



**PINEVILLE TOWN COUNCIL WORK SESSION AGENDA
PINEVILLE TELE/ELEC BLDG.
118 COLLEGE ST., PINEVILLE, NC
MONDAY, FEBRUARY 24, 2020
6:00 P.M.**

- 1) Call Meeting to Order:**
- 2) Discussion Items:**
 - A. Request to develop industrial warehouse by Beacon Partners on J. Harley property located on Nations Ford and Downs Road.
 - B. Presentation by Creech & Assoc. on the new Town Hall/Library Bldg.
 - C. Lt. Calhoun and Sgt. Wright will speak on speeding through the downtown corridor.
 - D. Discussion on continuing COG membership.
 - E. **Closed Session:** *Discussion of matters pursuant to NCGS 143-318.11 (5), Two real estate matters.*
- 3) Motion to End the Closed Session and Move Back into Open Session**
- 4) 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.



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Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 2/24/2020

Re: Jimmy Harley property Beacon warehouse proposal (*informational item*)

Background:

The properties looking to develop is the farm land between Nations Ford and Downs Road owned by Jimmy Harley 139.66 acres (North portion) and Miller family 80 acres (South portion).

Request:

Conditional Zoning request to allow for warehouse development with a square footage over 100,000 square feet. Request is for a total development allowance of 2.3 million square feet across the proposed Beacon portion of the site.

Staff Comment:

Land use plans for this area call for it being employment center such as office and warehousing. Staff would like to see the 7 residential properties included so as to create a more unified development and better resolve/remove the 100' buffer requirements around residential properties.

This is obviously a large development and will need all the usual items like NCDOT approval and traffic study. The new connector road between Nations Ford and Downs is critical. Staff would like to minimize driveways along the two thoroughfares to ensure smooth traffic flow; and direct turns, driveway and access off of the new connector road shown. Staff would also strongly recommend the new connector road align with existing roads and driveways to provide the much preferred 4-way intersection rather than offset or 'dog-leg' style situations.

Also note the 'future development area'. This is the area along Nations Ford that Martin Marietta (quarry) is interested in. Quarries and material reclamation facility (stone crushing) is a conditionally only approved use. Staff strongly recommends as part of the conditional zoning process that conditions on this part of the property be in place to prevent any unwanted outcomes and specifically limit or specifically allow what Council would like to see or address.

There will need to be additional meetings and information prior to any public hearing.

General Information:

See applicant supplied information packet.

**KINGS GRANT
Development Standards
February 19, 2020**

1. Development Data Table

- a. Site Acreage: +/-260
- b. Tax Parcels included in Rezoning: 20518107, 20518110, 20504110, 20504111, 20518109, 20518108A, 20518108B, 20519102, 20518106, 20504118
- c. Existing Zoning: G-I (NMX OVERLAY), R-7
- d. Proposed Zoning: G-I (Conditional Use)
- e. Proposed Square Footage:
 - A. Development Area 1: A maximum of 250,000 SF of Industrial/Warehouse space
 - B. Development Areas 2-5: A maximum of 2,300,000 SF of Industrial/Warehouse space
- f. Maximum Building Height: 50'
- g. Maximum Number of Buildings: 12 for Development Areas 1, 2, 3, 4 and 5.
- 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 260 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 12. 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 buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the site. 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, storage buildings and does not include exterior equipment.

3. Permitted Uses & Development Area Limitation:

- A. All uses allowed by right in the G-I zoning district except those defined as Class 2 Manufactured Goods.
- B. Outdoor storage is permitted as an accessory use and will be fully screened from the public street.

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. The storm water detention, water quality area will be screened/buffered from the proposed units by a combination of trees and shrubs as generally depicted on the concept site plan. The final arrangement of trees and shrubs to be determined during the land development approval process.

5. Open Space

- A. The Public Useable Open Space Requirement per the NMX Overlay shall be met with the 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.
- 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 on-street parking provided along Downs Road or Nations Ford Road.
- 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. Street intersections shall be designed to NCDOT standards that will accommodate tractor-trailer

vehicles.

