



**PINEVILLE TOWN COUNCIL
WORK SESSION AGENDA
PINEVILLE COMMUNICATIONS BLDG.
118 COLLEGE ST., PINEVILLE, NC
MONDAY, SEPTEMBER 23, 2019
6:00 P.M.**

- 1) Call Meeting to Order:**
- 2) Discussion Items:**
 - A. Presentation by Creech & Associates on “Lead Certified” Buildings**
 - B. Electricities Systems Study Presentation by Southeastern Consulting Engineers, Inc. and New Vehicle Purchase**
 - C. Amending Town Code to Remove Criminal Enforcement**
 - D. Amendment to Lowes Conditional Use Permit for Outdoor Storage**
 - E. 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.

LEED

COMMITMENT TO
SUSTAINABILITY



- 1st LEED Certified Project in Mecklenburg County
- 1st LEED Platinum Project in Mecklenburg County
- 1st LEED Certified Project for Charlotte-Mecklenburg Police Department
- 1st LEED Gold Project for UNC-Charlotte
- 1st LEED Certified Project in Gaston County
- More than 800,000 SF of LEED Designed Projects in North Carolina

LEED Components

Leadership in Energy and Environmental Design

What are the different types of credits you can achieve?

What are the credits with the most potential to earn points?

CREDIT CATEGORIES	POINTS
Integrative Process	1
Location and Transportation	16(32)
Sustainable Sites	10
Water Efficiency	11
Energy and Atmosphere	33
Materials and Resources	13
Indoor Environmental Quality	16
Innovation	6
Regional Priority	4

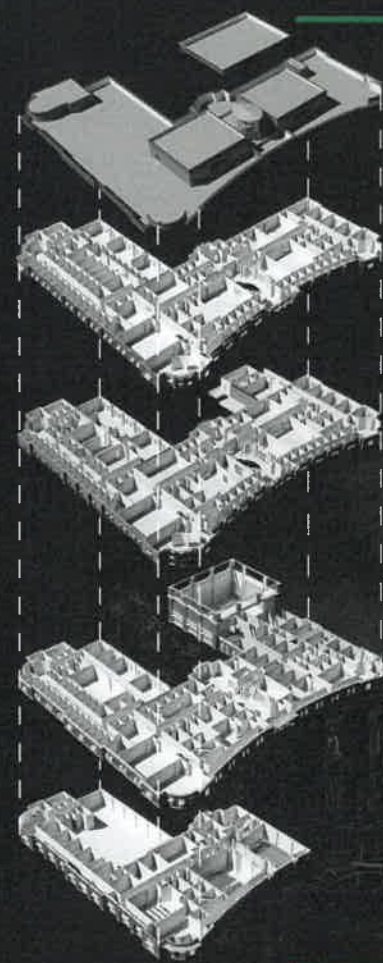
What are the different levels of certification?

How many points does it take to achieve certification?

LEVELS OF LEED CERTIFICATION	POINTS
Certified	40-49
Silver	50-59
Gold	60-79
Platinum	80+

Energy Production and Infrastructure Center (EPIC)
Charlotte, NC





ROOF PLAN

THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

At first glance the Neo-Classical architecture of the Charlotte Research Institute (CRI) campus is in contrast to the high-tech curriculum of an energy building. Design parameters such as symmetry and classical massing can inhibit a passive environmental approach. The intent is to combine old and new into a truly "transitional" style that provides a classical framework in which more contemporary elements can be expressed. Current fenestration treatments bring a layer of interest to the façade, and outwardly portray the building as an extension of the curriculum it serves. The front elevation is shaped by the ellipse the building faces, and allows daylight into a gallery intended for project display. The inclusion of a research oriented courtyard, along with the entry sequence brings nature to the front door by framing the connection to an existing greenway. The building is organized around "nodes of collaboration" in public areas intended to bring together students, professors, and industry partners to create a synergistic environment for the improvement of energy supply and delivery.

ENERGY SAVINGS THROUGH DAYLIGHTING

Office (Southwest)

Cost Comparison



Emissions Comparison



Usage Comparison



EPIC Bay

Cost Comparison



Emissions Comparison



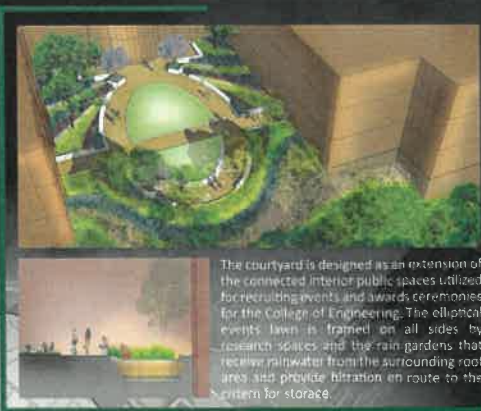
Usage Comparison



LEED GOLD - 37% ENERGY SAVINGS

ENERGY PRODUCTION INFRASTRUCTURE CENTER OVERVIEW

LEED SCORES	
NC VERSION 2.2 - GOLD OBJECTIVE (39-51 POINTS)	
SS: SITES	20/24
WE: WATER	05/05
EA: ENERGY	06/17
MR: MATERIALS	05/13
ID: INNOVATION	04/05
EQ: INDOORS	10/15
POINTS/POSSIBLE POINTS	40/69



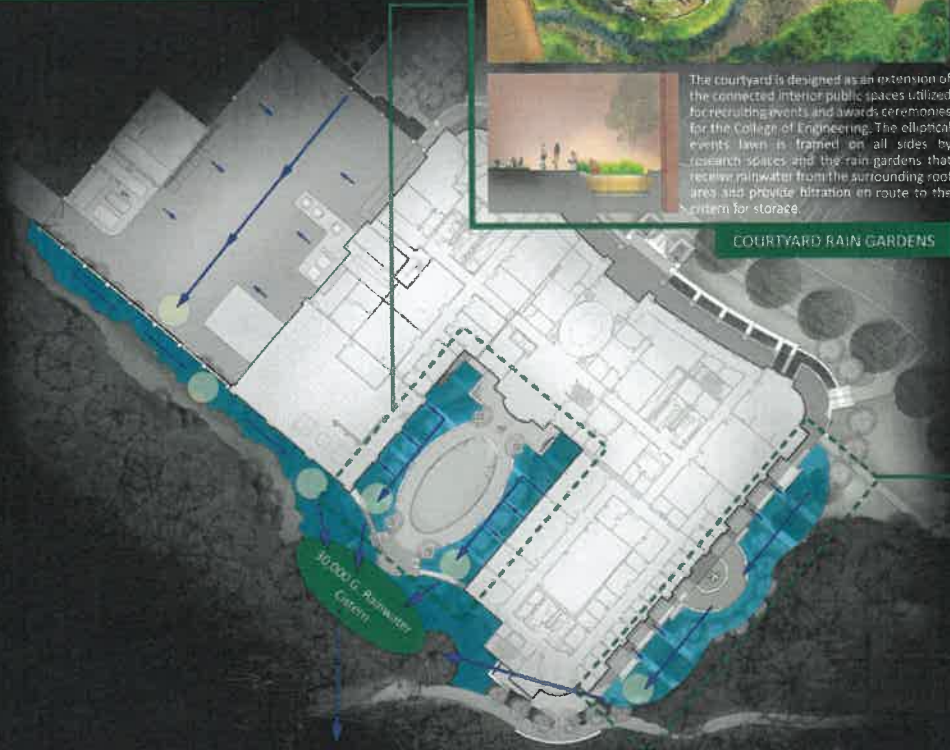
The courtyard is designed as an extension of the connected interior public spaces utilized for recruiting events and awards ceremonies for the College of Engineering. The elliptical events lawn is framed on all sides by research spaces and the rain gardens that receive rainwater from the surrounding roof areas and provide filtration en route to the cistern for storage.

COURTYARD RAIN GARDENS



Minimizing watershed impacts was identified as a primary ecological goal. Post developed runoff will be directed into a water quality infrastructure system that includes strategically located rain gardens, sand filter and underground detention. We have decreased the discharge from the 1-year 24 hour rainfall event to less than pre-existing conditions through the use of underground detention and water quality structures. Additionally the roof runoff will be directed into underground cisterns for distribution through the campus irrigation system.

EAST RAIN GARDENS

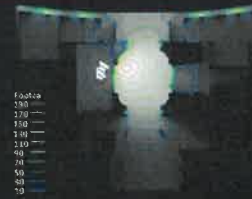


NO POTABLE WATER USED FOR IRRIGATION

SUSTAINABLE SITES

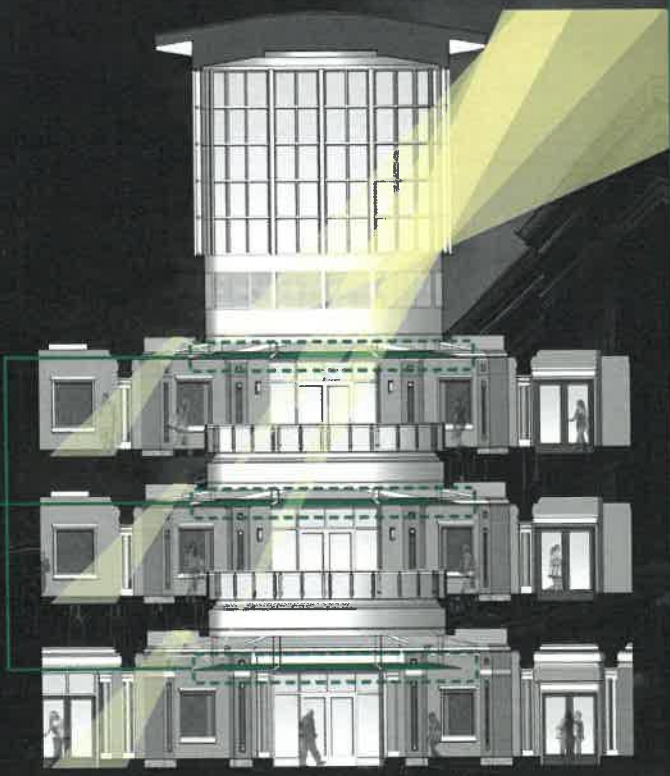
LEED SCORES
 NC VERSION 2.2 - GOLD OBJECTIVE (89-91 POINTS)

