



**MINUTES OF THE  
TOWN COUNCIL WORK SESSION OF  
Monday 2/24/2020 - 6:00 P.M.  
Pineville Telecommunications Bldg.  
118 College Street, Pineville, NC**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday February 24, 2020 @ 6:00 p.m. at the Telephone Building located at 118 College St. in Pineville NC.

**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

Finance Director: Richard Dixon

Planning & Zoning Director: Travis Morgan

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order at 6:01 p.m.

**DISCUSSION ITEMS:**

- A. Industrial Warehouse by Beacon Partners** – *(Travis Morgan)* Planning Director, Travis Morgan, stated that a warehouse project was being proposed on Nations Ford Road and Downs Road, comprised of the Harley and Miller properties, totaling about 250-270 acres. There are a total of five parcels all zoned G1, along with seven residential properties that Mr. Morgan would like to see absorbed into the project. He added that the development would need the usual NCDOT approval, a traffic study and a new connector road. It was going before council because of the size of the project. To give more details on the project, Mr. Morgan introduced Jon Morris, a senior partner with over 25 years of employment with Beacon Properties, the developer of the project.

Mr. Morris stated the center would be called Empire Distribution Center, a high-end employment center that would be similar in architectural style to the development on the old fairgrounds that was known as Metrolina Expo. The intention was to build a project that both Beacon Partners and Pineville could be proud of. He added that John Core, also with Beacon Partners, was steering the development of the center as Project Manager.

Mayor Pro Tem, Melissa Davis, asked Beacon Partners if they had approached the residential areas next to the development. Mr. Morris responded that they were in conversations with all seven of the residential properties. Mr. Morgan stated he would like to keep Downs Road and Nations Ford Road at its current service level and to minimize turns; this will require new roads. A new road network is paramount to this project. Curb cuts need to be accurate and use of connector road should align with the existing streets to create a four-way regular intersection.

Andrew Eagle, traffic engineer for the project, stated that the scoping document was submitted to town and NCDOT – they have 10 days to review and give their feedback.

Council Member Les Gladden stated that Beacon Partners should look forward to massive road improvements as there was a lot more work to be done on the roads; they will need a lot of improvements and as for a future ROW, they would have to have at least 60 feet.

Mr. Morgan reiterated that it would be wise to absorb the pocket of residential homes into the plan as it would be difficult to do a project of this size and having to carve out areas to work around the residential homes. John Morris stated that if they acquired the residential properties, the configuration of the buildings may change in some way but probably not by much.

Travis said a connector road going in at the southern portion should be planned for even if it isn't used at this time as it may be needed later. An even better solution would be to have a T intersection by Eagleton Downs, align with existing roads and using transition points or using natural breaks, such as the creek is preferred. Additionally, there is an unallocated parcel of land, about 65 acres, that needs to be clear on the plan as to what that parcel may be used for.

Council Member Les Gladden asked if there were any architectural standards that apply to the Industrial District. Mr. Morgan responded that there were just some minor ones – normal things such as sidewalks, etc., but the requirements were more relaxed for the Industrial areas.

Peter Kidwell, also part of the project, stated that of the seven residential properties, three had contracts on them, two of them had letters of intent out on them with negotiations continuing on the last two residential parcels. He agreed that the road should be connected by Eagleton Downs. Jon Morris agreed it was the perfect spot for a full intersection but noted there was a swim buffer located there and that it was not looked upon as being a wise move by Army Corps of Engineers, to disturb that buffer. They frown upon doing that.

Mr. Morgan stated that the DOT would require more traffic and street improvements. He recommended they get the road network/improvements done first and other things will follow. He also suggested they take a look at doing this project in phases. John Core, also with Beacon Partners, said the Connector Road would be built by the time the first C/O is issued. Jon Morris added they would probably build in three phases – it may be three to ten years depending on the economy.

Council Member Les Gladden asked if there was a sundown clause. Mr. Morgan replied that there was a certain amount of time before the Conditional Use ran out and the project would have to be re-presented to Council.

Council Member Joe Maxim was trying to narrow down the types of things that would go on this site, wondering if it would truly be high-end companies or something like rock crushing. Mr. Morris stated that they would put a note on the site plan that the parcel will have to go before Council before a tenant is chosen. Council Member Maxim also asked if they were targeting a specific group of industries? Mr. Morris stated that tile/granite companies, pallet companies, NAPA, paper stores, were all clients they've had in their warehouses and would typically be the types of businesses they would get for this project.

Council Member Amelia Stinson Wesley asked if these companies all employed the same amount of people. Mr. Morris said it was difficult to pinpoint and that it could be different. Wages for these employees could range from \$12.00 an hour to \$100,000 per year for executives. Council Member Les Gladden commented on one of the businesses near Jimmy Harley's house that produces a lot of dust and dirt and mentioned that warehouses could produce dirt and dust as well. Jon Morris stated that was not what they wanted.

Mr. Morgan suggested next steps such as a couple more Work Sessions to continue to iron out details; obtain more feedback from the board, set framework and building placements and then do a more in-depth look at the traffic. Council Member Gladden added that they needed to work on the entrances and exits and the impact on the existing road network.