- H. 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 2, 3, and 4.
- I. Pedestrian crosswalks shall be indicated with painted striping.
- J. Parking and loading shall not be located between principal building and Downs Road in Development Areas 2 and 3. Parking and loading may be located between the principal buildings and Downs Road right of way in Development Area 4 if setback more than 100' from the right of way. Parking in Development Area 1 shall be provided as illustrated on the Technical Site Plan.
- K. 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.
- L. 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.

7. Signage

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

8. Lighting

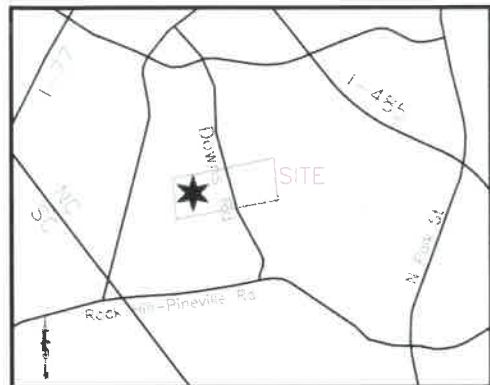
- A. Roadway lighting shall be proposed along new public streets in accordance with the Town of Pineville standards.
- B. Pole and light style shall be consistent with detail on technical site plan.

9. Architectural Standards

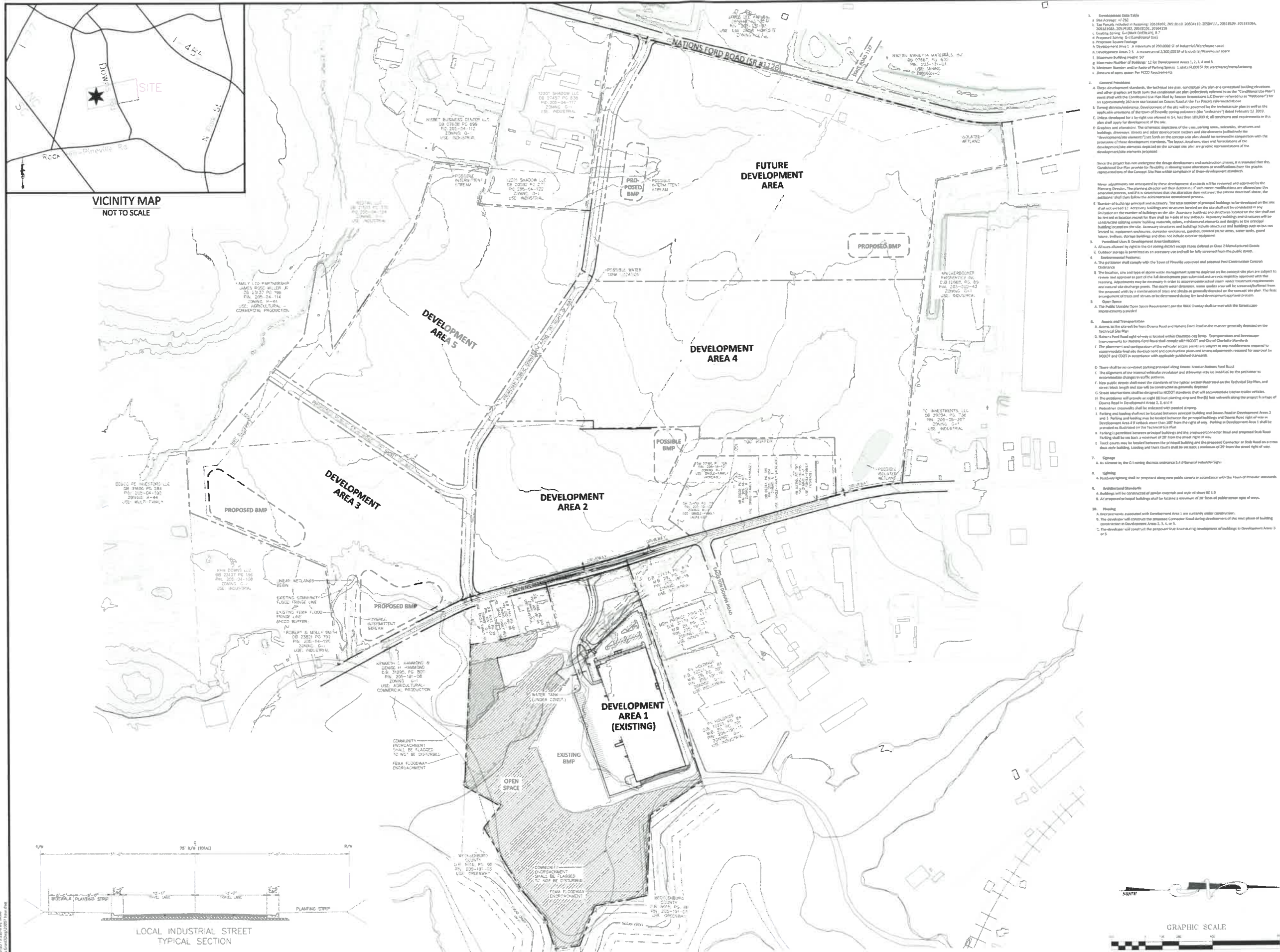
- A. Buildings will be constructed of similar materials and style of sheet RZ 3.0
- B. All proposed principal buildings shall be located a minimum of 20' from all public street right of ways.

