



**PINEVILLE TOWN COUNCIL WORK SESSION AGENDA
PINEVILLE TELEPHONE/ELECTRIC BLDG.
(Meeting held remotely via Zoom)
118 COLLEGE ST., PINEVILLE, NC
MONDAY, April 27, 2020
6:00 P.M.**

- 1) Call Meeting to Order:**
- 2) Discussion Items:**
 - A. Kings Grant Warehouse Project** (*Travis Morgan*) Continue review of Kings Grant Warehouse Project on Downs Rd.
 - B. Road Abandonment** (*Travis Morgan*) Discussion regarding abandonment of stub road by Dodge Dealership.
- 3) Adjourn**

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Barbara Monticello, Clerk of Council, at 704-889-2291 or bmonticello@pinevillenc.gov. Three days' notice is required.

Dates for Upcoming Meetings:

Finish Department Budgets (PD, Dispatch, P&Z, Admin, Gov Board) - Monday May 4, 2020 @ 6:00 p.m. via Zoom.

Final Budget Meeting Wrap-up – Tuesday, May 12, 2020 @ 6:00 p.m. via Zoom.

Budget Public Hearing –Tuesday, May 26, 2020 @ 6:00 p.m. via Zoom.

We would normally have our **regular Council Meeting on Tuesday, June 9, 2020** at the Hut at 6:30 p.m. We have always followed the 30-day rule to hold the Public Hearing in May and 30 days later, adopt the budget. However, NC General Statutes does not specify that adoption of the budget be 30 days after the Public Hearing so if Council wished to hold a regular Council Meeting on June 9th and adopt the budget at this time, you may do so.

If you prefer to wait and adopt the budget 30 days after the Public Hearing, the first possible date that it could be adopted would be **Friday, June 26th**. Another option would be to move the Work Session to **Monday, June 29th** and adopt the budget at that time.

Council Work Session – Monday, June 22, 2020 at 6:00 p.m. at Pineville Telephone Bldg.

Barbara Monticello

From: Ryan Spitzer <rspitzer@pinevillenc.gov>
Sent: Friday, April 24, 2020 2:44 PM
To: Jack Edwards; Melissa Davis; Joseph Maxim; Amelia Stinson-Wesley; Les Gladden
Cc: Barbara Monticello; Travis Morgan
Subject: April 27th Work Session

Mayor and Council:

Below is the log-in information to the Work Session on Monday.

rspitzer@pinevillenc.gov is inviting you to a scheduled Zoom meeting.

Topic: April 27 Work Session
Time: Apr 27, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83734634294>

Meeting ID: 837 3463 4294
One tap mobile
+13126266799,,83734634294# US (Chicago)
+16465588656,,83734634294# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US
+1 301 715 8592 US

Meeting ID: 837 3463 4294
Find your local number: <https://us02web.zoom.us/j/83734634294>

Thank you,
Ryan

Ryan Spitzer
Town Manager
Pineville, NC 28134
Ph: 704-889-2291

Memorandum



To: Town Council
From: Travis Morgan
Date: 4/27/2020
Re: Beacon Development Kings Grant (*Workshop*)

PLAN UPDATES:

As shown on the plan biggest change has been the prior undesignated Nations Ford frontage. Martin Marietta is no longer pursuing that property. Beacon has absorbed that up to the full 3.5 million square feet in the conditional zoning request and traffic study. The other major change has been eliminating all of the curb cuts along Downs Road except for the new primary connector street. Residential properties except for the Coley property seem to be under contract and included in the plan.

PROPOSAL:

Proposal is to combine the below parcels into a unified zoning and development area for general warehouse/distribution/office use. All parcels are currently zoned General Industrial (G-I) currently with the exception of the 6 smaller R-7 residential properties along Downs Road. These 6 would need to be rezoned to match the conditional plan zoning. Due to the size of the development and the rezoning, proposed zoning would be General Industrial Conditional Development (G-I CD) that is conditionally approved by you as Town Council.

DEVELOPMENT SUMMARY:

Properties:	10.918 Redtail	53.68 Harley	2.05 Harley	2 Coley
(acres)	1.26 Miller	81.5 Harley	.753 Harley	1 Whiteside
	46.5 Miller	1.81 Harley	2 Darnell	1.005 Whiteside
	34.09 Miller	2.675 Harley	.845 Fisher	.828 Harley

Acreage: 242.914 Total acreage shown for parcels above

Square footages: 3,500,0000

Typical Breakdown: 80.67% Warehouse 12.45% Production Space 6.88% Office

Parking Minimum: Ordinance 1 space per 4000 for warehouse 1 space per 350 for office

Sidewalks: Applicant defers to Charlotte standards for along Nations Ford, states only one side sidewalks within development. Sidewalk along Downs except for Coley property

Height: 50'

Lighting: Utilitarian. Stated no pedestrian or decorative lights

Traffic: In review needed update to reflect curb cut changes. See street section recommended from public works.

STAFF COMMENTS:

Staff would note Development Area A shown and listed is already existing as East side of Downs Road. Staff appreciates the updates and further refinement of the plan. Elevations are a step forward. Elevations are more modern but interesting as new warehouses go with glass, paint, entry features, vertical elements and breaking up the typical straight monotonous roofline. Staff would like to further refine the plan with expected road improvements and specifications from both Council and DOT. Traffic study included will need to be updated to reflect the revised plans showing revised limited access points. Staff would also like to look over stormwater facilities as they relate to location, aesthetics, and screening with Council.

Staff does not support the sidewalks noted as only on one side of the street and no decorative streetlights. Staff is also not supportive of outside storage unless specifically identified and discussed. Staff also recommends the wording to say “no on-street parking” rather than no designated on street parking as listed. Staff is unsure what area ‘G’ is or will allow.

Attached is the breakdown in or ordinance regarding manufacturing. Class 1 is permitted Class 2 is conditional only. Note: SIC classification is the older form but can be easily converted to the newer ones such as NAICS use codes.

STAFF SUMMARY:

Staff still would like to see the new connector road tie into an existing road or driveway on Downs. Currently still not shown connecting into existing warehouse driveway or to Eagleton Downs. Staff recommends Council specifically note that all town requirements will be met except those discussed and noted at any/all upcoming meetings. Staff recommends sidewalk and streetlight and other notes as our ordinance requires. Staff would also like confirm with you at what point the new road will be required to be functional for through connection between Downs and Nations Ford. Development note 10B does state at the next phase which is this development, that the road will be in. Staff does like to see the office component which even at the 6.88% from their typical developments would be 240,000 sqft of office and associated jobs.

PROCEDURE:

This is an informational workshop for the applicant to update you on the updates to the proposal. The applicants and staff welcome any feedback or direction as the proposal progresses.

Manufactured Goods, Class 1

Industrial, refining, processing, or assembly of goods or products subject to the following limitations (Note: The term "SIC" shall refer to the Standard Industrial Classification System as set forth in the SIC Manual published by the United States of America, Executive Office of the President, Office of Management and Budget and unless a use is defined in this Ordinance, the SIC Manual shall be used to define, clarify or more specifically identify the uses and groups of uses listed. While the SIC Manual uses the term "establishments primarily engaged in" in defining types of Industrial operations, this Ordinance shall be construed to mean that if the activity is conducted at all within the use and that activity is listed as being conditional, then the entire use shall be deemed a "conditional use" as opposed to a "permitted use".)