SS: SITES	10/14
WE: WATER	05/05
EA: ENERGY	06/17
MR: MATERIALS	05/13
ID: INNOVATION	04/05
SQ: QUALITY	10/15
POINTS/POSSIBLE POINTS	40/69



ATRIUM LIGHT DISTRIBUTION

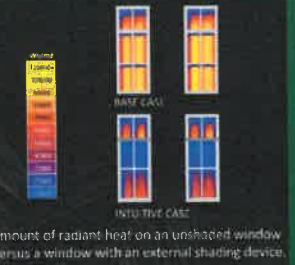
In order to introduce natural light into the center of a floor plate the design team utilized an elliptical daylight well that extends more than 30 feet above the roof level. The opening is shaded by the penthouse forms on both sides, and a large roof overhang. Each floor includes a translucent light shelf made from 100% recycled materials that captures daylight falling in the atrium space and reflects it deeper into the interior spaces. The daylight also illuminates the light shelves to combine aesthetics with functionality. The combination of fenestration and light shelves yields more than 50 look angles of natural light at the first floor level, which is laboratory quality luminance.



SECTION THROUGH ATRIUM

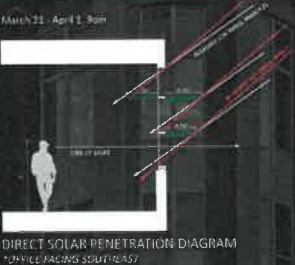


The campus master plan dictated a building orientation that did not offer optimum conditions for harvesting daylight without introducing additional heat load. These external shading devices eliminate direct solar penetration from March through September, and the internal light shelves reflect daylight and push it further into the space.

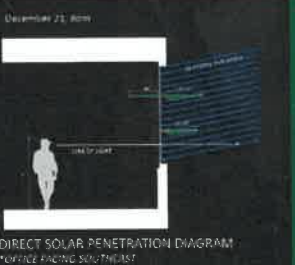


Amount of radiant heat on an unshaded window versus a window with an external shading device.

SOLAR RADIATION STUDY - EXTERNAL SHADING



DIRECT SOLAR PENETRATION DIAGRAM *OFFICE FACING SOUTHEAST



DIRECT SOLAR PENETRATION DIAGRAM *OFFICE FACING SOUTHEAST

DAYLIGHTING OF CRITICAL SPACES

The Daylighting + Energy Performance Lab evaluated the base case clerestory design and seven alternatives that included various combinations of shading devices. The diagrams indicate the difference in quantity and balance in luminance values when the partial clerestory shade was added and the lower level windows were removed. The addition of the solar shading mitigates hot spots and yields a more even or uniform light distribution throughout the space.



EPIC HIGH BAY - ALTERNATIVE CASE

54% OCCUPIED SPACE DAYLIT
INDOOR ENVIRONMENTAL QUALITY

MATERIALS/RESOURCES

30% REGIONAL MATERIALS

LEED SCORES
NC VERSION 2.2 - GOLD OBJECTIVE (39-51 POINTS)

SS: SITES	10/14
WE: WATER	05/05
EA: ENERGY	06/17
MR: MATERIALS	05/13
ID: INNOVATION	04/05
EQ: INDOORS	10/15
POINTS/POSSIBLE POINTS	46/69

10 REGIONAL MATERIALS



1. Carolina Slate - Fly Ash
*Mtr - 21 m / Extract - 23 m
2. G. Amerlateel - Rebar
*Mtr - 38 m / Extract - 58 m
3. N. A. Stainless - Dec. Metal railings
*Mtr - 39 m / Extract - 81 m
4. Crossville, Inc. - Tiling
*Mtr - 212 m / Extract - 86 m
5. Clark Western - Light Mtl. Studs
*Mtr - 179 m / Extract - 155 m
6. Owens Corning - Thermal Insulation
*Mtr - 242 m / Extract - 223 m
7. Mohaupt & Barnard, Inc. - Brick
*Mtr - 21 m / Extract - 174 m
8. W.B. Meadows, Inc. - Air/Vapor Bar
*Mtr - 241 m / Extract - 24 m
9. Pine Hill - Unit Paving
*Mtr - 95 m / Extract - 16 m
10. Gerdau Ameristeel - Struct. Steel
*Mtr - 86 m / Extract - 238 m

*52 materials and their extracts harvested and manufactured regionally within 500 miles of EPIC site

RECYCLED CONTENT



- 1. 0 - 20% recycled content: 17
- 2. 20 - 40% recycled content: 49
- 3. 40 - 60% recycled content: 34
- 4. 60 - 80% recycled content: 21
- 5. 80 - 100% recycled content: 31

LEED SCORES
NC VERSION 2.2 - GOLD OBJECTIVE (39-51 POINTS)

SS: SITES	10/14
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1. Alternative Transportation
Reserving these parking spaces closest to the building encourages faculty and staff to carpool and drive vehicles that use less fuel and produce less pollution than typical vehicles. Bicycle racks and showers are provided to encourage alternate means of transportation.

2. Energy Use
This facility uses an active chilled beam system to provide primary space comfort needs. Each space will be supplemented with outdoor air directly from heat recovery units located in the rooftop penthouse. Each heat recovery unit is nearly 80% effective in recovering energy from ventilation air exiting the building to pre-heat 6,110 cfm entering the building. The building's design thereby consumes 30% less energy than a typical building.

3. Materials
There are many different materials used in this facility that conserve resources and protect the environment. Paints and carpets meet a strict criteria for low emissions of hazardous compounds. A portion of the wood in the building is from certified suppliers that use environmentally responsible forest management practices.

4. Reduced Water Usage
This facility will utilize 33% less domestic water than a typical building by utilizing low flow fixtures and a grey water system. This grey water system collects the building HVAC condensate into a 200 gallon underground tank. The water source is cleaned with ultraviolet light and matched with blue biodegradable dye before being introduced to the water closets and urinals.

5. Water Cycle
The building stormwater management system is an integrated system that will collect, treat, and store site runoff from the 57-acre site. This system includes approximately 20,000 gallons of below grade stormwater storage for reuse as site irrigation. All possible water will be used for irrigation.

6. Recycling Stations
Stations to recycle paper, glass, plastic, and aluminum are located throughout the building to encourage use of waste in the facility.

7. Site Ecology
The rain gardens have been engineered to treat the 21" rainfall event and bypass the 18, 25 and 50 year storm events. The discharge from the 1-year 24 hour rain/fall event has been designed to last than pre-existing conditions. Additionally, a portion of the roof runoff will be directed into underground cisterns for distribution through the campus irrigation system.

8. Daylight
Efficient daylight can offset energy consumption while creating a positive environment to work and learn. Daylight harvesting was integrated with exterior shading to allow for net increase to the cooling loads. Two types of glazing are used to differentiate windows for light versus windows for view. Daylight and occupancy sensors throughout the building reduce use of electricity during day time hours.

BUILDING AS A LEARNING TOOL

Signage has been located both inside and outside the building to educate the public on sustainable design features that when combined yield a LEED Gold Certification. That information combined with this brochure serves as a self-guided tour map for learning ways the built environment can minimize site impacts, consume less energy, and preserve natural resources.

20% RECYCLED CONTENT

INNOVATION & DESIGN

WATER EFFICIENCY 6,000 G. GREY WATER CISTERN

LEED SCORES
NC VERSION 2.2 - GOLD OBJECTIVE (39-51 POINTS)

SS: SITES	10/14
MR: MATERIALS	08/05
EA: ENERGY	06/17
MR: MATERIALS	06/13
ID: INNOVATION	04/05
EQ: INDUOORS	10/15
POINTS/POSSIBLE POINTS	40/69

LEED SCORES
NC VERSION 2.2 - GOLD OBJECTIVE (39-51 POINTS)

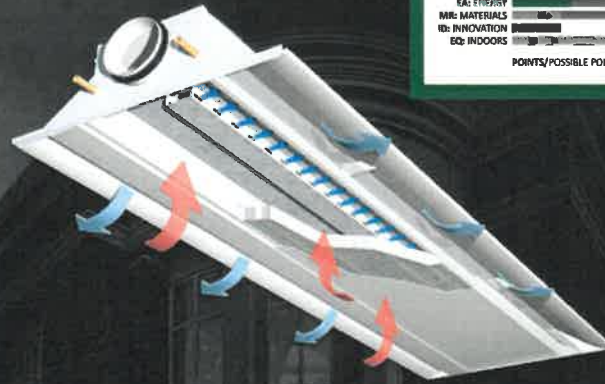
SS: SITES	10/14
MR: MATERIALS	08/05
EA: ENERGY	06/17
MR: MATERIALS	06/13
ID: INNOVATION	04/05
EQ: INDUOORS	10/15
POINTS/POSSIBLE POINTS	40/69

Typical storm precipitation managed on site: 60%

Total water used indoors: 1,928,518 gal/yr

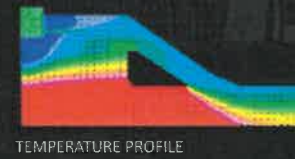
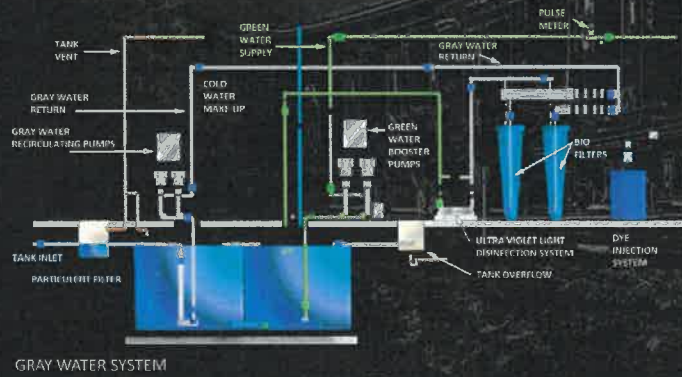
Total water used outdoors: 1,300,000 gal/yr

Percent of total water from reclaimed sources: 81%



The projected use of reclaimed water and potable water for indoor use is 1,928,518 gallons with 1,331,195 gallons being used strictly for the water closets and urinals. The source for these 1,331,195 gallons is the building's HVAC condensate. This gray water system collects the building's HVAC condensate into a 6,000 gallon underground holding tank. An ultra violet light final disinfection system is utilized to deactivate potential pathogens from the water source. The treated gray water is injected with blue biodegradable dye before distribution to the water closets and urinals. The dye distinguishes the water as non-potable. This project is projected to have an 81% domestic water savings by utilizing low flow fixtures and the previously described gray water system.