10. Phasing

- A. Improvements associated with Development Area 1 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 2, 3, 4, or 5.
- C. The developer will construct the proposed Stub Road during development of buildings in Development Areas 3 or 5.



VICINITY MAP
NOT TO SCALE



- Development Data Table**
 - Site Address: 4-750
 - Site Number: 200-000-0000
 - Parcel Number: 200-000-0000
 - Project Name: Kings Grant Downs Road
 - Proposed Building: 5 (Commercial)
 - Proposed Building Footprint: 50,000 sq ft
 - Development Area: 5 (A maximum of 250,000 sq ft of industrial/manufacturing)
 - Maximum Building Height: 50'
 - Maximum Number of Buildings: 12 for Development Area 1, 2, 3, 4 and 5
 - Maximum Number and/or Type of Parking Spaces: 1 space/1,000 sq ft for warehouse/manufacturing
 - Amount of open water: Per FDOT Requirements
- General Provisions**
 - These development standards, the technical site plan, conceptual site plan and conceptual building elevations and other graphics are hereby deemed to be the final plan for this project. All other plans and specifications shall be subject to the approval of the Planning Director.
 - The Planning Director shall have the authority to require additional information or clarification from the applicant and shall have the authority to require additional information or clarification from the applicant and shall have the authority to require additional information or clarification from the applicant.
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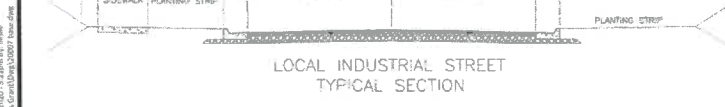


TECHNICAL SITE PLAN
FOR
KINGS GRANT
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

JOB #	20007
DATE:	02/18/2020
SCALE:	1" = 200'
DRAWN BY:	BY
APPROVED BY:	JCC

RZ 1.0



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605 LEXINGTON AVENUE, SUITE 301
 CHARLOTTE, NC 28202
 704.344.2272
 www.orsborn-engineering.com

CONCEPTUAL ARCHITECTURAL ELEVATIONS

FOR
**KINGS GRANT
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA**

**BEACON ACQUISITIONS LLC
 500 EAST MOREHEAD STREET, SUITE 200
 CHARLOTTE, NC 28202**

NO.	DATE	REVISIONS

JOB #	20007
DATE	02/19/2020
SCALE	NTS
DRAWN BY:	BY
APPROVED BY:	JCD

RZ 3.0



February 19, 2020 - 12:53pm Br. Bevin
 P:\2020 Kings Grant\202007 - Base.dwg

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 2/20/2020

Re: Town Hall and Library Design and Costs

Overview:

Creech and Associates as well as Edifice have been working on the design and costing of the new Town Hall and Library building. They will be in attendance to present to you where we are with the design as well as the estimated costs at this point. The presentation will go over where we started, our Value Engineering to this point, and a breakdown of the difference costs structures (Town responsibility vs. Library Responsibility).