All Industrial industries (i.e., those industries shown in the SIC Manual under Division D, and including Major Groups 20-39) except those listed herein as "Industrial Goods, Class 2", shall be considered a Class 1 Industrial Goods industry. All such uses shall be classified as a "Class 1" or "Class 2" use based on the primary use taking place at the site. For example, if a Class 2 use is taking place in an accessory capacity at a site having a Class 1 primary use, the use as a whole shall be classified as a Class 1 use.

Manufactured Goods, Class 2

The following Industrial industries as identified by their SIC Group Number, Division or Industry Number(s):

- A) Meat packing plants and poultry dressing plants (SIC #2011, 2013, 2015)
- B) Pickled fruits and vegetables (SIC #2035)
- C) Flour and other grain mill products, sugar refining (SIC #2041, 2061, 2062, 2063)
- D) Animal feeds and pet foods (SIC #2047, 2048)
- E) Fats and oils (SIC Group #207)
- F) Beer/malt beverages (other than microbreweries), wines, brandy, distilled and blended liquor, roasted coffee (SIC #2082, 2083, 2084, 2085, 2095)
- G) Processing and packing of canned, cured, fresh, or frozen fish and seafood (SIC #2091, 2092)
- H) The following Industrial listed under SIC #2099:
 - 1) Yeast
 - 2) Molasses and sweetening syrups
 - 3) Vinegar
- I) Tobacco products (SIC Major Group #21)

- J) Reserved
- K) Coated fabrics, rubberized and not rubberized; canvas and related products (SIC #2295, 2394, 3069)
- L) Logging (SIC #2411)
- M) Sawmills and planing mills, general (SIC #2421)
- N) Wood building and mobile homes (SIC Group #245)
- O) Major Group 26: Paper and Allied Products:
Wood preserving; reconstituted wood products; pulp mills; paper mills; paperboard mills (SIC #2491, 2493; SIC Group #261; SIC Group 262; SIC Group 263)
- P) Industrial inorganic chemicals; Plastic materials, synthetic resins and rubber, cellulosic and other manmade fibers, except glass (SIC Group #281; SIC Group #282)
- Q) Soaps, detergents and cleaning preparations; perfumes, cosmetics, and other toilet preparations (SIC Group #284)
- R) Paints, varnishes, lacquers, enamels and allied products (SIC Group #285)
- S) Industrial organic chemicals; agricultural chemicals (fertilizers, pesticides, etc.) (SIC Group #286; SIC Group #287)
- T) Miscellaneous chemical products (all products listed under SIC Group #289) (e.g, adhesives, sealants, explosives, printing ink, carbon black, and "other chemical and chemical preparations" listed in SIC #2899)
- U) Major Group 29: Petroleum Refining And Related Industries
- V) Petroleum refining (SIC Group #291) Asphalt paving and roofing materials (SIC Group #295)
- W) Lubricating oils and greases (SIC #2992)
- X) Products of petroleum and coal classified under SIC #2999
- Y) Tires and inner tubes (SIC Group #301)
- Z) Plastic products found under SIC Group #308 when resins are made at the same facility
- AA) Leather tanning and finishing (SIC Group #311)
- BB) Flat glass; glass and glassware; (SIC Group #321; SIC Group #322)
- CC) Cement, hydraulic (SIC Group #324)

- DD) Structural clay products (SIC Group #325)
- EE) Pottery and related products (SIC Group #326) except handmade pottery and arts and crafts operations involving no more than 1,000 cubic feet of kiln space
- FF) Concrete gypsum plaster products; cut stone and stone products (SIC Group #327; SIC Group #328)
- GG) SIC Group #329 **Abrasive, Asbestos, And Miscellaneous**
- HH) Major Group 33: Primary Metal Industries
- II) Metal heat treating; metal forging-iron, steel and nonferrous; coating and engraving of metals and allied services (SIC #3398, SIC #3462 and #3463; SIC Group #347)
- JJ) Manufacture of ordnance (arms, ammunition, etc.) and accessories (SIC Group #348)
- KK) Electrical industrial carbon and graphic products (SIC #3624)
- LL) Storage batteries; primary batteries, dry and wet (SIC #3691; SIC #3692)
- MM) Under SIC #3861 - all photographic supplies but not photographic equipment
- NN) Under SIC #3952 all inks, paints, oils, enamels, and crayons
- OO) Carbon paper and inked ribbons (SIC #3955)
- PP) Linoleum, asphalt - felt-base, and other hard surface floor covering listed under SIC #3996)
- QQ) Mining (all of SIC Division B)

WAREHOUSE CROSSING LOGISTICS CENTER – CONDITIONAL PLAN NOTES

22 APRIL 2020

1. DEVELOPMENT DATA TABLE

- A. Site Acreage: +/-288
- B. Tax Parcels included in Rezoning: 20518101-02, 20518104-10, 20504110-11, 20504118, 20504124, 20505229, 20505244, 20519102, 20505244, 20505229, 20504124, 20518105, 20518104, 20518102, 20518101
- C. Existing Zoning: G-I (NMX OVERLAY), R-7
- D. Proposed Zoning: G-I (Conditional Use)
- E. Proposed Square Footage:
 - Development Area A: A maximum of 250,000 SF of Office/Industrial/Warehouse space
 - Development Areas B-G: A maximum of 3,500,000 SF of Office/Industrial/Warehouse space
- F. Maximum Building Height: 50' from first floor finished floor elevation to roof peak.
- G. Maximum Number of Buildings: 15 for Development Areas A, B, C, D, E, F, and G.
- H. Minimum Number and/or Ratio of Parking Spaces: 1 space/4,000 SF for warehouse/manufacturing
- I. Amount of open space: Per PCCO Requirements

2. GENERAL PROVISIONS

- A. These development standards, the technical site plan, conceptual site plan and conceptual building elevations and other graphics set forth form this conditional use plan (collectively referred to as the "Conditional Use Plan") associated with the Conditional Use Plan filed by Beacon Acquisitions LLC (herein referred to as "Petitioner") for an approximately 288 acre site located on Downs Road at the Tax Parcels referenced above.
- B. Zoning districts/ordinance. Development of the site will be governed by the technical site plan as well as the applicable provisions of the town of Pineville zoning ordinance (the "ordinance") dated February 12, 2019.
- C. Unless developed for a by-right use allowed in G-I, less than 100,000 sf, all conditions and requirements in this plan shall apply for development of the site.
- D. Graphics and alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "development/site elements") set forth on the concept site plan should be reviewed in conjunction with the provisions of these development standards. The layout, locations, sizes and formulations of the development/site elements depicted on the concept site plan are graphic representations of the development/site elements proposed.

Since the project has not undergone the design development and construction phases, it is intended that this Conditional Use Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Concept Site Plan within compliance of these development standards.

Minor adjustments not anticipated by these development standards will be reviewed and approved by the Planning Director. The Planning Director will then determine if such minor

modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the petitioner shall then follow the administrative amendment process.

- E. Number of buildings principal and accessory. The total number of principal buildings to be developed on the site shall not exceed 15.

