



**MINUTES OF THE TOWN COUNCIL WORK SESSION OF
Monday, June 22, 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, June 22, 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
Finance Director: Richard Dixon (joined the meeting later)

Present via Zoom: Representatives from Beacon Development including Jon Morris and John Core; John Fryday and Nick Berndt represented the Hyundai Dealership; and David Tibbles represented the Patio Style Townhomes.

CALL TO ORDER.

Mayor Jack Edwards called the meeting to order at 6:10 p.m. Council Member Les Gladden made a motion to open the meeting and Mayor Pro Tem Melissa Davis seconded the motion. There were ayes by all and the meeting began.

CLOSED SESSION: The meeting began first with a Closed Session *pursuant to NCGS 143-318.11 (5), real estate.* Attorney John Buben representing the Town of Pineville, joined the meeting via ZOOM and guided the discussion regarding negotiations pertaining to a real estate item. Council provided feedback to Attorney Buben and Town Manager, Ryan Spitzer, so they could move forward with the transaction.

A motion was made and seconded to exit the Closed Session portion of the meeting and to begin the Open Session portion of the meeting at 6:45 p.m.

DISCUSSION ITEMS:

The Mayor then called upon Planning and Zoning Director, Travis Morgan, to begin the discussion on the Kings Grant Warehouse Project.

- A. Kings Grant Warehouse Project by Beacon Development–** (*Travis Morgan*) Planning Director, Travis Morgan, stated this was another review of the warehouse project to smooth out any outstanding matters. Mr. Morgan and representatives from Beacon Development will be meeting on July 2nd on the renderings of the buildings and Beacon has another meeting setup with the property owners in the area to work out the buffering issues with them.

Regarding parking issues on the connector road, Beacon stated there would be a 50-foot setback with no on-street parking permitted. Council Member Les Gladden asked if that would be noted on the driveways anywhere. John Core of Beacon Development wasn't considering it but suggested some signage there.

Mr. Morgan asked if there were any additional notes, comments on the architectural designs of the buildings. Mr. Core stated that he should have received a set of design standards and they were working diligently on the elevations to add to those design standards. Mr. Core added that they should be ready in about ten days and planned to review with Mr. Morgan during the first week in July. Mr. Morgan stated that he had not seen them as yet.

Mr. Morgan noted that the outstanding buffer issues with adjacent property owners were to be discussed with Beacon at an upcoming meeting on Friday, along with possibly any renderings, updates to any notes, and any new information from the traffic study.

Mr. Core brought to Mr. Morgan's attention that, without an easement from the Coley resident, the sidewalk would need to be jogged to allow for the storm drain pipe to be installed. Mayor Pro Tem Melissa Davis asked if the family had been approached for an easement. Mr. Core replied that they had contacted them but calls were never returned. Council Member Gladden knows the family and will try to talk to them about it to see if they would be willing to allow an easement through their property. He asked Mr. Core to send the picture that was shown on the screen to Mr. Morgan that depicts what would happen without the easement so that it will be easier to explain to the family what it is that Beacon needed. Mr. Core agreed to send it to Mr. Morgan.

Council Member Amelia Stinson-Wesley asked about the final name chosen for the project. Jon Morris of Beacon said the final name chosen for the warehouse complex was Carolina Logistics Park. He also stated that Beacon would offer the Hammonds a new gravel driveway and a nice wood fence, along with having a landscaping company build a nice berm with shrubs for the Kimbrells.

Jon Morris stated that the plan was to go through the drawings on Thursday, July 2nd with Travis and any Council Members that wanted to join them were welcome to do so. This session of the meeting concluded.

B. Request to Build Patio Style Townhomes on Dorman Road: Mr. Morgan stated that Mr. David Tibbles had joined the Zoom meeting to discuss this project. Revisions were made to the original plan for senior housing proposed in the space between the Laurels and the Haven off of Dorman Road. The roof lines were redesigned with different gables to give them some visual interest, an updated parking plan looked good with spaces situated close enough to the front entrances of the units and four units were actually added by the entrance into the community facing outward so as not to see the rear of the units as in the last plan. This brought the total number of units to 23 single-story patio-style townhomes.

There were two concerns expressed by the Cottages - fencing and possible stormwater issues. Mr. Tibbles acknowledged that fencing would be done between the new units and the Cottages and the stormwater plan was designed around the new plan and subject to county review and approval. All sidewalks will be 5 feet wide.

Council Member Les Gladden asked if the units would be owned or rented. Mr. Tibbles stated they were going to be rental units but that they were not looking at affordable housing at this time in this market. Being that they were designed for someone to be close to their loved one that resided at either the Haven or the Laurels, it makes more sense for the units to be rented rather than owned.