Attachments:

SD and VE drawings
Site layout

NEW TOWN HALL & LIBRARY SCHEMATIC DESIGN SUBMITTAL

TOWN OF PINEVILLE

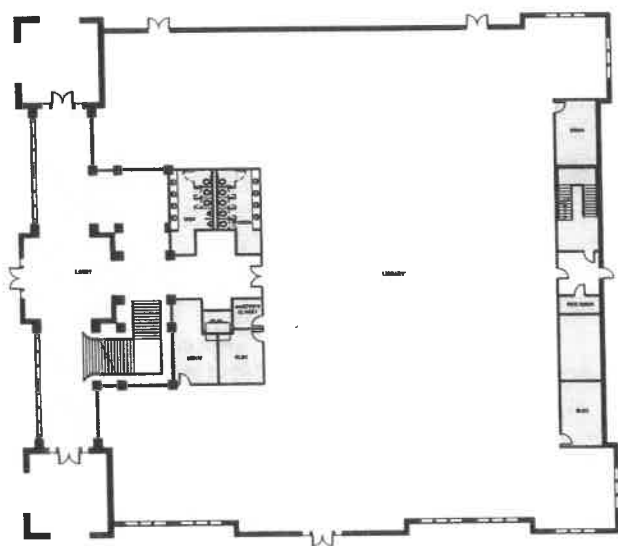
VALUE ENGINEERING STUDY

02.12.2020

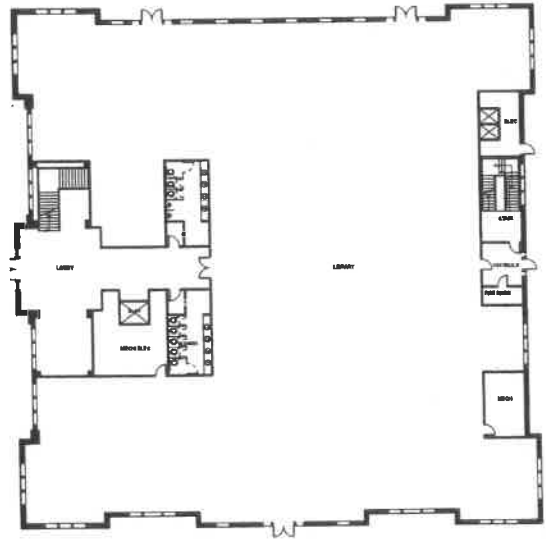


CREECH
&
ASSOCIATES

FIRST FLOOR PLAN COMPARISON



Department Legend
 CIRCULATION
 CORP
 LIBRARY
 LOBBY



SD SUBMITTAL PLAN **22,440 SF**
LIBRARY CLEAR AREA **16,800 SF**

VALUE ENGINEERING PLAN **20,852 SF**
LIBRARY CLEAR AREA **17,052 SF**

ALL AREAS IN PROGRAM SQUARE FOOTAGE



NEW TOWN HALL & LIBRARY SD VALUE ENGINEERING

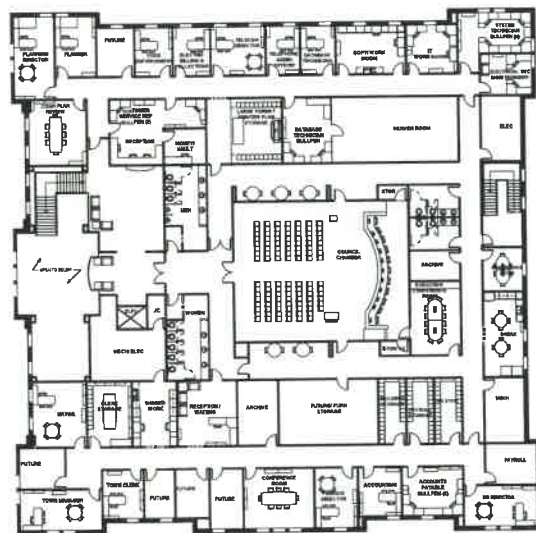


02-12-2020 2

SECOND FLOOR PLAN COMPARISON



- Department Legend**
- ADMIN/ECON DEV/HR
 - CIRCULATION
 - CORE
 - COUNCIL
 - CUSTOMER SERVICE
 - FINANCE
 - FUTURE
 - LOBBY
 - PLANNING AND ZONING
 - SHARED SUPPORT
 - TELE/ELECT/IT