Accessory buildings and structures located on the site shall not be considered in any limitation on the number of buildings on the site. Accessory buildings and structures located on the site shall not be limited in location except for they shall be inside of any setbacks. Accessory structures and buildings include structures and buildings such as but not limited to; equipment enclosures, dumpster enclosures, gazebos, covered picnic areas, water tanks, guard house, trellises, accessory storage buildings and does not include exterior equipment.

- F. In the event parcel 20518103 is acquired by the developer during the development phase of this project, parcel 20518103 will be governed by this conditional use permit and will be zoned for the uses proposed.
- G. The Conditional Use Plan shall be vested for a period of 5 years. The Conditional Use Plan will be fully vested upon completion of the Connector Road.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- A. All uses allowed by right in the G-I zoning district.
- B. Outdoor storage is permitted as an accessory use and will be fully screened from the public streets.

4. ENVIRONMENTAL FEATURES:

- A. The petitioner shall comply with the Town of Pineville approved and adopted Post Construction Controls Ordinance.
- B. The location, size and type of storm water management systems depicted on the concept site plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- C. Preservation of existing trees and vegetation per section 7.3.5 is not required. Developer will preserve trees where feasible generally in areas such as floodplains, wetlands, and other preserved natural resource areas.
- D. Zoning buffers indicated on the plan are based on current zoning of adjacent parcels. Buffers may be reduced or eliminated according to the ordinance if adjacent zoning changes in the future.

5. OPEN SPACE

- A. The Public Useable Open Space Requirement per the NMX Overlay shall be met within the proposed Streetscape Improvements provided.

6. ACCESS AND TRANSPORTATION

- A. Access to the site will be from Downs Road and Nations Ford Road in the manner generally depicted on the Technical Site Plan.

- B. Nations Ford Road right-of-way is located within Charlotte city limits. Transportation and Streetscape Improvements for Nations Ford Road shall comply with NCDOT and City of Charlotte Standards and will generally include turn lanes and curb and gutter along the project frontage. Sidewalk improvements will not be provided.
- C. The placement and configuration of the vehicular access points are subject to any modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT and CDOT in accordance with applicable published standards.
- D. There shall be no dedicated on-street parking provided along Downs Road, Nations Ford Road, or new internal streets.
- E. The alignment of the internal vehicular circulation and driveways may be modified by the petitioner to accommodate changes in traffic patterns.
- F. New public streets shall meet the standards of the typical section illustrated on the Technical Site Plan, and street block length and size will be constructed as generally depicted.
- G. An 8' planting strip and 5' sidewalk will only be provided along one side of new public streets.
- H. Street intersections shall be designed to NCDOT standards that will accommodate tractor-trailer vehicles.
- I. The petitioner will provide an eight (8) foot planting strip and five (5) foot sidewalk along the project frontage of Downs Road in Development Areas B, C, and D.
- J. Pedestrian crosswalks shall be indicated with painted striping.
- K. Parking and loading shall not be located between principal building and Downs Road in Development Area B. Parking and loading may be located between the principal buildings and Downs Road right of way in Development Areas C and D if setback more than 100' from the right of way. Parking in Development Area A shall be provided as illustrated on the Technical Site Plan as previously approved.
- L. Parking is permitted between principal buildings and the proposed Connector Road and proposed Stub Road. Parking shall be set back a minimum of 20' from the street right of way.
- M. Truck courts may be located between the principal building and the proposed Connector or Stub Road on a cross dock style building. Loading and truck courts shall be set back a minimum of 20' from the street right of way.
- N. Truck courts may be located between the principal building and Nations Ford Road on a cross dock style building. Loading and truck courts shall be set back a minimum of 20' from the street right of way.

7. SIGNAGE

- A. As allowed by the G-I zoning districts ordinance 5.4.6 General Industrial Signs.

8. LIGHTING

- A. Lighting within the proposed street right-of-ways will include standard poles and fixtures similar to the detail provided on the technical site plan. Lighting levels will be in accordance with the Town of Pineville standards. Additional pedestrian scale poles and fixtures will not be provided.

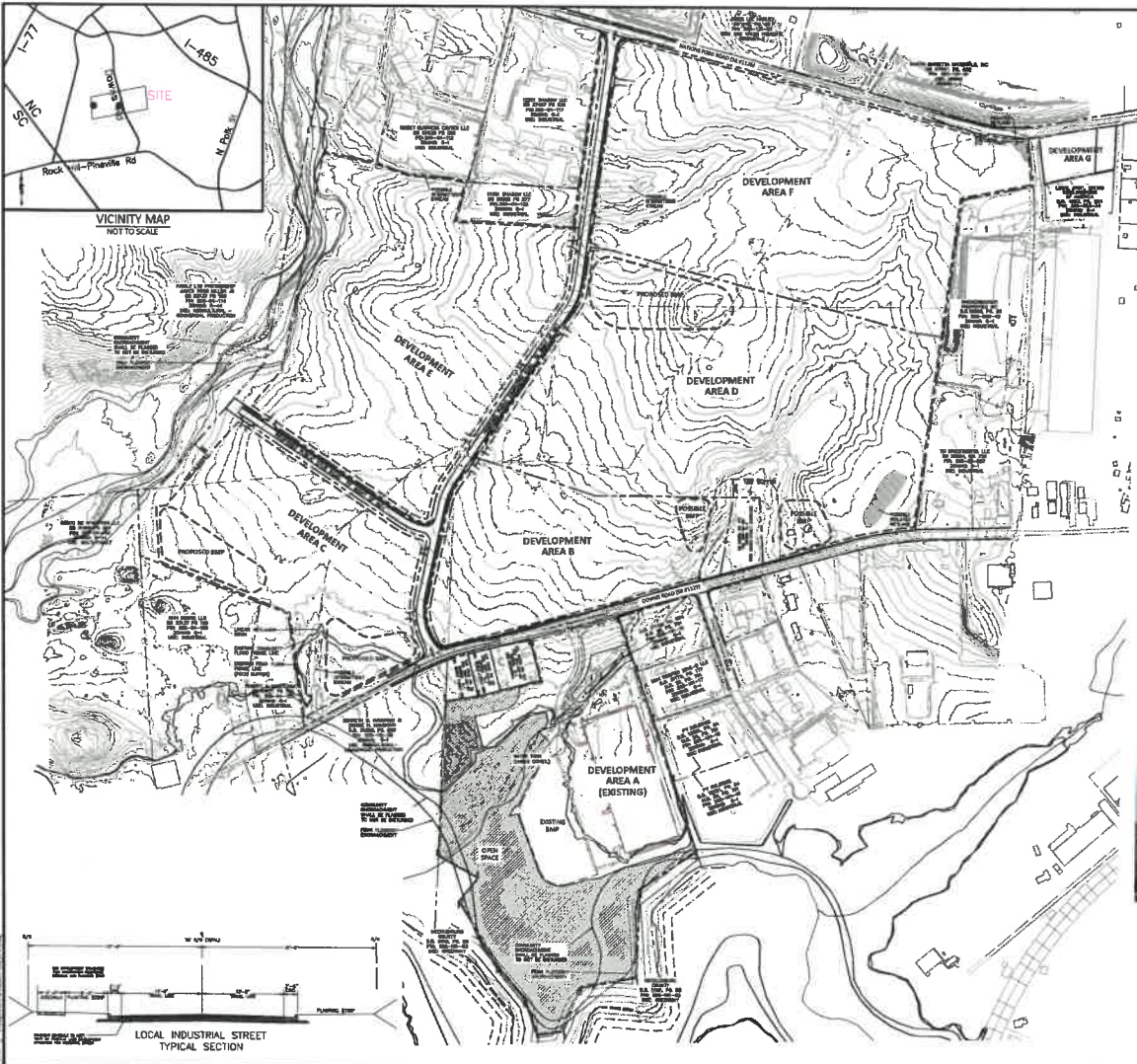
9. ARCHITECTURAL STANDARDS

- A. Buildings will be constructed of similar materials and style of sheet RZ 3.0

- B. All proposed principal buildings shall be located a minimum of 20' from all public street right of ways.