North Carolina senate bill #668 requires all new state-owned buildings to use 30% less energy than a typical building of similar size. In order to meet this requirement, the design team utilized an active chilled beam system to provide primary space comfort needs. Each beam will be provided outside air directly from heat recovery units located in the rooftop penthouse. Each heat recovery unit is nearly 80% effective in recovering energy from ventilation air exiting the building to raw outside air entering the building.



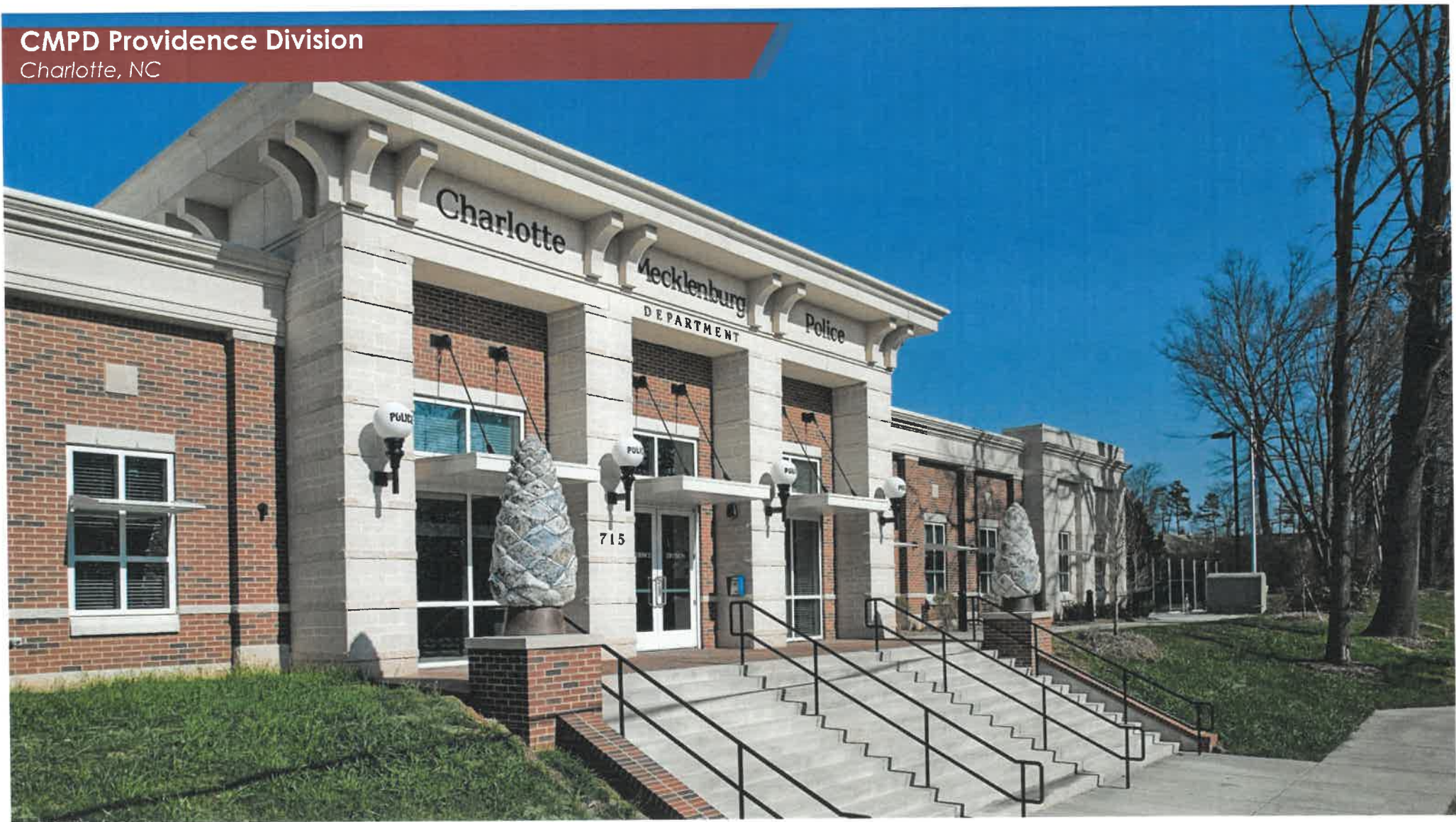
37% ENERGY REDUCTION ENERGY & ATMOSPHERE

Schiele Museum of Natural History
Gastonia, NC | 7,231 SF

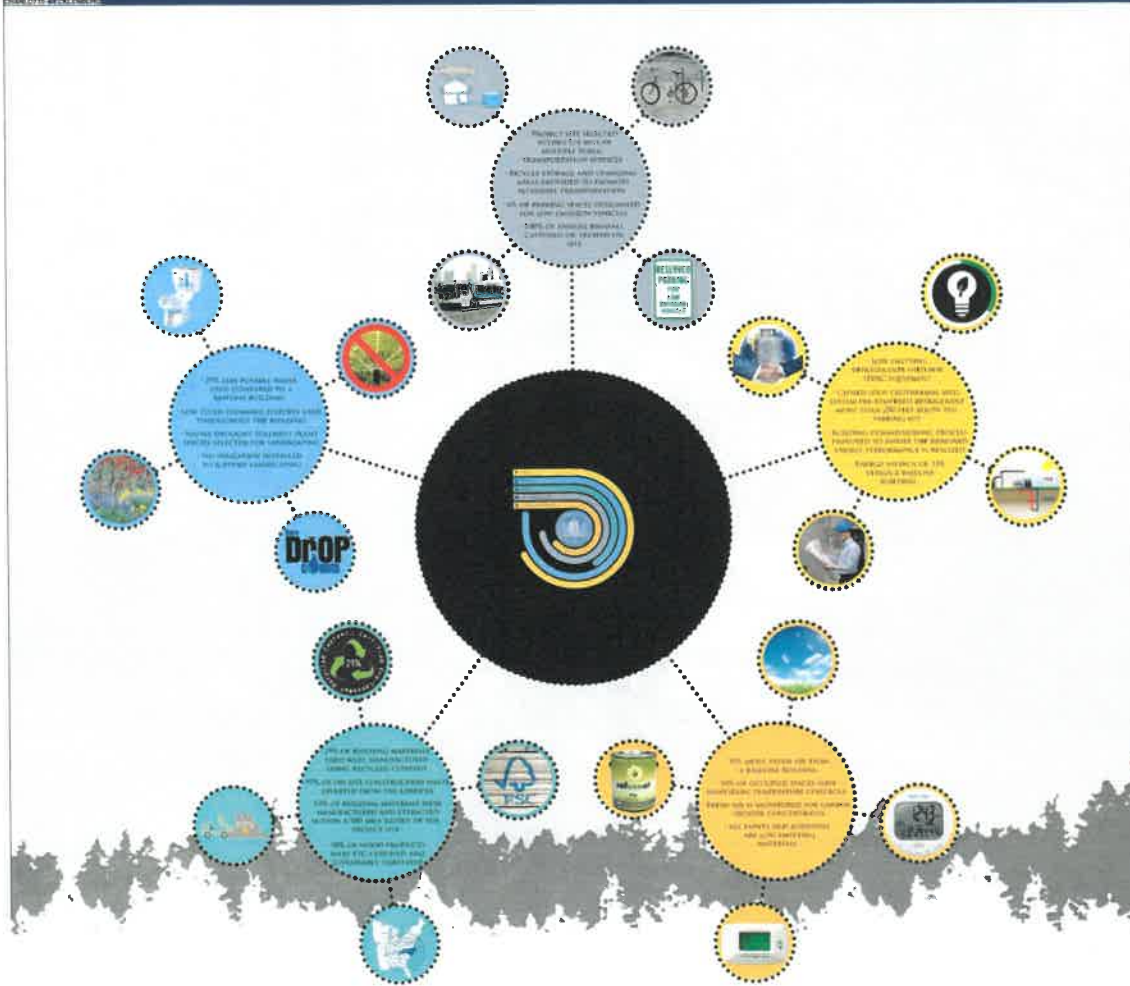




CMPD Providence Division
Charlotte, NC



POLICE
PROVIDENCE POLICE DEPARTMENT SUSTAINABILITY FEATURES



The City of Charlotte strives to ensure city facilities are designed and constructed to be sustainable and help provide the community with lower operating costs, higher efficiencies, and reduced environmental impacts. The CMPD Providence Division is a LEED certified building, with an emphasis on:

- Sustainable sites
- Water efficiency
- Materials and resources
- Indoor air quality
- Energy features

The building has the PD's first closed loop geothermal system fed by more than 30 wells beneath the parking lot. This was combined with water source heat pumps and a dedicated outdoor air system to create a hybrid approach using both passive and active strategies.