SD SUBMITTAL PLAN **21,403 SF**
SD FIRST + SECOND FLOOR **43,843 SF**

VALUE ENGINEERING PLAN **19,689 SF**
VALUE ENGINEERING FIRST + SECOND FLOOR **40,541 SF**

ALL AREAS IN PROGRAM SQUARE FOOTAGE

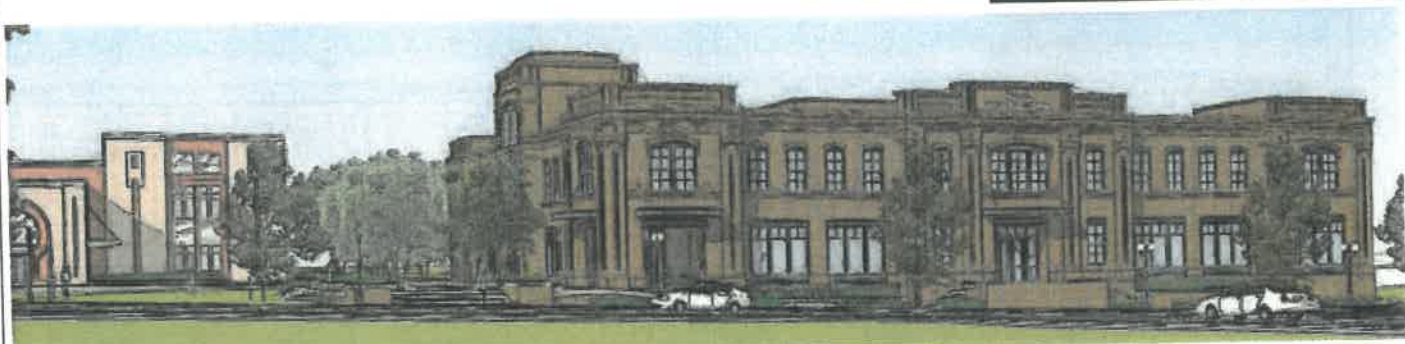


NEW TOWN HALL & LIBRARY SD VALUE ENGINEERING



02-12-2020 3

VIEW FROM MAIN STREET



SD SUBMITTAL RENDERING



VALUE ENGINEERING RENDERING



NEW TOWN HALL & LIBRARY SD VALUE ENGINEERING

CREECH
&
ASSOCIATES

02-12-2020 4

VIEW FROM CIVIC GREEN



SD SUBMITTAL RENDERING



VALUE ENGINEERING RENDERING



NEW TOWN HALL & LIBRARY SD VALUE ENGINEERING

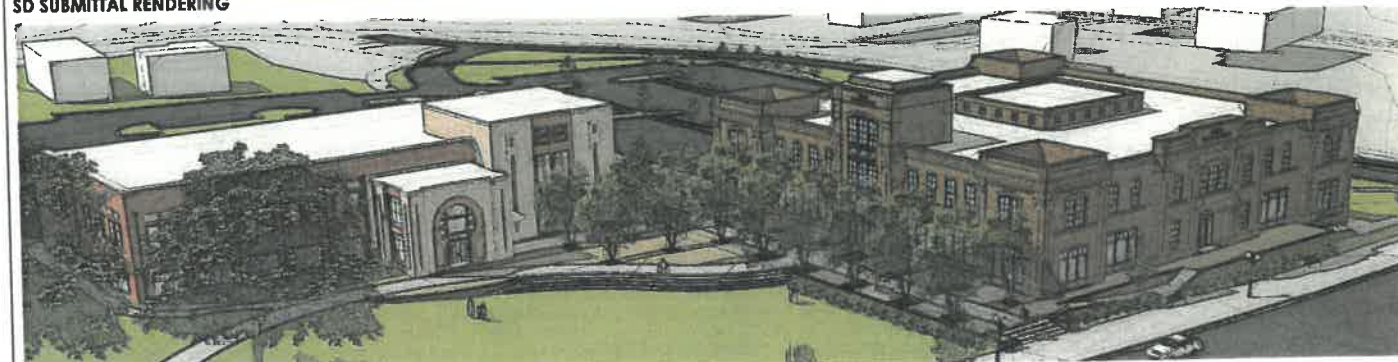


02-12-2020 5

AERIAL VIEW OF SITE



SD SUBMITTAL RENDERING



VALUE ENGINEERING RENDERING



NEW TOWN HALL & LIBRARY SD VALUE ENGINEERING



02-12-2020 6

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 2/20/2020

Re: Speed Enforcement Initiative

Overview:

Lt. Calhoun and Sgt. Wright will be in attendance to go over the recent speed enforcement initiative that has been going in in Pineville. They will go over some recent statistics since the onset of the operation as well as the strategy moving forward. This was requested by some Councilmembers at the last Work Session.

We will also discuss what type and how large of signage Town Council wants to put on Main St. for speed enforcement.

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 2/20/2020

Re: Centralina Council of Governments

Overview:

Over the recent two years several smaller municipalities have withdrew from the CCOG. The bylaws of the CCOG states that any member may withdraw at the end of a fiscal year if timely notice (at least 6 months in advance) is provided through a Resolution of the Town Council.

The Mayor wanted to discuss our participation in this.



December 23, 2019

Pineville Town Council
c/o Barbara Monticello, Town Clerk
PO Box 249
Pineville, NC 28134

Dear Town Council,