10. PHASING

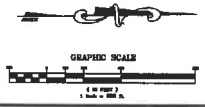
- A. Improvements associated with Development Area A are currently under construction.
- B. The developer will construct the proposed Connector Road during development of the next phase of building construction in Development Areas B, C, D, E or F.
- C. The developer will construct the proposed Stub Road, if the construction thereof is required by Pineville Town Council during development of buildings in Development Areas C or E.



1. Intentionally blank sheet.
2. All dimensions are in feet.
3. All dimensions are to the centerline of the road unless otherwise noted.
4. All dimensions are to the centerline of the building unless otherwise noted.
5. All dimensions are to the centerline of the lot unless otherwise noted.
6. All dimensions are to the centerline of the easement unless otherwise noted.
7. All dimensions are to the centerline of the driveway unless otherwise noted.
8. All dimensions are to the centerline of the sidewalk unless otherwise noted.
9. All dimensions are to the centerline of the fence unless otherwise noted.
10. All dimensions are to the centerline of the wall unless otherwise noted.
11. All dimensions are to the centerline of the foundation unless otherwise noted.
12. All dimensions are to the centerline of the roof unless otherwise noted.
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15. All dimensions are to the centerline of the wall unless otherwise noted.
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26. All dimensions are to the centerline of the ceiling unless otherwise noted.
27. All dimensions are to the centerline of the wall unless otherwise noted.
28. All dimensions are to the centerline of the roof unless otherwise noted.
29. All dimensions are to the centerline of the floor unless otherwise noted.
30. All dimensions are to the centerline of the ceiling unless otherwise noted.



CONCEPTUAL ROADWAY LIGHTING



TECHNICAL SITE PLAN
FOR
CAROLINA CROSSING LOGISTICS CENTER
PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
500 PARKWAY DRIVE, SUITE 200
CHARLOTTE, NC 28202



RZ 1.0



CONCEPTUAL ARCHITECTURAL ELEVATIONS
 FOR
 CAROLINA CROSSING LOGISTICS CENTER
 PROYECTO, NORTH CAROLINA

BEACON ACQUISITIONS LLC
 500 S. JONES BLVD. SUITE 100
 CHARLOTTE, NC 28202

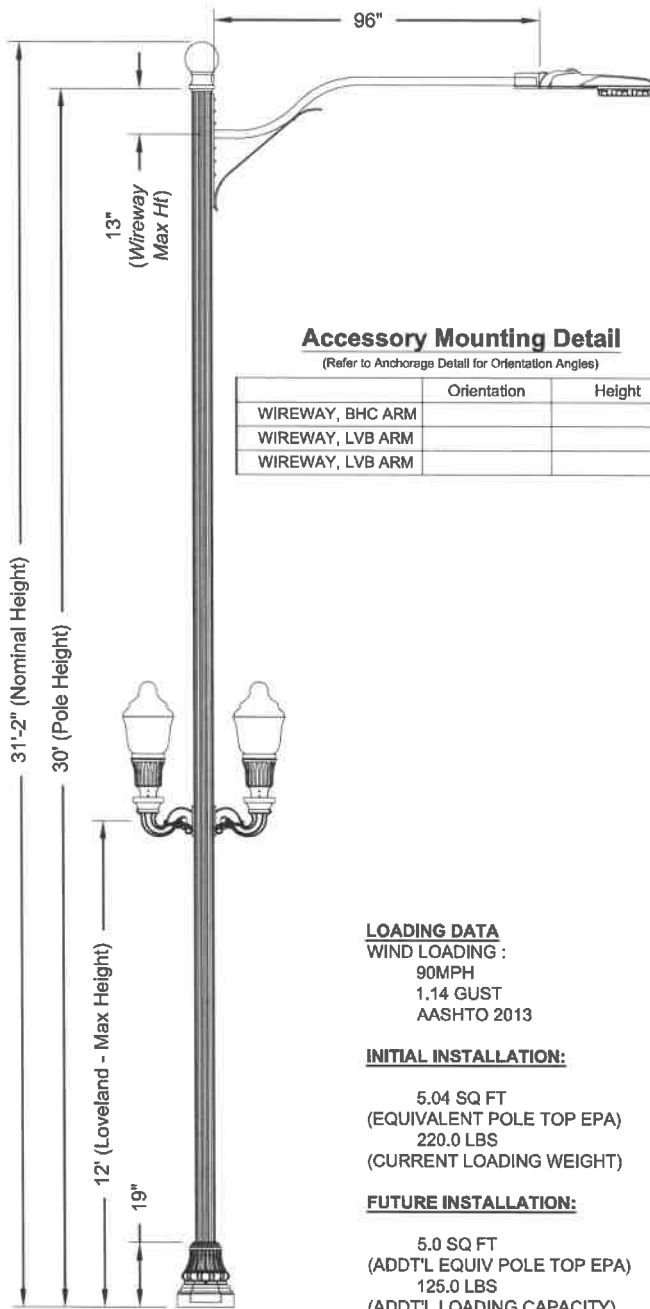


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30	11/15/2011

RZ 3.0

CUSTOMER NOTES:

1. CUSTOMER MUST IDENTIFY HEIGHTS & ORIENTATIONS OF ALL ACCESSORIES IN TABLE BELOW AND MUST BE PROVIDED PRIOR TO PRODUCTION.
2. WINDLOADING CALCULATED BASED ON ASSEMBLY AS SHOWN BELOW. ANY ADDITIONAL WEIGHT/EPA ON POLE MAY NEED TO BE VERIFIED BY HOLOPHANE ENGINEERING.
3. SLLVB ARMS SHOWN AS CONCEPTUAL MOUNTING DESIGN; FINAL DESIGN DETERMINED BY ENGINEERING UPON ACCEPTANCE OF PO AND SIGNED APPROVAL.
4. APPROVED AND COMPLETED SUBMITTAL TO ACCOMPANY PO.



Accessory Mounting Detail

(Refer to Anchorage Detail for Orientation Angles)

	Orientation	Height
WIREWAY, BHC ARM		
WIREWAY, LVB ARM		
WIREWAY, LVB ARM		

LOADING DATA

WIND LOADING :
90MPH
1.14 GUST
AASHTO 2013

INITIAL INSTALLATION:

5.04 SQ FT
(EQUIVALENT POLE TOP EPA)
220.0 LBS
(CURRENT LOADING WEIGHT)

FUTURE INSTALLATION:

5.0 SQ FT
(ADDT'L EQUIV POLE TOP EPA)
125.0 LBS
(ADDT'L LOADING CAPACITY)

Specifications

POST DESCRIPTION

The lighting post shall be all aluminum construction with a decorative fluted cast aluminum base. The patented SiteLink shaft profile shall consist of four mounting tracks and channels. The post shall be provided with (1) post-top medium ball finial - gold finish, (1) SL side-mounted Boston Harbor 96" roadway arm, (2) SL side-mounted Loveland crossarms, (3) gasket and grommet kits.