LEED FOR NEW CONSTRUCTION & MAJOR RENOVATIONS (V2009)

ATTEMPTED: 53, DENIED: 5, PENDING: 0, AWARDED: 50 OF 110 POINTS

SUSTAINABLE SITES		13 OF 26
SSp1	Construction Activity Pollution Prevention	Y
SSc1	Site Selection	1 / 1
SSc2	Development Density and Community Connectivity	0 / 5
SSc3	Brownfield Redevelopment	0 / 1
SSc4.1	Alternative Transportation-Public Transportation Access	6 / 6
SSc4.2	Alternative Transportation-Bicycle Storage and Changing Rooms	1 / 1
SSc4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3 / 3
SSc4.4	Alternative Transportation-Parking Capacity	0 / 2
SSc5.1	Site Development-Protect or Restore Habitat	0 / 1
SSc5.2	Site Development-Maximize Open Space	0 / 1
SSc6.1	Stormwater Design-Quantity Control	0 / 1
SSc6.2	Stormwater Design-Quality Control	1 / 1
SSc7.1	Heat Island Effect, Non-Roof	0 / 1
SSc7.2	Heat Island Effect-Roof	1 / 1
SSc8	Light Pollution Reduction	0 / 1

WATER EFFICIENCY		6 OF 10
WEp1	Water Use Reduction-20% Reduction	Y
WEc1	Water Efficient Landscaping	4 / 4
WEc2	Innovative Wastewater Technologies	0 / 2
WEc3	Water Use Reduction	2 / 4

ENERGY AND ATMOSPHERE		12 OF 35
EAp1	Fundamental Commissioning of the Building Energy Systems	Y
EAp2	Minimum Energy Performance	Y
EAp3	Fundamental Refrigerant Mgmt	Y
EAc1	Optimize Energy Performance	10 / 19
EAc2	On-Site Renewable Energy	0 / 2
EAc3	Enhanced Commissioning	0 / 2
EAc4	Enhanced Refrigerant Mgmt	2 / 2
EAc5	Measurement and Verification	0 / 3
EAc6	Green Power	0 / 2

MATERIALS AND RESOURCES		7 OF 14
MRp1	Storage and Collection of Recyclables	Y
MRc1.1	Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 3
MRc1.2	Building Reuse, Maintain 50% of Interior	0 / 1
MRc2	Construction Waste Mgmt	2 / 2
MRc3	Materials Reuse	0 / 2
MRc4	Recycled Content	2 / 2

MATERIALS AND RESOURCES		CONTINUED
MRc5	Regional Materials	2 / 2
MRc6	Rapidly Renewable Materials	0 / 1
MRc7	Certified Wood	1 / 1

INDOOR ENVIRONMENTAL QUALITY		9 OF 15
IEQp1	Minimum IAQ Performance	Y
IEQp2	Environmental Tobacco Smoke (ETS) Control	Y
IEQc1	Outdoor Air Delivery Monitoring	1 / 1
IEQc2	Increased Ventilation	1 / 1
IEQc3.1	Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2	Construction IAQ Mgmt Plan-Before Occupancy	0 / 1
IEQc4.1	Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2	Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3	Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	1 / 1
IEQc5	Indoor Chemical and Pollutant Source Control	1 / 1
IEQc6.1	Controllability of Systems-Lighting	0 / 1
IEQc6.2	Controllability of Systems-Thermal Comfort	1 / 1
IEQc7.1	Thermal Comfort-Design	0 / 1
IEQc7.2	Thermal Comfort-Verification	0 / 1
IEQc8.1	Daylight and Views-Daylight	0 / 1
IEQc8.2	Daylight and Views-Views	0 / 1

INNOVATION IN DESIGN		1 OF 6
IDc1.1	Innovation in Design	0 / 1
IDc1.2	Innovation in Design	0 / 1
IDc1.3	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.5	Innovation in Design	0 / 1
IDc2	LEED® Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS		2 OF 4
SSc4.1	Alternative Transportation-Public Transportation Access	1 / 1
SSc6.1	Stormwater Design-Quantity Control	0 / 1
WEc3	Water Use Reduction	0 / 1
EAc1	Optimize Energy Performance	1 / 1
EAc2	On-Site Renewable Energy	0 / 1
IEQc7.1	Thermal Comfort-Design	0 / 1

TOTAL 50 OF 110

CMPD Providence Division

Project ID 1000005395
 Rating system & version LEED-NC v2009
 Project registration date 03/23/2010



LEED Components

Leadership in Energy and Environmental Design



LEED-NC

LEED-NC Version 4 Registered Project Checklist
 Project Name: Pineville Town Hall and Public Library
 Date: September 3, 2019

Yes	Unlikely	Maybe	No	Points	Requirement	Points
Integrative Process 1 Points						
			1	1	Credit 1 Integrative Process	1
Location and Transportation 16 Points						
			1	16	Credit 1 LEED for Neighborhood Development Location	16
			1	1	Credit 2 Sensitive Land Protection	1
			2	2	Credit 3 High Priority Site	2
			6	5	Credit 4 Surrounding Density and Diverse Uses	5
			6	5	Credit 5 Access to Quality Transit	5
			1	1	Credit 6 Bicycle Facilities	1
			1	1	Credit 7 Reduced Parking Footprint	1
			1	1	Credit 8 Green Vehicles	1
Sustainable Sites 10 Points						
				Required	Prereq 1 Construction Activity Pollution Prevention	Required
			1	1	Credit 1 Site Assessment	1
			2	2	Credit 2 Site Development--Protect or Restore Habitat	2
			1	1	Credit 3 Open Space	1
			3	3	Credit 4 Rainwater Management	3
			2	2	Credit 5 Heat Island Reduction	2
			1	1	Credit 6 Light Pollution Reduction	1
Water Efficiency 11 Points						
				Required	Prereq 1 Outdoor Water Use Reduction	Required
				Required	Prereq 2 Indoor Water Use Reduction	Required
				Required	Prereq 3 Building-Level Water Metering	Required
			2	2	Credit 1 Outdoor Water Use Reduction	2
			6	6	Credit 2 Indoor Water Use Reduction	6
			2	2	Credit 3 Cooling Tower Water Use	2
			1	1	Credit 4 Water Metering	1
Energy & Atmosphere 33 Points						
				Required	Prereq 1 Fundamental Commissioning and Verification	Required
				Required	Prereq 2 Minimum Energy Performance	Required
				Required	Prereq 3 Building-Level Energy Metering	Required
				Required	Prereq 4 Fundamental Refrigerant Management	Required
			6	6	Credit 1 Enhanced Commissioning	6
			16	16	Credit 2 Optimize Energy Performance	16
			1	1	Credit 3 Advanced Energy Metering	1
			2	2	Credit 4 Demand Response	2
			3	3	Credit 5 Renewable Energy Production	3
			1	1	Credit 6 Enhanced Refrigerant Management	1
			2	2	Credit 7 Green Power and Carbon Offsets	2

Yes	Unlikely	Maybe	No	Points	Requirement	Points
Materials & Resources 13 Points						
				Required	Prereq 1 Storage and Collection of Recyclables	Required
				Required	Prereq 2 Construction and Demolition Waste Management Planning	Required
			5	5	Credit 1 Building Life-Cycle Impact Reduction	5
			2	2	Credit 2 Building Product Disclosure and Optimization - Environmental Product Decla	2
			2	2	Credit 3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			2	2	Credit 4 Building Product Disclosure and Optimization - Material Ingredients	2
			2	2	Credit 5 Construction and Demolition Waste Management	2
Indoor Environmental Quality 16 Points						
				Required	Prereq 1 Minimum Indoor Air Quality Performance	Required
				Required	Prereq 2 Environmental Tobacco Smoke Control	Required
			2	2	Credit 1 Enhanced Indoor Air Quality Strategies	2
			3	3	Credit 2 Low-Emitting Materials	3
			1	1	Credit 3 Construction Indoor Air Quality Management Plan	1
			2	2	Credit 4 Indoor Air Quality Assessment	2
			1	1	Credit 5 Thermal Comfort	1
			2	2	Credit 6 Interior Lighting	2
			3	3	Credit 7 Daylight	3
			1	1	Credit 8 Quality Views	1
			1	1	Credit 9 Acoustic Performance	1
Innovation & Design Process 6 Points						
			1	1	Credit 1.1 Innovation in Design: TBD	1
			1	1	Credit 1.2 Innovation in Design: TBD	1
			1	1	Credit 1.3 Innovation in Design: TBD	1
			1	1	Credit 1.4 Innovation in Design: TBD	1
			1	1	Credit 1.5 Innovation in Design: TBD	1
			1	1	Credit 2 LEED Accredited Professional	1
Regional Priority (Demand response, optimize energy 10pts, high priority site 2pts, reduc. 4 Points)						
			1	1	Credit 1.1 Regional Priority: Reduced Parking Footprint	1
			1	1	Credit 1.2 Regional Priority: Heat Island Reduction 2pts	1
			1	1	Credit 1.3 Regional Priority: Indoor Water Use Reduction 3pts	1
			1	1	Credit 1.4 Regional Priority: Optimize Energy Performance 10pts	1
Project Totals (pre-certification estimates)						110 Points
<small>Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points</small>						

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 9/18/2019

Re: Electricities – System Study and Purchase of New Vehicle

Overview:

System Study

Electricities did a System Study for the Town of Pineville. They, along with Southeastern will give an overview of what recommendations came out of the study. Don Mitchell, our System Manager, and representatives from Southeastern will be available to answer questions on future costs for system upgrades and maintenance. This study is being paired with a Rate Analysis that is currently being conducted to provide Council with a complete picture of not only the system costs over the next several years, but also the rates that will be needed to maintain current services as well as complete the upgrades.