As the year draws to a close, the team at the Centralina Council of Governments wanted to express our appreciation for your membership in CCOG and our partnership in improving quality of life and opportunity across our region. I also wanted to share my thanks to our member governments, their elected leadership and staff for helping to make my first year at Centralina so rewarding and dynamic.

Enclosed you'll find our new membership brochure that outlines our organization's priorities and the benefits of membership. We've also included our list of upcoming events, schedule for CCOG-University training and information on the new Congressional maps and delegation. We hope to see your community's Delegate at our Board of Delegates annual meeting on February 12th at 6pm at our offices.

Looking ahead, 2020 will be a big year for Centralina! We're hard at work on our FY20 workplan, including a few major initiatives that we're leading with and for our local governments and region. For example, we're refreshing our brand to better reflect who we are and how we serve the region. We're also creating a new, easy to use website and membership portal featuring exclusive content for our members.

We've expanded our professional development training for local governments with new CCOG-University workshops for elected officials and local government staff *that are free to Centralina members*. In terms of regional planning, we're launching the Regional Transit Plan in January in collaboration with CATS and regional Metropolitan Planning Organizations. The plan will create a blueprint for expanding mobility and transit access across our region. We're also supporting a complete count across our region for the upcoming Census 2020 and working with other regions to expand radar coverage in the Piedmont. We look forward to working with you on these and other initiatives.

Don't forget, Centralina is here to help members with technical assistance and support services upon request. Reach out to our Government Affairs & Member Engagement Team to learn more: Jeremy Farris, jfarris@centralina.org or Kelly Weston, kweston@centralina.org. If you have any other questions or suggestions, please don't hesitate to reach out to me at 704-372-2416 or ggardner@centralina.org.