MATERIALS

The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS

The post shall be 30'-0" in height with a 17" diameter base. The shaft diameter shall be 5.25". At the top of the post, a integral Ø3"x3" tenon with a transitional donut and modified plate for mounting the BRF finial.

INSTALLATION

The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH

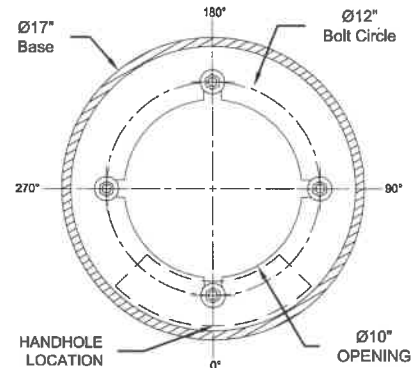
The entire assembly shall have a standard Holophane black finish.

LUMINAIRE

- Autobahn LED Roadway - Large series
- GranVille Premier II LED 2 series

(*Please see sales rep for standard luminaire spec sheets.)

Anchorage Detail



DO NOT USE TO SET ANCHOR BOLTS.
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:

Pole: WDA30L6J17P07-MODBK-(3)KXXXY RFD280401
Anchor Bolts: AB-27-4
Post Top Finial: BRFLGH RFD280401
Roadway Arm: SLBHC96/LSBOL68BK RFD280401
Mid-Post Arms: (2)SLLVBO(3T3)L68BK RFD280401
Gasket/Grommet Kits: (3)SLGAGMKIT
Fixture: MGLED44KASWLHPKPL1P7US
Fixture: (2)GPD2P2040KASMBK5NNUHPCS

Customer Signature

Date



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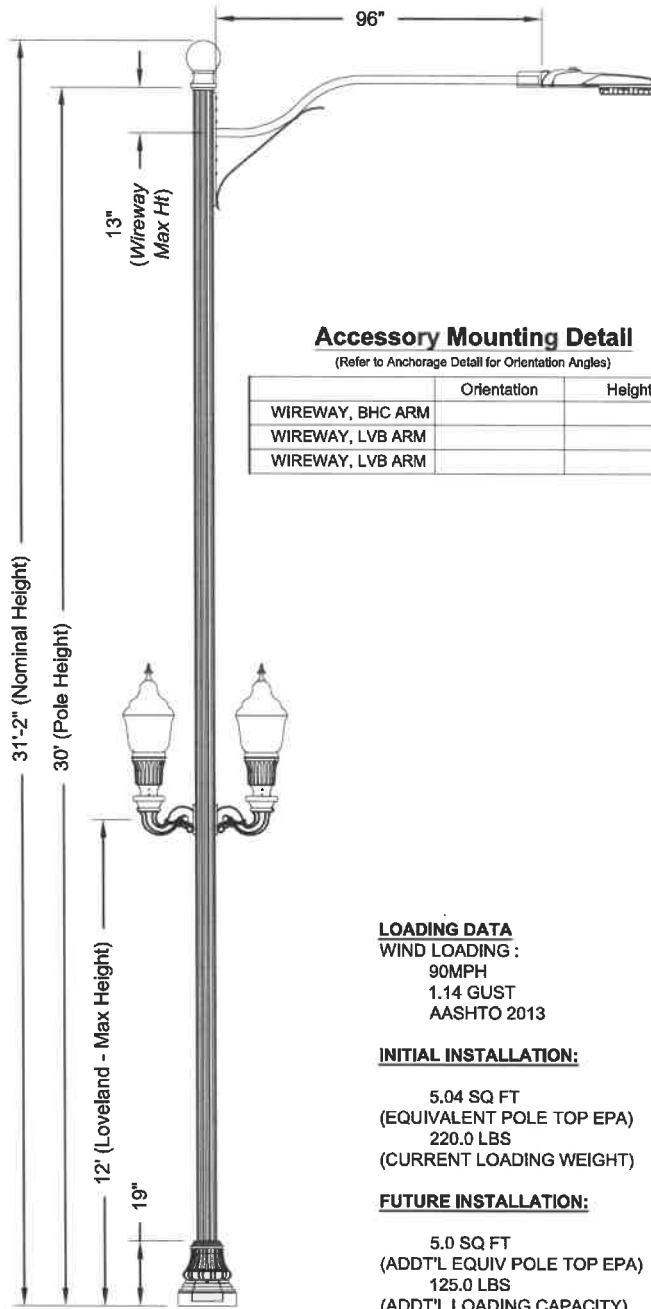
City of Pineville 30' Decorative Pole
Pineville, NC

ORDER #: 2090-18-11462-1	TYPE:	DRAWING #:
REVISION:	REVISION DATE:	TSG 010931
DRAWN: MAB	ORIGIN DATE: 08/19/18	PAGE: 1 of 2

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

CUSTOMER NOTES:

1. CUSTOMER MUST IDENTIFY HEIGHTS & ORIENTATIONS OF ALL ACCESSORIES IN TABLE BELOW AND MUST BE PROVIDED PRIOR TO PRODUCTION.
2. WINDLOADING CALCULATED BASED ON ASSEMBLY AS SHOWN BELOW. ANY ADDITIONAL WEIGHT/EPA ON POLE MAY NEED TO BE VERIFIED BY HOLOPHANE ENGINEERING.
3. SLLVB ARMS SHOWN AS CONCEPTUAL MOUNTING DESIGN; FINAL DESIGN DETERMINED BY ENGINEERING UPON ACCEPTANCE OF PO AND SIGNED APPROVAL.
4. APPROVED AND COMPLETED SUBMITTAL TO ACCOMPANY PO.



Accessory Mounting Detail

(Refer to Anchorage Detail for Orientation Angles)

	Orientation	Height
WIREWAY, BHC ARM		
WIREWAY, LVB ARM		
WIREWAY, LVB ARM		

LOADING DATA

WIND LOADING :
90MPH
1.14 GUST
AASHTO 2013

INITIAL INSTALLATION:

5.04 SQ FT
(EQUIVALENT POLE TOP EPA)
220.0 LBS
(CURRENT LOADING WEIGHT)

FUTURE INSTALLATION:

5.0 SQ FT
(ADDT'L EQUIV POLE TOP EPA)
125.0 LBS
(ADDT'L LOADING CAPACITY)

Specifications

POST DESCRIPTION

The lighting post shall be all aluminum construction with a decorative fluted cast aluminum base. The patented SiteLink shaft profile shall consist of four mounting tracks and channels. The post shall be provided with (1) post-top medium ball finial - gold finish, (1) SL side-mounted Boston Harbor 96" roadway arm, (2) SL side-mounted Loveland crossarms, (3) gasket and grommet kits.

MATERIALS

The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS

The post shall be 30'-0" in height with a 17" diameter base. The shaft diameter shall be 5.25". At the top of the post, a integral Ø3"x3" tenon with a transitional donut and modified plate for mounting the BRF finial.