New Vehicle

During the budgeting process, Council indicated that they wanted to review the purchase of a new vehicle for the Electric Department before it is put out for bid. The proposed truck will replace a 2006 model with over 201,000 miles on it. The FY20 Budget had \$45,000 allocated for a vehicle.

Attachments:

System Study PowerPoint
RFQ for Vehicle

ELECTRIC SYSTEM STUDY AND TEN-YEAR
CAPITAL IMPROVEMENT PLAN



September 23, 2019



Introductions

INTRODUCTION
TO TOWN'S
EXISTING
ELECTRIC SYSTEM

- Two delivery points from Duke Energy through Power Agency
 - Polk Substation(s) 2A & 2B
 - Jack Hughes Park Substation
- Aerial and Underground Infrastructure to distribute power to customers
- Tens of millions of dollars in infrastructure.



ELECTRIC SYSTEM OVERVIEW

EXISTING SYSTEM

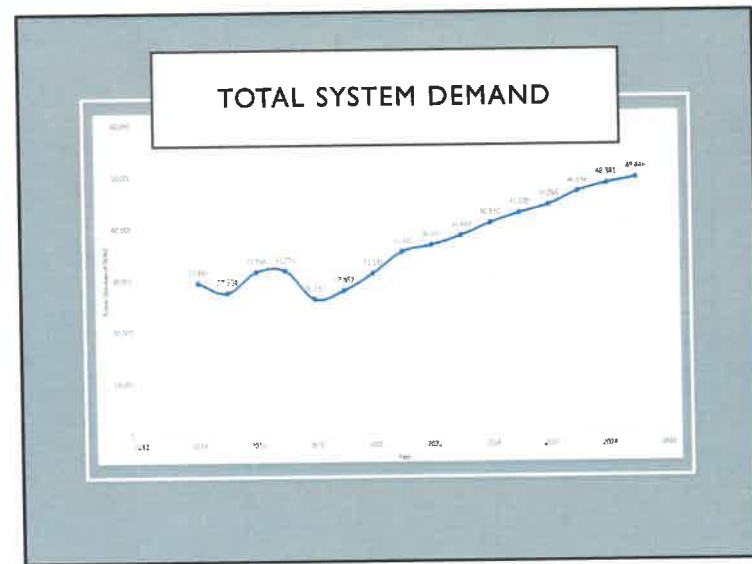
- Total Line – 62.1 miles
- Overhead Line – 12.5 miles
- Underground Line – 49.6 miles
- Demand – 31,776 kW

FUTURE SYSTEM

- Total Line – 66.0 miles
- Overhead Line – 14.1 miles
- Underground Line – 51.9 miles
- Demand – 49,446 kW

SYSTEM FACTS

- From 2014 to 2019, the total number of revenue meters have increased 4% yearly from 2,907 to 3,409.
- Carolina Place Mall accounted for 17% of the total energy used by the Town in 2018 (not including outparcels).



PURPOSE OF THE STUDY

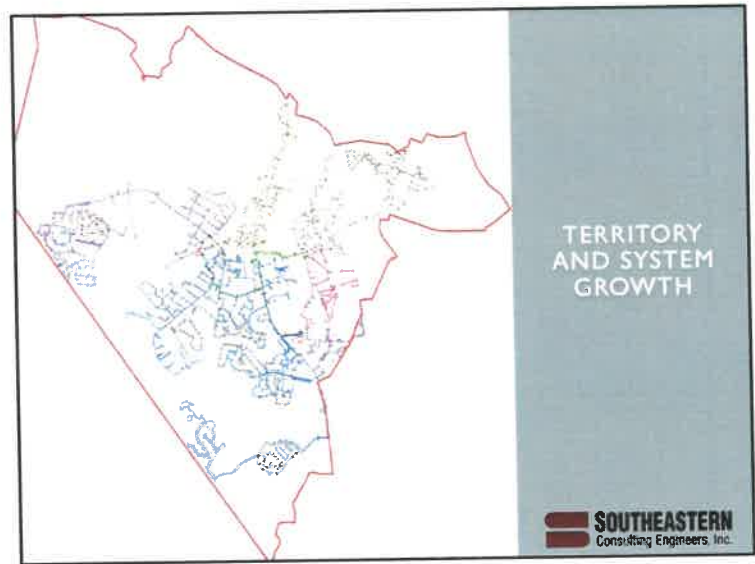
- Tendency is to focus on day to day, adding onto to system in small portions without considering big picture.
- Evaluate components of the system based on:
 - Safety
 - Growth
 - Reliability
 - Coordination
 - Support of Other Town Initiatives

SOUTHEASTERN
Consulting Engineers, Inc.

Explain coordination and other Town initiatives

TEN YEAR CAPITAL PLAN BASED ON ASSESSMENT

- Selected a typical growth rate of 3% based on recent history
- Added large projects based on staff's best guess of size and timing
- Budgetary amounts in today's dollars
- Plan can be accelerated or slowed down based on actual development
- A lot of expensive substation upgrade included in early years, as few upgrades have been made to meet growing demand and technological advances since constructed



OVERALL GOALS

- Upgrade Polk Substation to improve reliability, replace aged equipment, and access communications available on modern equipment.
- Provide a solid "backbone" to potential growth areas.
- Initiate a maintenance program to identify and repair aging distribution equipment.
- Convert aerial lines to underground in main corridors to Town.

YEAR 1 RECOMMENDATIONS

- Polk Delivery #2A Breaker Replacements* - \$150,000
- Polk Delivery #2A Transformer Repair* - \$30,000
- Supervisory Control and Data Acquisitions (SCADA) System Installation* - \$200,000
- Carolina Place Mall Underground Improvements, Phase 3* - \$600,000
- Tie-Line from N. Polk St. to Downs Rd, Phase 1 - \$13,500
- Arc Flash Study and SPCC Plans - \$11,500
- Pole Inspection and Replacement Program - \$100,000
- Load Transfer Projects - \$5,000



YEAR 2 RECOMMENDATIONS

- Polk Delivery #2A High Side and Panel Upgrades - \$230,000
- Polk Delivery #2 Equipment House and Fence Expansion - \$90,000
- Tie-Line from N. Polk St. to Downs Rd, Phase 2 - \$140,000
- Add Drive Gate to Jack Hughes Delivery #3 - \$10,000
- Pole Inspection and Replacement Program - \$80,000
- Land Purchase for Future Substation



**YEAR 3 & YEAR 4
RECOMMENDATIONS**

- Polk Delivery #2B High Side and Panel Upgrades - \$230,000
- Tie-Line from N. Polk St. to Downs Rd, Phase 3 - \$200,000
- Three-Phase Tie-Line between Huntley Glenn and Lynwood Lane - \$85,000
- Add Source Transfer for Carolina Place Mall - \$75,000
- Load Transfer Projects - \$100,000
- Pole Inspection and Replacement Program - \$80,000/year



**YEARS 5 THROUGH 10
RECOMMENDATIONS**

- Overhead to Underground Conversion Projects
 - Hwy 51 (Main St.) from Jack Hughes Park to Bridge - \$400,000
 - N. Polk Street from College Street to Industrial Drive - \$855,000
 - Hwy 51 (Pineville Matthews Rd.) from Polk St. to Carolina Place Pkwy - \$460,000
- Polk #2A Transformer Replacement and Oil Containment - \$700,000
- Line Extension to Balance Circuit Loading - \$275,000
- Arc Flash Study Revision - \$7,500
- Pole Inspection and Replacement Program - \$20,000/year



**CONSTRUCTION
COST ESTIMATE
BY YEAR**

Fiscal Year Ending	Estimated Construction Cost	Engineering, Overhead, & Contingencies	Total Estimated Cost
June 30, 2020	\$1,110,000	\$222,000	\$1,332,000
June 30, 2021	\$500,000	\$110,000	\$660,000
June 30, 2022	\$410,000	\$82,000	\$492,000
June 30, 2023	\$440,000	\$88,000	\$528,000
June 30, 2024	\$419,000	\$83,800	\$502,800
June 30, 2025	\$882,500	\$176,500	\$1,059,000
June 30, 2026	\$995,000	\$199,000	\$1,194,000
June 30, 2027	\$480,000	\$96,000	\$576,000
June 30, 2028	\$20,000	\$4,000	\$24,000
June 30, 2029	\$20,000	\$4,000	\$24,000
Total 10 Year Plan Estimated Cost			\$6,391,800

QUESTIONS AND
COMMENTS

Town of Pineville, NC

Electric Company

Bid Specifications for Heavy Duty ¾ Ton 4 Wheel Drive Extended Cab Pickup Truck with Service Body

TRUCK TYPE:	New (unused) 2019 or 2020 model year Heavy-Duty ¾ ton 4 Wheel Drive Extended Cab pickup truck. Vehicle shall be manufactures model in production at the time of order. All standard equipment, no deletions. Vehicle shall be completely prepared for delivery in accordance with manufacturer's specification.
GVWR:	9500# (minimum)
FRONT AXLE:	Heavy Duty front axle and suspension as recommended by the manufacturer for the rating capacity of the vehicle
REAR AXLE	Heavy Duty Rear Axle & Suspension per manufacturers recommended size for GVWR
ENGINE:	6.0L or larger gasoline engine w / heavy duty oil cooler and high capacity air cleaner
TRANSMISSION:	Heavy duty 6 speed automatic transmission electronically controlled with overdrive and tow/haul mode, Including grade braking and external oil cooler
WHEEL BASE:	To accommodate a 96" Standard Service Body
RADIATOR:	Maximum cooling for the air conditioning and transmission
TIRES AND RIMS:	All-terrain tires, front, rear, and spare. Black wall including full size spare tire. To be equipped with original equipment, tires and rims of the size and load range required by the manufacturer for the model and / or gross vehicle weight rating (GVWR) Spare tire and rim to be included and match other tires.
STEERING:	Power
BRAKES:	Power, four wheel disc with rear antilock
ALTERNATOR:	150 amp (minimum)
BODY:	Extended cab style

MIRRORS: Outside Mirrors – heated, power adjustable trailering mirrors manual extending and power folding. Interior Mirror– Day / Night.