Best wishes,

A handwritten signature in black ink, appearing to read 'G. Gardner', written in a cursive style.

Geraldine I. Gardner
Executive Director



CCOG UNIVERSITY:

FIRST SEMESTER 2020

CCOG University was created to serve as a regional professional development resource for local government staff, elected officials, managers and professional planners. There are two training session tracks: one for general government and one for professional planners (AICP credits available). Both provide opportunities to learn about topics that support our region’s communities and improve the overall health, vibrancy and resilience of the greater Charlotte region.

First Semester Schedule | January – June 2020

TRACK	DATE	TOPIC	TIME	DESCRIPTION
General Government	Wednesday, January 29	Introduction to Diversity, Inclusion and Cultural Fluency	9:30 am – 11:30 am	Build cultural competency as you increase your understanding of workplace diversity and inclusion.
Planning	Wednesday, February 26	MPO Basics: What Local Governments Need to Know	11:30 am – 1:00 pm	Hear from transportation experts about the basics that every planner should know.
General Government	Wednesday, March 18	How to Make Your Grant Application Stand Out	9:30 am – 11:30 am	Learn how to go beyond putting together a basic grant application and increase your application’s likelihood of being funded.
Planning	Thursday, April 16	Ethics on Tap	5:30 pm – 7:00 pm	An informal discussion about ethics, their purpose and related issues facing planners.
General Government	Wednesday, May 6	Americans with Disability Act: Disability Awareness Training	9:30 am – 11:30 am	Hear an overview of the Americans with Disability Act (ADA) and best practices for working with persons with disabilities.
General Government	Thursday, June 4	Economic Development for Elected Officials	11:00 am – 12:00 pm	The top ten things that elected leaders need to know about economic development (content from NLC report).
General Government	Thursday, June 4	Opportunity Zones: Show Me the Money!	12:30 pm – 1:30 pm	Opportunity zones are here to stay. What’s next and how do we participate?
Planning	Thursday, June 18	Regional Impact Projects: Who Knows What and When?	11:30 am – 1:00 pm	What do you want to know about major developments in a neighboring communities and when?

To register, visit www.centralina.org/ccog-university-2020

All classes will be held at the CCOG offices, located at 9815 David Taylor Drive in Charlotte, except for Ethics on Tap (location TBD). Lunch will be served during afternoon sessions and breakfast will be served during morning sessions.

For more information or questions about General Government track sessions, contact Emily Parker at eparker@centralina.org, and for questions about Planning track sessions, contact Jessica Hill at jhill@centralina.org.



Upcoming Events

WEDNESDAY, JANUARY 8

CCOG Executive Board Meeting

6 p.m. | CCOG Offices

MON.-WED., JANUARY 13-15

Planning for Effective Public Participation Workshop

8:30 a.m. – 4:30 p.m. | The Lee Institute | AICP credits available

THUR.-FRI., JANUARY 16-17

Techniques for Effective Public Participation Workshop

8:30 a.m. – 4:30 p.m. | The Lee Institute | AICP credits available

WEDNESDAY, JANUARY 29

CCOG U: Introduction to Diversity, Inclusion and Cultural Fluency

Build cultural competency as you increase your understanding of workplace diversity and inclusion.

9:30 – 11:30 a.m. | CCOG Offices | Free to members, \$20 non-members | AICP credits available

THUR. & FRI., JANUARY 30 & 31

Chapter 160D Workshop

UNC School of Government-led workshop to understand the recent changes to the state's enabling legislation for planning and zoning.
1 – 4:30 p.m. or 8:30 a.m. – noon | CCOG Offices

TUESDAY, FEBRUARY 11

Centralina Workforce Development Board

4 p.m. | Rowan-Cabarrus Community College, NC Research Campus in Kannapolis

WEDNESDAY, FEBRUARY 12

CCOG Board of Delegates Annual Meeting

6:15 p.m. | CCOG Offices

WEDNESDAY, FEBRUARY 18

NextGen Youth Council Meeting

10 a.m. – noon | Rowan-Cabarrus Community College-South Campus in Concord

WEDNESDAY, FEBRUARY 26

CCOG U: MPO Basics – What Local Governments Need to Know

Hear from transportation experts about the basics that every planner should know.