INSTALLATION

The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH

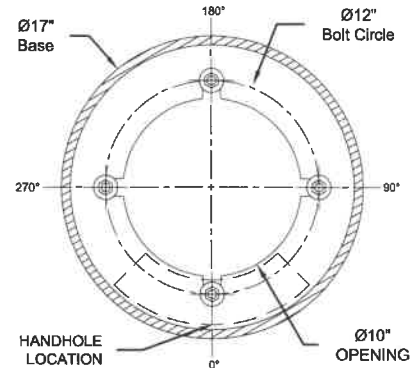
The entire assembly shall have a standard Holophane black finish.

LUMINAIRE

- Autobahn LED Roadway - Large series
- GranVile Premier II LED 2 series

(*Please see sales rep for standard luminaire spec sheets.)

Anchorage Detail



DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:

Pole: WDA30L6J17P07-MOGBK-(3)KXXXY RFD280401
Anchor Bolts: AB-27-4
Post Top Finial: BRFLH RFD280401
Roadway Arm: SLBHC96/1LSBOL68BKH RFD280401
Mid-Post Arms: (2)SLLVBO(3T3)JL68BKH RFD280401
Gasket/Grommet Kits: (3)SLGAGMKIT
Fixture: MGLED44KASWLHPKPL1P7US
Fixture: (2)GPD2P2040KASMBK5NSBKHPCS

Customer Signature

Date

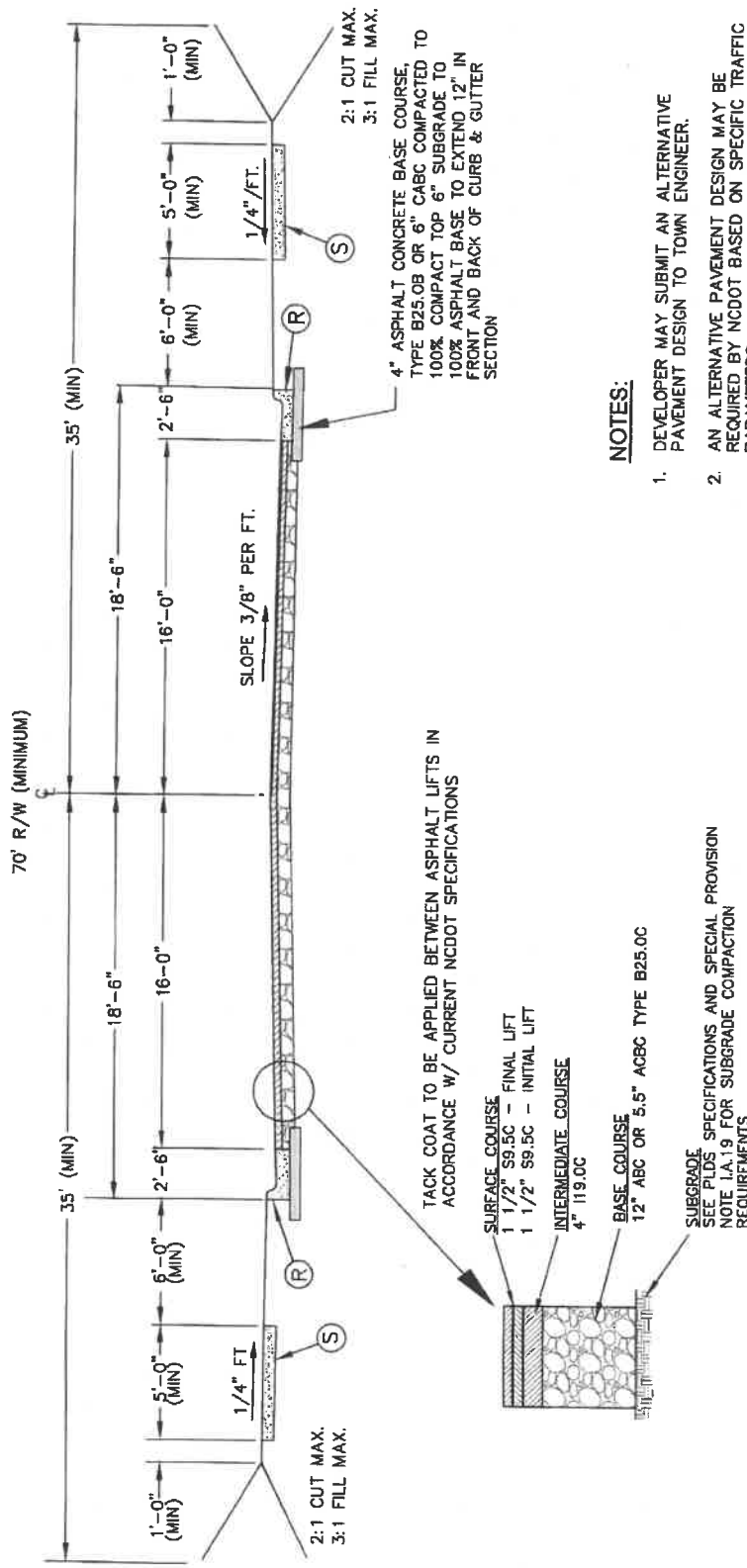


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City of Pineville 30' Decorative Pole Pineville, NC

ORDER #: 2090-18-11462-1	TYPE: ALT	DRAWING #:
REVISION:	REVISION DATE:	TSG 010931
DRAWN: MAB	ORIGIN DATE: 08/19/18	PAGE: 2

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TACK COAT TO BE APPLIED BETWEEN ASPHALT LIFTS IN ACCORDANCE W/ CURRENT NCDOT SPECIFICATIONS

KEY

- (R) 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS.

INSTALL DRIVEWAY APRONS W/GEOGRID 1100 TENSILE (MIN) & COMPACT SUBGRADE TO 100% STANDARD PROCTOR

NOTES:

1. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO TOWN ENGINEER.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. REFER TO PDS SPECIFICATIONS AND SPECIAL PROVISION NOTES FOR COMPACTION TESTING REQUIREMENTS.

TYPICAL PAVEMENT SECTION

KEY

- (R) 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS.

INSTALL DRIVEWAY APRONS W/GEOGRID 1100 TENSILE (MIN) & COMPACT SUBGRADE TO 100% STANDARD PROCTOR

NOT TO SCALE

REV. DATE	8/1/19
STD. NO.	10.03
REV.	3

Pineville
NORTH CAROLINA

**TOWN OF PINEVILLE
LAND DEVELOPMENT
STANDARDS**

INDUSTRIAL STREET

From: Taylor, Wendy A <wataylor1@ncdot.gov>
Sent: Tuesday, May 21, 2019 2:53 PM
To: tmorgan@pinevillenc.gov
Subject: RE: [External] RE: Road Additions and Abandonments

Hi Travis,

So what R/W has been able to find is that NCDOT purchased this R/W through condemnation. By law, the original property owner has the right of first refusal. There will need to be an attempt made to find the original property owner or their heirs. Assuming we are able to find them and they are not interested in buying, then the adjoining property owner has rights to buy it. If they decide not to buy, then we can sell it to the town as a parcel. Have you had any contact with the Chrysler dealership?

Wendy Taylor, PE
District Engineer
North Carolina Department of Transportation
Division 10 District 2

980 523 0000 office
wataylor1@ncdot.gov

7605 District Drive
Charlotte, NC 28213



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

THIS IS TO CERTIFY THAT ON THE 24th DAY OF OCTOBER, 2018, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES ARE AS SHOWN HEREON.