INSTURMENTATION: Instrumentation, including speedometer, fuel level, engine temperature and oil pressure (minimum). Message Center including odometer, trip odometer, distance-to-empty, average fuel economy, engine hour meter, and warning messages.

COMFORT/ CONVENIENCE: Air conditioning including fresh air heater and defroster, Cruise Control, Tilt steering wheel, Power windows with driver express up and down, Grab Handles – Front Driver and Passenger A post, Remote power door locks, Remote keyless entry, Dual sun visors, 12 volt and 110 volt power outlets in cab, Dome lamp in driver area, Cargo lamp, high intensity discharge (HID) Daytime running lamps with auto on at dusk headlights, Driving Lights, Tire pressure monitoring system, Rear vision camera system

SEATING: Front - Bench seat 40/20/40 split w/ center armrest – seats up to three Rear - 60/40 split folding bench seat - Seats up to three - Seats fold up - Can fold one or both sides up

SHOCKS: Heavy duty shocks front and rear

TOW PACKAGE: Standard HD tow package consisting of minimum 10,000 GVWR hitch, 7-wire harness including 7-way connector, includes 4-way connector on rear bumper, Integrated brake controller, Trailer sway control package.

FRONT BUMPER: Standard factory bumper - chrome

Service Body: Standard Steel Service Body 96" in length, Equivalent to Knapheide Series 600

RADIO /AUDIO SYSTEM: Audio system, 7" diagonal color touch screen with, AM/FM with USB ports, auxiliary jack, Bluetooth streaming audio for most phones. Bluetooth for cell phone connectivity to vehicle audio system.

TINTED GLASS: Factory installed deep tinted glass.

WIPERS: With intermittent wiper control

REAR DIFFERENTIAL: 4.10 rear axle ratio with automatic locking rear differential

TOW HOOKS: Front recovery hooks - frame mounted

SKID PLATE PACKAGE: Front differential and transfer case shields

RUNNING BOARDS: 6" chrome assist steps – (may be dealer installed)

EXTERIOR COLOR: White

INTERIOR COLOR: Black or dark gray with color coordinated carpet and full coverage floor mats

ADDITONAL ACCESSORIES: Splash Guards molded front and rear –

SAFETY COMPONENTS: The vehicle shall be equipped with all safety components as required by current Federal / OSHA / State safety standards for a vehicle of this type.

WARRANTY: Vehicle shall be covered by the standard manufacturer's warranty.

LICENSE AND TITLE: The successful bidder will provide and pay for the cost of all transportation, delivery fees, doc fees, license, title, including title transfer, associated paperwork, and fees.

PRIOR TO DELIVERY: Pre-delivery services must be performed in accordance with manufacturers procedures and shall include a thorough cleaning and washing of the vehicle.

DELIVERY: Vehicle delivery will be coordinated with the purchaser and delivered to 118 College St; Pineville, NC. Vehicle shall be completely prepared for delivery by dealer in accordance with manufacturer's specification. An owner's manual shall be provided with the vehicle.

FUEL: On delivery, the vehicle must have a minimum of one-quarter (1/4) tank of fuel as registered on the vehicle fuel gauge.

VEHICLE INFORMATION: All new vehicle information, as required by law and regulation, shall be affixed at time of delivery (window sticker, E.P.A. mileage information, etc.

BID Sheet for ¾ ton Heavy Duty Pickup

ITEM	DELIVERY POINT	TOTAL New Truck
Cost		
<input type="checkbox"/> Truck per specifications	F.O.B. 118 College St. Pineville, NC	\$ _____
<input type="checkbox"/> Truck with exceptions	F.O.B. 118 College St. Pineville, NC	\$ _____

(Please check one of the above boxes)

Exceptions must be stated on the attached sheet.

Projected delivery date _____

Vehicle Brand _____ Vehicle Model _____

Signature of Bidder

Name of Dealer or Bidder

Date

Address

Business Phone number

EXCEPTIONS to SPECIFICATIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Bidder name _____ Date _____

Bidder signature _____

Attach exception sheet to bidding form

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2019

Re: Section 10.99 of the Town Code Text Amendment

Background:

The North Carolina General Assembly passed law S.L. 2019-198, which requires all cities with 1,000 or more in population to submit to the legislature an itemized report identifying and describing all local ordinances enforced by criminal penalties. The deadline for this report is November 1, 2019. Furthermore, this new law also directed the General Statutes Commission to recommend to the legislature which local offenses should remain criminally enforceable.

From the Town's Code of Ordinances:

EXISTING

§ 10.99 General Penalty

Any person, firm or corporation violating any of the provisions of any section or division of this code of ordinances for which no other penalty is provided, or failing or neglecting or refusing to comply with same, shall, upon conviction, be guilty of a Class 3 misdemeanor and subject to a fine not to exceed \$50 or imprisonment not to exceed 30 days, and each day that any of the provisions of this code of ordinances are violated shall constitute a separate offense.

Request:

Staff recommends the criminal reference and enforcement from section 10.99 of the Town Code to be removed.

Proposed text

PROPOSED

§ 10.99 General Penalty

Any person, firm or corporation violating any of the provisions of any section or division of this code of ordinances for which no other penalty is provided, or failing or neglecting or refusing to comply with same, shall be subject to a fine not to exceed \$50 per day per violation.

Staff Comment:

Staff believes that the Town should get ahead of possible legislation and review by acting quickly to remove Section 10.99 from the Town Code. We do not feel it is worth reporting to the state and being subjected to a review, as this form of penalty is seldom, if ever, used by either Planning and Zoning or the Police Department.

MEMORANDUM

To: NCLM membership
From: Erin Wynia, Chief Legislative Counsel
Date: September 17, 2019
Subject: Reporting ordinances with criminal enforcement

YOUR ACTION IS NEEDED. The N.C. General Assembly took an additional step in the 2019 legislative session to gather information about municipal ordinances that are enforced with criminal penalties. To that end, all cities must submit a report by November 1, 2019, if they meet the following criteria:

1. Over 1,000 in population; and
2. Did not previously submit this report.

*****FAILURE TO COMPLY WITH THIS LAW WILL RESULT IN CONSEQUENCES FOR NON-COMPLIANT MUNICIPALITIES, AS DESCRIBED BELOW.*****

BACKGROUND. This session, legislators expanded upon a prior initiative of the [Criminal Law Recodification Working Group](#) by passing into law [S.L. 2019-198](#). For several years, the Working Group has sought to catalog all state and local laws that are enforced with criminal penalties. This work backs efforts by both academic researchers at the UNC School of Government (SOG) and staff members at the John Locke Foundation (JLF) regarding overcriminalization. The [SOG webpage](#) dedicated to this issue describes the issue this way: "North Carolina lacks a streamlined, comprehensive, orderly, and principled criminal code. This creates costly inefficiencies in the system, opportunities for unfairness, and undermines the rule of law." And [an August 2017 JLF report](#) on the effort lists five reasons for reducing the number of crimes in the state, including that the creation of crimes "discourages entrepreneurship," "places ordinary citizens in constant legal jeopardy," and "reduces consistency in enforcement."

Longstanding N.C. law sets criminal punishment as the default enforcement mechanism for local ordinances, unless the governing board takes a separate action: "Unless the Council shall otherwise provide, violation of a city ordinance is a misdemeanor or infraction as provided by G.S. 14-4..." N.C. Gen. Stat. § 160A-175(b).



whereby each applicable ordinance is identified and summarized. If you wish to organize the information in a table, the format below would likely comply. Regardless of your chosen approach, please consult with your attorney in developing the report to ensure compliance with the law.

Ordinance Punishable by G.S. 14-4(a)	Description of Conduct Subject to Criminal Punishment under the Ordinance	Other Notes

HOW TO SUBMIT YOUR REPORT. In our discussions with legislative staff, they expressed a preference to receive reports by e-mail. They requested that local governments send their reports to the chairs of the Joint Legislative Administrative Procedures Oversight Committee as well as committee staff, as follows.

Rep. James L. Boles, Jr.	jamie.boles@ncleg.net
Rep. Ted Davis, Jr.	ted.davis@ncleg.net
Rep. Sarah Stevens	sarah.stevens@ncleg.net
Sen. Andy Wells	andy.wells@ncleg.net
Susan L. Sitze, committee staff	susan.sitze@ncleg.net

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2019

Re: Lowes Outdoor Storage

Background:

Lowes located at 10625 McMullen Creek Parkway has open outside storage beyond what current temporary event permits and the prior 1990-1992 approved conditional plan allows. See photographs at bottom. Outdoor storage has continued to grow and has staff has requested the applicant to resolve the issue either per the existing ordinance or get a conditional plan amendment.