9:30 – 11:30 a.m. | CCOG Offices | \$30 members, \$35 non-members, \$15 students | AICP credits available

THURSDAY, FEBRUARY 27

Census Peer Exchange

County Complete Count Committees convene to share best practices for preparing their communities for Census 2020.

11 a.m. – 1 p.m. | CCOG Offices

COMING SOON: April – May

Charlotte Aviation Academy

Registration will open in January. Applications will be due in February.

Visit www.Centralina.org/calendar for details and registration.



Centralina Council of Governments

CENTRALINA COUNCIL OF GOVERNMENTS • 9815 David Taylor Drive • Charlotte, NC 28262 • 704-372-2416 • www.centralina.org



Centralina Region's U.S. Congressional Delegation – Redistricting Changes

DISTRICT	MEMBER OF CONGRESS	116 th CONGRESS (2019-2020)	117 th CONGRESS (2021-2022)
5	Virginia Foxx (R)	None	<u>Counties:</u> Gaston <u>Municipalities:</u> Belmont, Bessemer City, Cherryville, Cramerton, Dallas, Gastonia, Kings Mountain, Lowell, McAdenville, Mount Holly, Randle, Stanley
8	Richard Hudson (R)	<u>Counties:</u> Cabarrus, Stanly, [Rowan] <u>Municipalities:</u> Albemarle, Badin, Faith, Concord, Granite Quarry, Harrisburg, Landis, Locust, Midland, Misenheimer, Norwood, Oakboro, Richfield	<u>Counties:</u> Cabarrus, Stanly, <u>Municipalities:</u> Albemarle, Badin, Concord, Harrisburg, Locust, Midland, Misenheimer, Norwood, Oakboro, Richfield
9	Dan Bishop (R)	<u>Counties:</u> Anson, Union, [Mecklenburg] <u>Municipalities:</u> Charlotte, Hemby Bridge, Marshville, Marvin, Matthews, Mineral Springs, Mint Hill, Monroe, Morven, Stallings, Wadesboro, Waxhaw, Weddington, Wingate	<u>Counties:</u> Anson, Union, [Mecklenburg] <u>Municipalities:</u> Charlotte, Hemby Bridge, Marshville, Marvin, Matthews, Mineral Springs, Mint Hill, Monroe, Morven, Stallings, Wadesboro, Waxhaw, Weddington, Wingate
10	Patrick McHenry (R)	<u>Counties:</u> Gaston, Lincoln, [Iredell] <u>Municipalities:</u> Belmont, Bessemer City, Cherryville, Cramerton, Dallas, Gastonia, Kings Mountain, Lincolnton, Lowell, McAdenville, Mount Holly, Randle, Stanley	<u>Counties:</u> Lincoln, [Iredell] <u>Municipalities:</u> Lincolnton, Mooresville, Statesville, Troutman
12	Alma Adams (D)	<u>Counties:</u> Mecklenburg <u>Municipalities:</u> Charlotte, Cornelius, Davidson, Huntersville, Pineville	<u>Counties:</u> Mecklenburg <u>Municipalities:</u> Charlotte, Cornelius, Davidson, Huntersville, Pineville
13	Ted Budd (R)	<u>Counties:</u> Iredell, [Rowan] <u>Municipalities:</u> Cleveland, East Spencer, Mooresville, Salisbury, Spencer, Statesville, Troutman	<u>Counties:</u> Rowan <u>Municipalities:</u> Cleveland, East Spencer, Faith, Granite Quarry, Landis, Salisbury, Spencer
Senate 1	Richard Burr (R)	All jurisdictions	
Senate 2	Thom Tillis (R)	All jurisdictions	

CCOG 2021 CONGRESSIONAL DISTRICTS

