineville Police Bldg. at 427 Main 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 was absent
Planning Director, Travis Morgan

Also, in attendance were John Core and Andrew Eagle representing Beacon Partners; Scott Stevens representing the Miller/Smith property development, a representative from Harris Radio Systems and HR Consultant, Susan Manning. The Clerk was absent and although a recording device was used, the meeting never recorded. Minutes below are very general and based on accounts provided by other attendees.

CALL TO ORDER

Mayor Edwards called for a motion to open the Work Session. A motion was made and seconded to open the meeting. 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 this was the second presentation from Beacon Partners regarding a request for a 250,000 sq. ft. distribution warehouse. The applicant had addressed issues discussed at an earlier meeting and refined their plans with more details to show elevations.

Parking was discussed. Mr. Morgan stated that the plan was sufficient for passenger car parking as compared to other local and regional calculations and he was in the process of updating our parking ordinance to modernize our calculations. Parking was more a concern on or along Downs Road to prevent on-street parking and/or loading/unloading of big rig trucks. Town Council wanted to be certain that this did not occur on Downs Rd.

Additionally, if there was going to be a gate at the entrance, they did not want it too close to the street so that trucks would stack up onto Downs Rd. They wanted it positioned far enough in to prevent that from happening. The question was raised as to what the closest neighborhood was to the property where the proposed warehouse would be. Mr. Morgan stated that it was about the same distance as the closest neighborhood was to the previously approved warehouse for Lance-Snyder.

- B. Presentation of Proposed Property Development at Lynwood Lane/Lakeview Dr.** (*Travis Morgan*) – Mr. Morgan introduced Mr. Scott Stevens from Keller Williams Realty who was present to discuss a proposed project on

Lynwood Lane and Lakeview Drive. Mr. Stevens was representing Mr. Steve Miller and Mr. Robert Smith, property owners of the proposed project. Mr. Stevens was proposing a subdivision of 174 units on a piece of property currently zoned to allow roughly 50 units in total. Council asked how they were able to get on the agenda without first talking to the Zoning Dept. Mr. Morgan stated that they requested to be on the agenda before they sat down to discuss the project and they were reluctant to share details or leave a copy of the proposal with him at that time. Roughly half the units would be single family residences and the other half town homes.

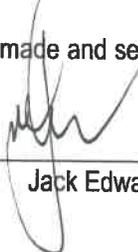
There were several concerns brought up by Council Members. The plan showed a round-about to help calm traffic but there was no indication that a fire truck could navigate it without some trouble. Additionally, with that amount of units there really ought to be a second way in and out of the subdivision but the applicant stated that it would not be required unless the property was rezoned. Planning and Zoning Director, Travis Morgan, stated that the property would, indeed, need to be rezoned because it was not currently zoned for townhomes or the density they were purposing.

Mr. Stevens stated that he had approval for the water and sewer utilities and the plan was to tie into the lift station off of Mallard Dr. Mr. Morgan asked for documentation of the approval and stated that to tie into that lift station, would require going through private property. Mr. Stevens stated that the county would help get the property condemned so that they could tie into the lift station. He was not able to produce the documentation for the water and sewer approval. Council advised the applicants that road improvement would be necessary on Lynwood Lane including curbs, sidewalks and paving and Mr. Morgan added that because the subdivision was over 100 units, a traffic study would also be required.

Council members all agreed that there were too many unanswered questions regarding this project and they were uncomfortable with it. Although council members have had conversations with the property owners previously, none of this was ever mentioned in any of their prior discussions with them.

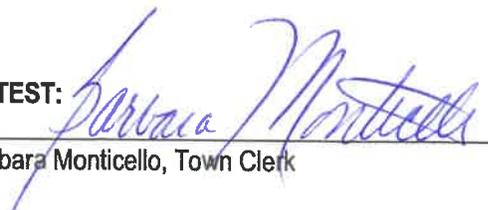
- C. **Discussion with CI/Harris Radio regarding Police Radio Issues** (*Chief Merchant*). Ever since the Pineville Police Department received new radios from the CI/Harris Company, they've been experiencing numerous problems with them, including a lot of interference. Harris already replaced all the radios but after much discussion, they agreed to replace all of the equipment as well, at no cost to the town.
- D. **Presentation of Salary Study** – (*Domessa Froneberger*) – Human Resources Director, Domessa Froneberger introduced Susan Manning, a Human Resources consultant hired to perform a compensation and pay study for town employees. She presented her findings to Council who acknowledged that it was long overdue. They appreciated her thoroughness and impartiality in her research and findings. She recommended to the group that they adopt the plan and try to have an impartial study done every 2-3 years to keep up with market rates and trends. She also recommended that a compensation plan be adopted each year as it was required by law.

ADJOURNMENT: There being no further business to discuss, a motion was made and seconded to adjourn the meeting.



Jack Edwards, Mayor

ATTEST:



Barbara Monticello, Town Clerk