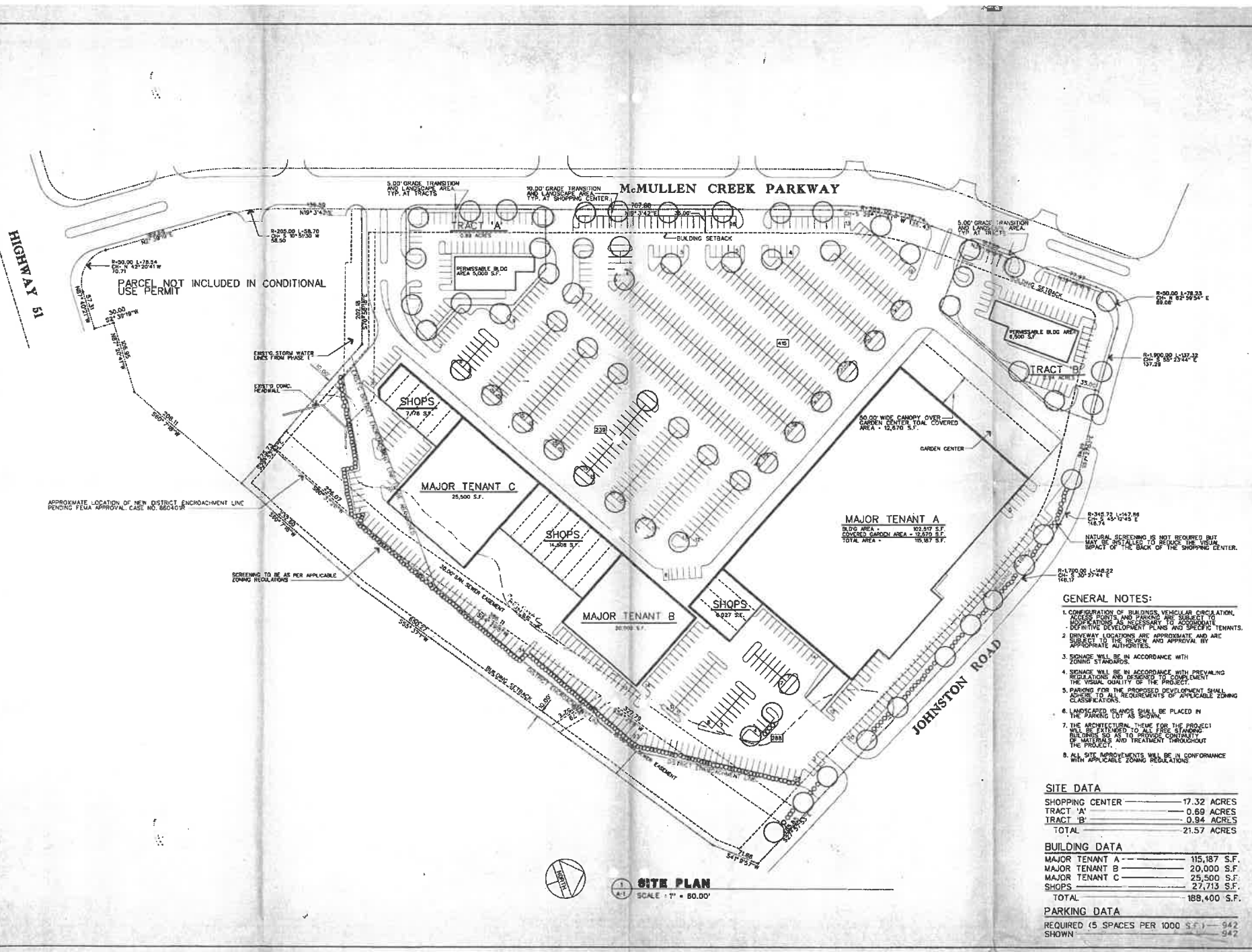
Request:

Lowes representatives requests an amendment to their conditionally approved plan to allow outdoor storage as shown on the proposed plan. Proposal is to expand some rear covered storage but to otherwise keep all existing outdoor storage as-is

Staff Comment:

Staff does not support the amendment as shown. We don't allow other businesses in similar zoning outdoors storage in the front yard and/or unscreened except for temporary events. Lowes has events lasting longer than 56 temporary event days per year and year round. Staff recommends moving outdoor storage to rear of property and screened as was the intent of the original plans. Staff could also recommend building an attractive enclosed storage building on the vacant pad shown on old plan as "Tract A" as the Lowes on South Boulevard has.





- GENERAL NOTES:**
1. CONFIGURATION OF BUILDINGS, VEHICULAR CIRCULATION, ACCESS POINTS AND PARKING ARE SUBJECT TO DISCRETION AS NECESSARY TO ACCOMMODATE DEFINITIVE DEVELOPMENT PLANS AND SPECIFIC TENANTS.
 2. EGRESS LOCATIONS ARE APPROPRIATE AND ARE SUBJECT TO THE REVIEW AND APPROVAL BY APPROPRIATE AUTHORITIES.
 3. SIGNAGE WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
 4. SIGNAGE WILL BE IN ACCORDANCE WITH PREVAILING REGULATIONS AND SUBJECT TO ZONING STANDARDS TO MAINTAIN THE VISUAL QUALITY OF THE PROJECT.
 5. PARKING FOR THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE ZONING REGULATIONS.
 6. LANDSCAPED ISLANDS SHALL BE PLACED IN THE PARKING LOT AS SHOWN.
 7. THE ARCHITECTURAL THEME FOR THE PROJECT WILL BE EXTENDED TO ALL FIRE STANDING ISLANDS SO AS TO MAINTAIN CONSISTENCY OF MATERIALS AND TREATMENT THROUGHOUT THE PROJECT.
 8. ALL SITE IMPROVEMENTS WILL BE IN CONFORMANCE WITH APPLICABLE ZONING REGULATIONS.

SITE DATA

SHOPPING CENTER	17.32 ACRES
TRACT 'A'	0.69 ACRES
TRACT 'B'	0.94 ACRES
TOTAL	21.57 ACRES

BUILDING DATA

MAJOR TENANT A	115,187 S.F.
MAJOR TENANT B	20,000 S.F.
MAJOR TENANT C	25,500 S.F.
SHOPS	27,713 S.F.
TOTAL	188,400 S.F.

PARKING DATA

REQUIRED (5 SPACES PER 1000 S.F.)	942
SHOWN	942

SITE PLAN
SCALE: 1" = 80.00'

CHILDREY ROBINSON ASSOCIATES ARCHITECTURE
408 W. TRADE ST., SUITE 201
CHARLOTTE, N.C. 28202

McMULLEN CREEK MARKET
PINEVILLE, NORTH CAROLINA
FOR: RAMAR-DAGOSTINO, INC.
SARASOTA, FLORIDA

DATE: 11-11-91
DRAWN BY: [Signature]

PROJECT NO.: [Number]

DATE: 11-11-91

SCALE: 1" = 80.00'

2-1-91

SITE PLAN

A-1

APR 10 1992.

TOWN OF PINEVILLE

CONDITIONAL USE PERMIT APPLICATION

APPLICATION NUMBER: CU- _____ DATE OF APPLICATION: May 11, 1992

APPLICANT'S NAME: Lowe's Home Centers, Inc.

PROPERTY OWNER'S NAME _____
(If Different From Applicant)

APPLICANT'S MAILING ADDRESS: PO Box 1111; North Wilkesboro, NC 28656

Attn: J. Daniel Pardue

PROPERTY OWNER'S MAILING ADDRESS: same

919-651-4771 same
APPLICANT'S PHONE NUMBER PROPERTY OWNER'S PHONE NUMBER

same
RELATIONSHIP OF APPLICANT TO PROPERTY OWNER

PROPERTY LOCATION: 10300 Johnston Road

SE corner of Johnston Rd & McMullen Creek Parkway

TAX MAP AND PARCEL NUMBER: 221-191-08

EXISTING ZONING: B-4

PROPOSED CONDITIONAL USE: Amendment of the site plan for the conditional
use granted on April 16, 1991

This Application Shall Be Submitted To The Town Clerk And Shall Not Be Considered Complete Unless Accompanied By The Following Items:

1. Name, address, and phone number of the applicant and property owner(s) (if different from the applicant) and deed book and page number of the property description.
2. A scaled boundary survey showing the total acreage, present zoning classification(s), date and north arrow. On this survey shall be sketched the information required in Section 9.3(a)(4-8) of the Pineville Zoning Ordinance.
3. The owner's names and addresses, the tax parcel numbers, and the existing land use(s) of all adjoining properties.

Conditional Use Permit Application

Page 2

4. All existing easements, reservations, rights-of-way and all yard requirements on the property or properties which are subject to the application.
5. Proposed size, layout and setbacks of all proposed structures. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate gross floor area of all structures and an outline of the area where the structures will be located.
6. Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets.
7. Landscape plans showing proposed screening and landscaping, including walls, fences or planted areas as well as treatment of any existing natural features within the site.
8. Delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps.
9. Proposed number, type and location of all free-standing identification signs.
10. Proposed phasing, if any, and approximate completion time of the project.
11. A fee, in accordance with a fee schedule approved by the Town Council, paid to the Town Clerk.

No application will be considered by the Planning Board unless it has been properly completed and submitted to the Town Clerk at least seven (7) days prior to the meeting at which it is to be reviewed. This requirement may be waived by a unanimous vote of the members of the Planning Board who are present at the meeting. An application must also be accompanied by a fee of \$250; otherwise the application will not be considered complete.

To the best of my knowledge, all of the information herein submitted is accurate and complete.


SIGNATURE OF PROPERTY OWNER

MAY 12, 1992
DATE

SIGNATURE OF APPLICANT
(If Different From Property Owner)

DATE

All Of The Information Herein Required Has Been Submitted By The Applicant And Is Attached With This Application.

Susan McConnell
SIGNATURE OF TOWN CLERK

May 11, 1992
DATE

(TO BE FILLED OUT BY THE TOWN CLERK)

Reviewed By Planning Board On May 20, 1992.

Action Of Planning Board: Motion by Mr. Downs to approve the amendment to the original site plan on the condition they return no later than 60 days to show a specific plan to screening on the back of building along Johnston Rd., seconded by Mr. Beam. Then Mr. Downs amended his motion to include allowing on a temporary basis of a period not to exceed ninety days to store excess material during the opening. Ayes by all.