John Core asked for comments from the town after DOT reviews the scoping document and Jon Morris asked for clarification on the connector street at south end. Mr. Morgan stated that when we get the traffic study information back, it may tell us more as to whether the road is needed or not. Council Member Gladden added that the main concern was to get the road issues ironed out, including making a true intersection and a lot will depend on whether the other parcel gets acquired. He also wanted to be sure no manufacturing was allowed on the property. Mr. Morgan stated that some light manufacturing was allowed but no Class II is allowed. Mr. Gladden wanted to be sure any manufacturing that generated noise be restricted from operating there.

- B. New Town Hall/Library:** Mr. Spitzer introduced Brent Green of Creech and Associates who was present to give an update on the new Town Hall and Library. Mr. Green noted that one update to the project included a six-foot ROW which pushed the building back from the street a little more. Police Officer, Bill Wright, commented on closing the Police Department's road to make room for the new Town Hall. He was concerned about traffic on NC51, especially during the rush hours. Council Member Les Gladden asked if parking for the new building met the count. Planning and Zoning Director, Travis Morgan, stated he wasn't sure of the exact count but it was close.

Mr. Green reviewed the outside elevations and inside floor plan with Council after tweaking the last version that was presented. Council Member Amelia Stinson Wesley asked about the size of the Chambers in the new Town Hall. Mr. Green advised that it will accommodate 100 people and was 40' by 40' in size. Council Member Les Gladden asked if the Library was good with the square footage allotted to them to which Town Manager Ryan Spitzer confirmed that the library was good with the size. After going through the building elevations and layout, the floor was turned over to our Contractor, Ediface, to go over the costs associated with the project.

Mike Carlisto and Matt Coffee of Ediface, our At Risk Construction advisors, went through the costs of the building. The budget for this project was \$11,500,000 2 years ago. The building footprint was scaled back to save about one million dollars and they still had about thirty-five to forty items that the town could review to decide what to keep and what to get rid of. Council Member Joe Maxim requested an itemized list of those things that could be reviewed by Council.

Mr. Spitzer stated that the town and county were still working on a Memorandum of Understanding for the Library building. He stated it would cost about three and a half million dollars to move the Telephone Department and their equipment to the new building and Council would need to make the decision if Telephone moves or not, sooner rather than later.

- C. Downtown Speeding:** (*Lt. Toby Calhoun/Sgt. William Wright*) Lt. Calhoun stated that our Main Street was different from others because NC 51 being a state road, has limitations on how the town can enforce the laws. He proposed an effort to pay officers to come in to do strictly traffic enforcement. The objective was to slow people down on Main Street. They've never been able to solve the problem totally so they were proposing larger, more permanent signs to alert speeders to slow down. Lt. Calhoun would like to see people slow down to 25-27 miles per hour between Church Street and the railroad tracks. He would like the signs to be located by the train tracks and bigger; suggesting a 49" X 2.8.5" size, along with moving the pedestrian crosswalk, but Mr. Morgan reminded Council that because of Norfolk Southern Railroad and the DOT, moving the crosswalk there would not be allowed.

Lt. Calhoun also recommended lowering the speed limit throughout Old Town – he recommended changing the speed limit, especially on Lake View Drive, where people tend to speed on the long stretch of road. Mayor Pro Tem Melissa Davis asked Lt. Calhoun if he had talked with other towns to see if the signs were beneficial for them. Lt. Calhoun responded that he had spoken to several others who believe they are beneficial.

Mayor Pro Tem Melissa Davis asked if we wanted to do this because we needed it or because we wanted it and wanted to know if grant money was available for this project. She stated if there was grant money available, we should be utilizing those funds. Lt. Calhoun indicated that grant money was available for a project like this but stated the force was still short four employees on patrol duty.

Council Member Les Gladden asked Lt. Calhoun if he had thought about making a list of places like Federal Express, etc. to visit and discuss this with them. Lt. Calhoun replied that he had a list going right now. Sgt. Bill Wright added that the signs were helping and enforcement was helping as well.

Town Manager Spitzer also stated that the town could put radar signs wherever it wanted them. Additional information was handed out by the officers, spelling out their proposal, as well as showing a breakdown of the number of vehicles and average speeds of motorist on NC51 in the downtown area.

At 8:57 p.m., Mayor Edwards called for a ten-minute break before moving into Closed Session.

**Closed Session:** A motion was made and seconded to move into the Closed Session at 9:05 p.m. A new real estate item was discussed in detail.

**Open Session:** At 10:15 p.m. Mayor Pro Tem Melissa Davis moved to come out of Closed Session and move back into Open Session. Council Member Amelia Stinson-Wesley seconded the motion and Council entered Open Session. A discussion regarding the Centralina Council of Government took place including the benefits of being a member and the cost of membership. Manager Spitzer stated that they did more regional type planning. Mayor Edwards added that we would get a lot more benefit from the membership if someone attended the meetings. It has to be an elected official, not just anyone. Council Member Amelia Stinson-Wesley stated she would attend the meetings and monitor it for six months to evaluate the benefits of the membership. Mayor Edwards will serve as backup. The clerk was ordered to get her a schedule of meeting dates and to notify COG that she will be the town's representative.

**ADJOURNMENT:** At 10:20 p.m. Council Member Les Gladden moved to adjourn the meeting with Council Member Amelia Stinson-Wesley seconding the motion. There were ayes by all and the meeting concluded.



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Jack Edwards, Mayor

**ATTEST:**



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Barbara Monticello, Town Clerk

