MINUTES OF THE TOWN COUNCIL WORK SESSION OF
Monday, July 27, 2020 · 6:00 P.M. (Meeting held remotely via Zoom for the Public)
At the Telephone Building for Council & Staff • 118 College St., Pineville

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, July 27, 2020 @ 6:00 p.m. The meeting was held remotely using Zoom for the public. Council Members and Staff were present at the Pineville Telephone Building.

ATTENDANCE:

Mayor: Jack Edwards
Mayor Pro-Tem: Melissa Davis
Council Members: Amelia Stinson Wesley, Les Gladden and Joe Maxim
Town Manager: Ryan Spitzer
Town Clerk: Barbara Monticello
Planning & Zoning Director: Travis Morgan

Present via Zoom: John Fryday and Nick Berndt represented the Hyundai Dealership; and Joel Walker, Rich Cummings, and Bill Robinson all represented Jiffy Lube.

CALL TO ORDER.

Mayor Jack Edwards called the meeting to order at 6:00 p.m.

Approval of Budget minutes (Four sets): Mayor Pro Tem Melissa Davis asked that two items be checked on the first set of minutes dated April 1, 2020. She asked that the ISO Rating for the Fire Department be corrected, as well check to be sure the word was actually "edraulics" and not "hydraulics" for the Fire Department. Council Member Les Gladden confirmed the edraulics was correct. Council Member Les Gladden made a motion to accept the minutes with the requested change to the ISO rating and Mayor Pro Tem Melissa Davis seconded the motion. The minutes of the budget meetings were approved with changes.

DISCUSSION ITEMS:

A. **Continued Discussion of Hyundai Dealership followed by Vote** *(Travis Morgan)* Planning Director, Travis Morgan, ran through the power point presentation on this project again. Auto Services are a Conditional Use in B4 zoning districts, which is where this project is located and the reason it was before Council. The plan is to keep the existing metal building and add a new 44,000 sq. ft. dealership.

   Hyundai has agreed to relocate the Pineville Welcome Sign and has donated $5,000 to the town toward the cost of a new sign. The revised plan showed enhanced landscaping as well as five display cars along the front of the building which had been approved at the previous meeting. There will be a clock tower with benches on the corner. Hyundai will make a payment to the town in lieu of street improvements so the town can complete the road all at one time.

   Council Member Les Gladden asked if the square footage of the sign would be confirmed to which Mr. Morgan stated there was a certain allowance per our ordinance and the square footage will be checked out during the sign review process, which will be later. He added that 300 square feet was the cap for the building sign size. Sign plans will be

checked and measured later when the signage package is received for review. Staff was in favor of a reduction of the name "South Charlotte" on the building signage but was not a requirement of the zoning ordinance.

Council Member Joe Maxim thanked Travis for the recap so all would be on the same page. For the benefit of the record – most of the dealerships on line do advertise as "so and so of South Charlotte", he noted. This is not the first time the name issue has come before Council. There is Mazda of South Charlotte and Mercedes of South Charlotte in town as well, but the real question was whether the project was advantageous to the town.

Director Morgan said it meets all the requirements and is definitely in the best interest of the town. The issue was resolved successfully with the placement of two signs and the Town would still benefit from the street and landscaping improvements, as well as the tax dollars and employment opportunities it would bring to the town.

Mayor Edwards asked for questions or comments. John Fryday, architect for the project, stated that the signage was well under the maximum allowed. Nick Berndt, of Hyundai, commented on working well with the town and appreciated everyone's efforts in working together.

Council Member Les Gladden made a motion to approve the new dealership with Council Member Joe Maxim seconding the motion. Vote was three (Council Members Gladden, Maxim and Stinson-Wesley) in favor of the project and one opposing (Mayor Pro Tem Davis). The motion passed 3-1.

B. **Review and Discuss Proposed Plans for Jiffy Lube Building Renovations**: (*Travis Morgan*) Director Morgan advised Council that this was an informational item and there would not be a vote on it at this time.