Council Member Gladden asked about the trash because there appeared to be a dumpster there on the property already. Mr. Tibbles confirmed that there was a privately serviced dumpster on his property that was currently being used by the Haven and Laurels. Council Member Gladden stated that it would make sense for all entities to share the dumpster but would like to see an agreement between the Laurels/Haven and Mr. Tibbles for garbage sharing services since the Laurels/Haven dumpster is on the Tibbles property. This concluded the presentation of the revised plan for this project.

C. Review of Hyundai Dealership Plan: Director Morgan reviewed what was discussed and agreed upon at the last meeting regarding a new Hyundai dealership. He stated the building would be 40,000 square feet, they would be able to display a total of 5 cars, there will be four-foot tall evergreen shrubs screening the Pineville Road frontage. Additionally, they have agreed to put \$5,000 toward a new or relocated Town sign. The metal building will be refaced on the front but the remainder will be painted, not refaced. A lighting plan has been submitted and the Hyundai sign has been updated not to include the South Charlotte wording. John Fryday advised, however, that the sign on the building would still say Hyundai of South Charlotte.

Mayor Pro Tem Melissa Davis said the clock tower looked smaller than the original plan, and asked if it actually was smaller. John Fryday assured Council the size was the same as before, no less. Mayor Pro Tem Davis then asked about benches near the sign/clock tower. She remembered there were benches there on the original plan. Mr. Morgan stated that he, too, was in favor of the benches around the clock than as they are now showing on the plan along the street. Mayor Pro Tem Davis stated that she liked the little courtyard that was around the clock on the original plan. Council Member Les Gladden asked if the tower could be made any larger. John Fryday said the clock tower was approximately thirteen feet tall, which Nick Berndt confirmed, adding that it was already at the height limit the town's ordinance allows.

Mr. Morgan's biggest concern was that of the light levels indicated on the light plan and added that the brightness coming out of the lights was above what the town allowed. Mr. Berndt stated he was expecting a revised, lowered light plan that he will send to Mr. Morgan as soon as he got it. Director Morgan suggested extending them out closer to the road and to come back with new light level plans and they would be ready for a public hearing.

D. Approval of the minutes from the May 26, 2020 Work Session Meeting: Council Member Les Gladden made a motion to approve the minutes from the 5/26/2020 Work Session. Council Member Joe Maxim seconded the motion and there were ayes by all to approve the minutes of 5/26/2020.

E. Budget Amendments for FY 19-20 Budget: Finance Director, Richard Dixon, joined the meeting at this time and responded to questions regarding the final budget amendments for FY19-20. Mayor Pro Tem Melissa Davis asked if the M&R vehicle was on a calendar year or a fiscal year. Mr. Dixon replied that it was the entire fiscal year. Council Member Les Gladden asked about the section where additional funds had to be added. Mr. Dixon stated that it was for legal expenses related to the real estate issues with Norfolk Southern Railroad, including the purchase of property.

Hearing no further questions or comments, Council Member Joe Maxim made a motion to accept the budget amendment and Council Member Amelia Stinson-Wesley seconded the motion. There were ayes by all and the motion passed.

F. Lobby Door and Heating System at New Town Hall – Town Manager, Ryan Spitzer, discussed the new Town Hall stating that the second floor entrance to the Town Hall would not be secure after office hours. He reviewed different options with Council on resolving the issue. Council Member Les Gladden commented that he would like to have the stairs blocked off after hours. Mayor Pro Tem, Melissa Davis, would also like to see them blocked off but to look nice as well. Different types of doors and gates were discussed but Council wanted to see the options. Mr. Spitzer will have the architects work up some different options to present to Council.

Manager Spitzer spoke of the heating system options for the new Town Hall. There are two alternatives. Alternative number two is more expensive than alternative number one. Anything beyond Alternative number two is not worth the expense. Consensus of Council was to go with Option number two.

Planning and Zoning Director, Travis Morgan, said the new Welcome to Pineville sign would be quite a bit more expensive than originally anticipated. He obtained an estimate for the cost of a brick sign which totaled more than \$23,000. He had forgotten to bring it up during the Hyundai discussion.

A discussion regarding whether wearing face masks would become mandatory took place. A meeting about it will be held on Wednesday. Recommendations from the County Manager will be brought back to the rest of us while a consensus of different Councils around Mecklenburg County would be taken.

Mayor Edwards stated that if any Council Members wanted to discuss the length of the Council Meetings, to call him to discuss the issue.

Manager Spitzer advised that he will submit reimbursement requests for Covid-19 expenditures to FEMA. Whatever FEMA didn't cover he would submit to the County for reimbursement.

Council Member Amelia Stinson-Wesley made a motion to adjourn. Mayor Pro Tem Melissa Davis seconded the motion. There were ayes by all and the meeting adjourned at 9:00 p.m.



Jack Edwards, Mayor

ATTEST:



Barbara Monticello, Town Clerk