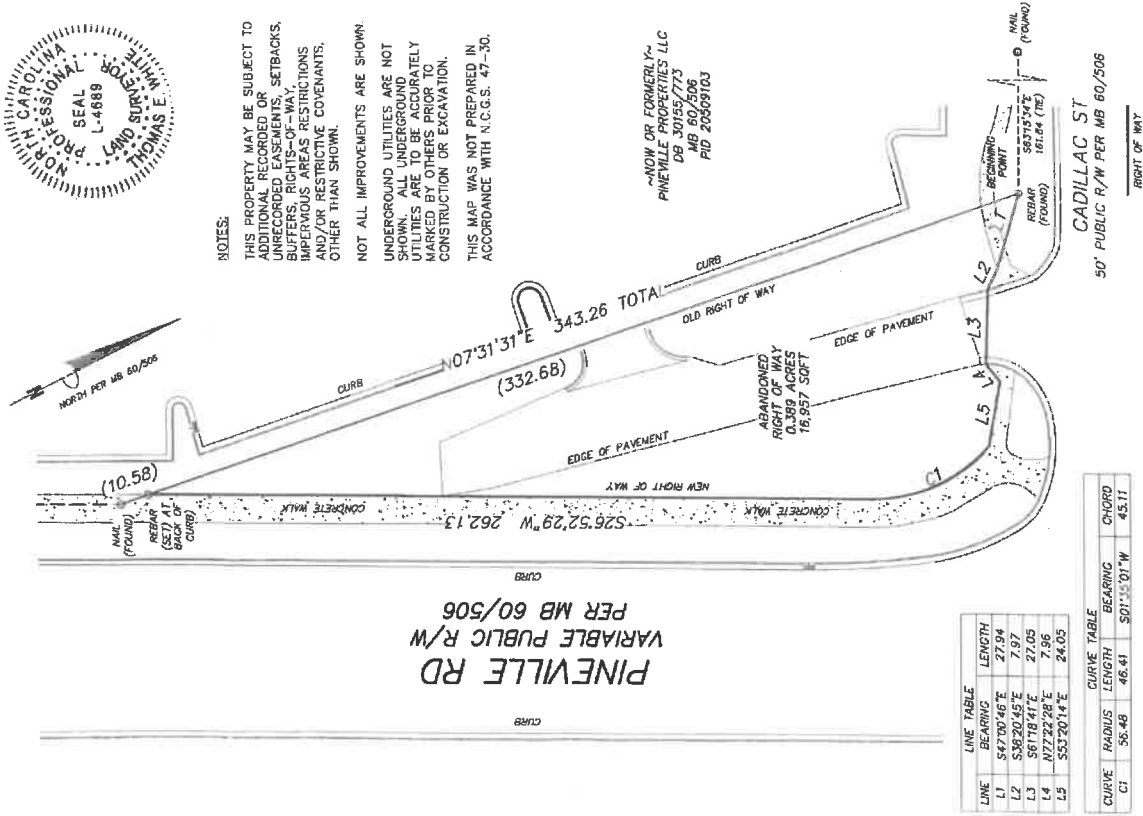
SIGNED *Thomas E. White*
PROFESSIONAL LAND SURVEYOR



NOTES:

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, IMPERVIOUS AREAS RESTRICTIONS AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
NOT ALL IMPROVEMENTS ARE SHOWN.
UNDERGROUND UTILITIES ARE NOT SHOWN. ALL UNDERGROUND UTILITIES ARE TO BE ACCURATELY MARKED BY OTHERS PRIOR TO CONSTRUCTION OR EXCAVATION.
THIS MAP WAS NOT PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30.

—NOW OR FORMERLY—
PINEVILLE PROPERTIES LLC
JOB 30155/773
MB 60/506
PID 20309103



LINE	BEARING	LENGTH
L1	S47°00'46\"/>	

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	56.48	46.41	S01°15'01\"/>	

**RIGHT OF WAY ABANDONMENT EXHIBIT
(NOT FOR CONVEYANCE)**

SCALE 1"=40'
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
PINEVILLE ROAD

CADILLAC ST
50' PUBLIC R/W PER MB 60/506
RIGHT OF WAY

SURVEYED FOR _____ AT PAGE _____ DEED RECORDED BOOK _____ PAGE _____
DRAWN BY *RB* FIELD WORK _____ FIELD BOOK # _____

CAROLINA SURVEYORS, INC.
PINEVILLE, N.C. 28134
(704) 886-7801
FAX: (704) 886-7811
CENTRAL: (704) 886-7811
N.C. C-1242 SC 808

Commencing at a point in the southerly margin of Cadillac Street in the Town of Pineville, Mecklenburg County, North Carolina being the northwesterly corner of Pineville Properties LLC, recorded in deed book 301557773 (now or formerly) a bearing of $S63^{\circ}15'34''E$ and a distance of 161.84' to the beginning point; thence a bearing of $S47^{\circ}00'46''E$ and a distance of 27.94' to a point; thence a bearing of $S38^{\circ}20'45''E$ and a distance of 27.05' to a point; thence a bearing of $S61^{\circ}18'41''E$ and a distance of 553.20' to a point; thence a bearing of $N77^{\circ}22'28''E$ and a distance of 7.96' to a point; thence a bearing of $S53^{\circ}20'14''E$ and a distance of 24.05' to a point; thence a curve to the right with a radius of 56.48' and an arc length of 45.41' with a chord bearing of $S01^{\circ}35'01''W$ and a chord distance of 45.11' to a point; thence a bearing of $S26^{\circ}52'29''W$ and a distance of 262.13' to a rebar set; thence a bearing of $N07^{\circ}31'31''E$ and a distance of 332.68' to a rebar found, containing 0.389 acres, more or less.



**RESOLUTION NO. 2018-07
A RESOLUTION IN SUPPORT OF
ABANDONING THE SW TRIANGULAR REMNANT
OF OLD PINEVILLE ROAD (SR4904) AT THE CORNER
OF PINEVILLE ROAD AND CADILLAC STREET**

WHEREAS, the Town Council for the Town of Pineville, NC, states its support for NCDOT to abandon a portion of Old Pineville Road and right-of-way also known as SR4904. The portion under consideration is shown on the attached map (Exhibit A). The road and right-of-way remnant is triangular in shape being approximately 91 feet at its widest point adjacent to Cadillac Street and extending south along Pineville Road approximately 119 feet to its most narrow point of approximately 17 feet.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby supports the NCDOT road abandonment to the Town of Pineville, the former triangular portion of Old Pineville Road and R-O-W, also known as SR4904;

BE IT FURTHER RESOLVED, the undersigned hereby consents to the foregoing, effective August 14, 2018 and directs that this Resolution of Support be filed with the records of the Town of Pineville.