Director Morgan stated the existing Jiffy Lube had been there for quite a while but was recently hit by a motorist causing damage to the building and providing good reason for the timing of the renovations being proposed. The top of the plan presented showed a total of three bays but the building will be situated differently than it is now. There would be three awnings on the front of the building with the bays located on the side of the building. Cars would enter from the side to minimize the view of the bay doors and work being done inside. Auto servicing is currently a non-conforming use in the B3 District so it must be conditionally approved. The objective, with any non-conforming use, was to get them to be more in compliance with town standards so all of the typical items we ask for such as landscaping and side-walks, would also be required of them. They also proposed all new screened trash facilities so the project has benefits and would be a vast improvement over what is there currently.

Mayor Pro Tem Melissa Davis asked Mr. Morgan what "placement of front door" meant in his staff report. He responded that this was open for discussion. The usual access into a building is from the front façade of the building but this plan is from the side of the building. Mayor Pro Tem Davis assumed there would be some outdoor seating for those that were waiting for the work on their cars to be done. She favored the idea of a side entrance.

Director Morgan continued, stating there was an encroachment lane for possible widening of Polk Street in the future. The sidewalk is in the Right-of-Way, which he felt was fine. Benches will be required as part of their streetscape as well. Council Member Amelia Stinson-Wesley asked how many trees were currently on-site. Moving back through the power point presentation to the slide with a recent photo of the property, showed no trees presently there.

Mr. Bill Robinson, architect for the project, along with Joel Walker of Jiffy Lube, both expressed that they wanted a nice, new attractive building to replace what is there now.

Council Member Les Gladden asked if they would be expanding their services since they were adding a third bay? Mr. Walker stated that the third bay would expand services to light repairs and tune ups. Council Member Gladden asked that no hood raising take place outside; Council did not want to see any work being done on cars outside of the building. Mr. Walker stated that would not be a problem.

Council Member Les Gladden then asked the architect, Bill Robinson, if he could "doctor" the bay doors some so as not to look so much like a garage door, adding that there were products and techniques that could be used to make

them more attractive. Mr. Walker stated it would not a problem and added that they wanted to blend in with what the town would like to see. They wanted to work with the town to construct a facility that all would be proud of.

Council Member Joe Maxim added that Jiffy Lube tends to turn customers over quickly so there should be no cars being left overnight. Parking of vehicles overnight is not something Council wanted to see. Director Morgan added that he was currently working on general updates to the Zoning Ordinance and junked or wrecked motor vehicles was not something the town wanted to see. What he considered more important, however, was that there was no hood popping or working on cars outside. Jiffy Lube was not expecting to perform any long-term repairs on vehicles so there shouldn't be any reason for a vehicle to be left on-site for more than thirty days. Mr. Walker added that Jiffy Lube did not do any of that type of work -- they needed to get cars in and out.

Mr. Morgan stated there was a shared access agreement with the adjacent property to the north, who seemed receptive to modifying the agreement should it need to be revised.

Council Member Les Gladden asked what kind of time frame they were looking at. Architect, Rick Cummings, stated six or seven months to complete the project once permitting is received. Mr. Morgan added that the permitting process usually takes a couple of months and from there it should be three to six months to complete the project.

Mayor Pro Tem Melissa Davis asked what was going on with the parking lot there now because it looked terrible. Director Morgan said the owners chose to pave the lot on their own and were working on getting permitting for a new ground mounted sign, which also required electricity since it will be an illuminated sign. The process was moving too slowly so Mr. Morgan has Code Enforcement staying on top of the situation.

Mayor Edwards asked that the detail on the bay doors be worked out with Mr. Morgan and architect, Bill Robinson, to come up with a decorative style.

ADJOURNMENT: With no further business to discuss, Council Member Amelia Stinson-Wesley made a motion to adjourn at 6:45 p.m. Council Member Les Gladden seconded the motion and there were ayes by all to adjourn the meeting.

Jack Edwards, Mayor

ATTEST:

Barbara Monticello, Town Clerk