TOWN OF PINEVILLE

By: _____

Name: _____

Title: _____

[Handwritten Signature]
John EDWARDS
Mayor



NOTES
 1. ALL DIMENSIONS ON ALL CORNERS UNLESS OTHERWISE NOTED AREAS WERE CALCULATED BY COORDINATE METHOD.
 2. NO HOOD TRAVELER WAS FOUND TO BE WITHIN 2000'
 3. THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 57044 2800 A EFFECTIVE DATE MAY 3, 2008.
 ACCESSORY BUILDINGS AND STRUCTURES SHALL BE LOCATED IN REAR YARDS ONLY, UNLESS OTHERWISE SPECIFIED IN THE TOWN OF PINEVILLE ORDINANCE OR ADOPTED TOWN PLAN.
 OFF-STREET PARKING AND LOADING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF PINEVILLE ORDINANCE OR ANY OTHER ADOPTED TOWN OF PINEVILLE PLAN.
 SIGNS SHALL BE REGULATED BY THE PROVISIONS OF THE TOWN OF PINEVILLE ORDINANCE.
 SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF PINEVILLE ORDINANCE AND ANY OTHER ADOPTED TOWN OF PINEVILLE PLAN.
 ROOFTOP MECHANICAL EQUIPMENT AND OTHER FEATURES SHALL BE LIMITED IN HEIGHT TO A MAXIMUM OF 10 FEET ABOVE THE HIGHEST PORTION OF A FINISHED ROOF OR THE LOWEST POINT OF A PARAPET WALL.

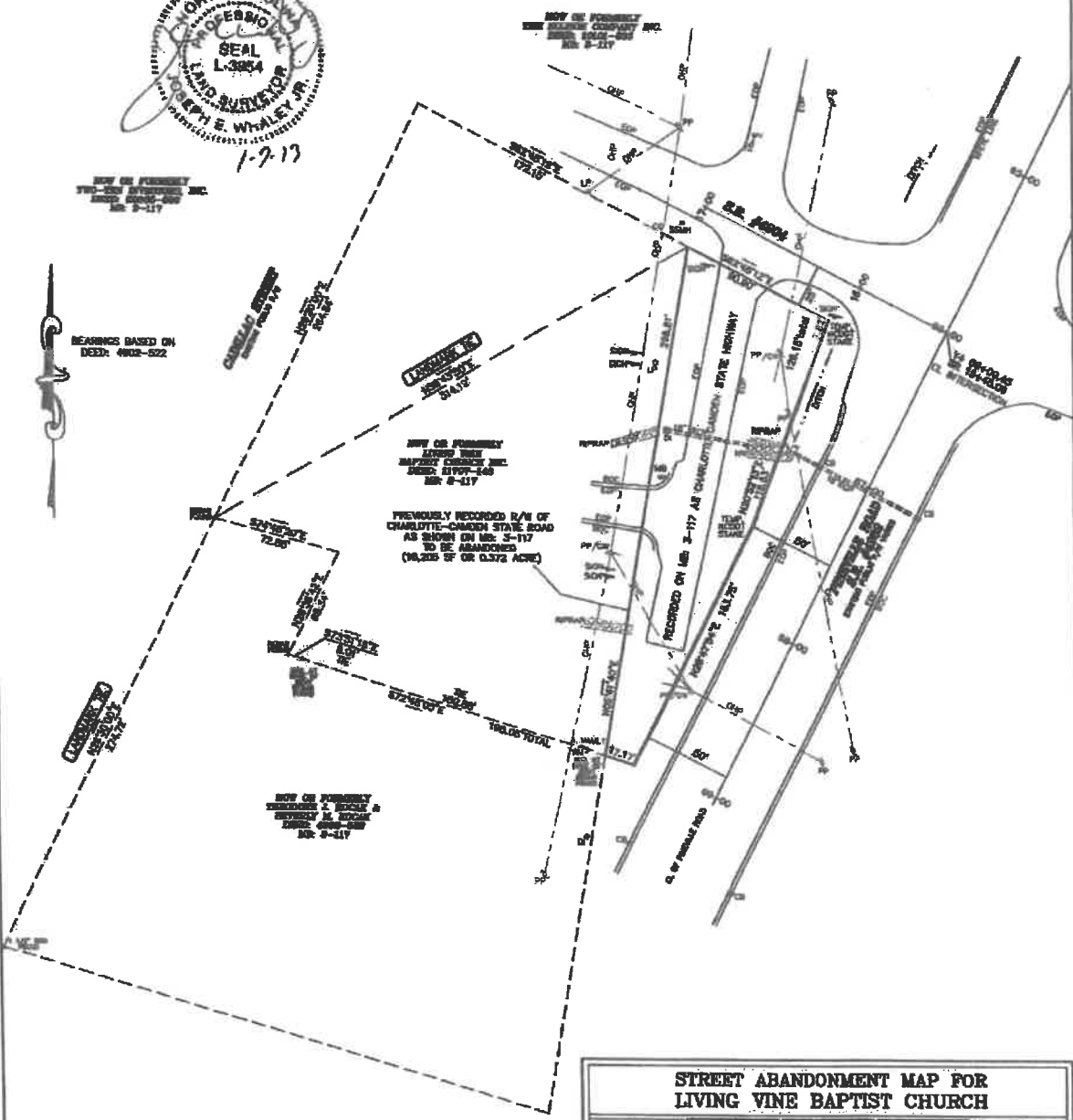
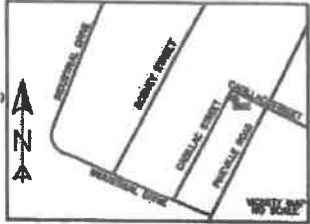
I declare that this map was drawn under my supervision from an actual survey made under my direction. Any description contained in this plat, map, or subdivision, the boundaries and bearings are true and correct as shown on this map, and that this map meets the requirements of the Department of Public Safety for land surveying in North Carolina (21 NCAC 08.0000) this 10 day of OCTOBER, 2012.

PROJECT INFORMATION

- ZONING - B3
- MIN. REQ. LOT AREA
- MIN. REQ. FRONT YARD
- MIN. REQ. SIDE YARD
- MIN. REQ. REAR YARD
- MIN. BUILDING HEIGHT
- MAX. COVERED FLOOR AREA ALLOWED PER LOT

- NOTE
- NOTE
- SEE APPLICABLE SMALL AREA PLAN
- NOTE BUFFER REQUIREMENTS SHALL APPLY
- NOTE BUFFER REQUIREMENTS SHALL APPLY
- MAX. STORED SEE APPLICABLE SMALL AREA PLAN
- SEE APPLICABLE SMALL AREA PLAN

- LEGEND**
- RD - BACK OF CURB
 - CB - CATCH BASIN
 - CO - CLEAN OUT
 - DI - DRAIN INLET
 - DOT - DEPARTMENT OF TRANSPORTATION
 - ESP - EDGE OF PAVEMENT
 - LP - LIGHT POLE
 - MS - MANHOLE
 - OSP - OVERHEAD POWER LINE
 - PP - POWER POLE
 - PP/GR - POWER POLE WITH GUY WIRE
 - RCP - REINFORCED CONCRETE PIPE
 - SDP - SHORTLY BENEATH MANHOLE
 - S/R - STATE ROAD
 - TEMP. - TEMPORARY
 - IN - SIXTY INCH
 - WV - WATER VALVE



GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

STREET ABANDONMENT MAP FOR LIVING VINE BAPTIST CHURCH				
SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 60'	PINEVILLE	MECK.	N.C.	12/10/12
10622 PINEVILLE ROAD PINEVILLE, N.C. 28134				
YARBROUGH-WILLIAMS & HOULE, INC.				
JEV	YARBROUGH-WILLIAMS & HOULE, INC.			0707-148

Exhibit A