Reviewed By Town Council On June 6, 1992.

Action Of Town Council: Motion By Mr. Mills, seconded by Mrs. Boatwright to set Public Hearing Date for June 16, 1992 at 7:00 pm at the Pineville Town Hall. Ayes by all.

Public Hearing Notice Filed In Charlotte Observer
(Name Of Newspaper)
On _____ (Attach Newspaper Affidavit)
(Date(s) Notice Was Published)

Sign Posted In Town Hall On June 3, 1992.

Notification To Adjacent Property Owners Mailed On _____
(Certification Of Notification Is Attached)

Town Council Public Hearing Held On June 16, 1992.

Action By Town Council After Public Hearing: Motion by Mrs. Boatwright, seconded by Mr. Mills to accept the recommendation of the Pineville Planning Board to approve the Condition Use Permit Amendment - submitted by J. Daniel Pardue for Lowe's Home Center, Inc., regarding property located at 10300 Johnston Rd. in Pineville, NC for an amendment of the site plan for the Conditional Use granted on April 16, 1991. Ayes by all.

Notice Of Town Council's Decision Mailed To Applicant On June 24, 1992
(Notification Attached)

TOWN OF PINEVILLE
NOTIFICATION TO APPLICANT

On June 16, 1992, the (Pineville Town Council) (~~Pineville Board of Adjustment~~),
after having conducted a public hearing, reached the following decision concerning your
property.

Motion by Mrs. Boatwright, seconded, by Mr. Mills to accept the
recommendation of the Pineville Planning Board to approve the
Conditional Use Permit Amendment - submitted by J. Daniel Pardue
for Lowe's Home Center, Inc. regarding property located at 10300
Johnston Rd. Pineville, North Carolina for an amendment of the site
plan for the Conditional Use granted on April 16, 1991. Ayes by all.

TOWN ADMINISTRATOR

6-24-92
DATE

TOWN OF PINEVILLE

CONDITIONAL USE PERMIT APPLICATION

APPLICATION NUMBER: CU- _____ DATE OF APPLICATION: DEC. 3, 1992

APPLICANT'S NAME: LOWE'S HOME CENTERS, INC.

PROPERTY OWNER'S NAME SAME
(If Different From Applicant)

APPLICANT'S MAILING ADDRESS: PO BOX 1111
NORTH WILKESBORO, NC 28656

PROPERTY OWNER'S MAILING ADDRESS: SAME

919-651-4806 SAME
APPLICANT'S PHONE NUMBER PROPERTY OWNER'S PHONE NUMBER

AGENT/ OWNER
RELATIONSHIP OF APPLICANT TO PROPERTY OWNER

PROPERTY LOCATION: 10625 MCMULLEN CREEK PARKWAY

TAX MAP AND PARCEL NUMBER: 22119302-PINE

EXISTING ZONING: B-4

PROPOSED CONDITIONAL USE: TO PLACE ITEMS FOR SALE UNDER EXISTING CANOPY AT CONTRACTOR SALES AND PLACE SLATS IN EXISTING CHAINLINK FENCE AS SHOWN ON THE ATTACHED DRAWING.

This Application Shall Be Submitted To The Town Clerk And Shall Not Be Considered Complete Unless Accompanied By The Following Items:

1. Name, address, and phone number of the applicant and property owner(s) (if different from the applicant) and deed book and page number of the property description.
2. A scaled boundary survey showing the total acreage, present zoning classification(s), date and north arrow. On this survey shall be sketched the information required in Section 9.3(a)(4-8) of the Pineville Zoning Ordinance.
3. The owner's names and addresses, the tax parcel numbers, and the existing land use(s) of all adjoining properties.

All Of The Information Herein Required Has Been Submitted By The Applicant And Is Attached With This Application.

Krista Detwiler
SIGNATURE OF ~~TOWN CLERK~~

12-4-92
DATE

(TO BE FILLED OUT BY THE TOWN CLERK)

Reviewed By Planning Board On January 20, 1993.

Action Of Planning Board: Motion by Mr. Beam, seconded by Mr. Satterfield to recommend to the Pineville Town Council to approve the Conditional Use Amendment to the site plan submitted by Lowe's Home Center with the condition that the Zoning Text change is approved. Ayes by all.

Reviewed By Town Council On February 15, 1993.

Action Of Town Council: Motion by Mrs. Butler, seconded by Mrs. Boatwright to set Public Hearing date for March 8, 1993 at 7:00 p.m. at the Pineville Town Hall Ayes by all.

Public Hearing Notice Filed In Mecklenburg Times
(Name Of Newspaper)
On February 23, 1993
(Date(s) Notice Was Published) (Attach Newspaper Affidavit)

Sign Posted In Town Hall On February 19, 1993.

Notification To Adjacent Property Owners Mailed On February 19, 1993
(Certification Of Notification Is Attached)

Town Council Public Hearing Held On March 8, 1993.

Action By Town Council After Public Hearing: Motion by Mrs. Butler, seconded by Mrs. Boatwright to accept the recommendation of the Pineville Planning Board and approve the amendment to the Conditional Use submitted by Lowe's Home Center to allow items for sale under existing canopy at contractors sales and place slats existing chainlink fence, on the Condition that the Zoning Text Change is approved. Ayes by all.
Notice Of Town Council's Decision Mailed To Applicant On March 10, 1993
(Notification Attached)

3-10-93

TOWN OF PINEVILLE
NOTIFICATION TO APPLICANT

On March 8, 1993, the (Pineville Town Council) (~~Pineville Board of Zoning~~),
after having conducted a public hearing, reached the following decision concerning your
property.

Motion by Mrs. Butler, seconded by Mrs. Boatwright to accept the recommendation
of the Pineville Planning Board to approve the amendment to the Conditional Use
Permit submitted by Lowe's Home Center to allow items for sale under existing canopy
contractors sales and place slats in existing chainlink fence, on the condition
that the Zoning text Change is approved. Ayes by all.

Susan McConnell
PINEVILLE PLANNING BOARD SECRETARY

3-10-93
DATE

4. All existing easements, reservations, rights-of-way and all yard requirements on the property or properties which are subject to the application.
5. Proposed size, layout and setbacks of all proposed structures. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate gross floor area of all structures and an outline of the area where the structures will be located.
6. Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets.
7. Landscape plans showing proposed screening and landscaping, including walls, fences or planted areas as well as treatment of any existing natural features within the site.
8. Delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps.
9. Proposed number, type and location of all free-standing identification signs.
10. Proposed phasing, if any, and approximate completion time of the project.
11. A fee, in accordance with a fee schedule approved by the Town Council, paid to the Town Clerk.

No application will be considered by the Planning Board unless it has been properly completed and submitted to the Town Clerk at least seven (7) days prior to the meeting at which it is to be reviewed. This requirement may be waived by a unanimous vote of the members of the Planning Board who are present at the meeting. An application must also be accompanied by a fee of \$250; otherwise the application will not be considered complete.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

John P. McLean
SIGNATURE OF PROPERTY OWNER

12/3/92
DATE

SIGNATURE OF APPLICANT
(If Different From Property Owner)

DATE

Lowe's Home Center Inc.
Adjoining Property Owners

Trio Limited Partnerships
510 East Main St
Charlottesville VA 22901

Uptons
6251 Crooked Creek Rd
Norcross GA 30092

MPR Inc.
C/O Mr. Bradley C. Barrett
1627 Peachtree St.
Atlanta GA 30309

CURVE DATA

#	BEARING	LENGTH	CHORD	CHORD BEARING
C1	S 89°02' W	119.04'	118.43'	N 2°09'48" E
C2	S 89°02' W	27.34'	27.02'	N 2°19'38" E
C3	S 89°02' W	333.13'	329.84'	S 38°30'21" E

Seasonal Sales & Display Area
March 1 - August 1
November 1 - December 1

Seasonal Sales & Display Area
March 1 - August 1

Permanent Outdoor Sales / Display / Storage Area. Walkways for pedestrian access / fire access to be maintained at all times.

Permanent Outdoor Storage / Display (Sheds & Playsets)

Sunbelt Rental Permanent Storage Area

Pine / Wheat Straw Trailer Area (Typ of 4)

Permanent Outdoor Storage Area

Permanent Outdoor Storage Area

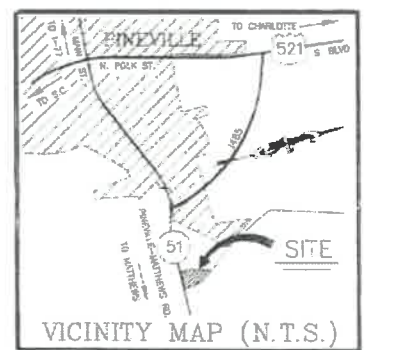
Permanent Outdoor Storage Area

DITCH BASINS
TOP ELEVATIONS - INVERT ELEVATIONS

#	TOP ELEV.	INVERT ELEV.	#	TOP ELEV.	INVERT ELEV.
0201	562.78	558.89	0224	543.01	538.81
0202	562.25	558.36	0225	543.49	539.29
0203	561.34	557.45	0226	543.32	539.12
0204	562.01	558.12	0227	539.18	535.38
0205	563.25	559.37	0228	537.86	534.45
0206	568.91	565.02	0229	538.14	534.34
0207	557.27	553.37	0230	536.18	531.08
0208	563.28	559.38	0231	538.00	534.30
0209	561.27	557.37	0232	536.29	532.43
0210	547.88	543.98	0233	535.11	531.41
0211	548.07	544.17	0234	534.88	530.88
0212	548.20	544.30	0235	534.81	530.81
0213	548.25	544.35	0236	534.50	530.50
0214	547.38	543.48	0237	534.52	530.52
0215	548.31	544.41	0238	534.78	530.78
0216	548.43	544.53	0239	534.38	530.38
0217	548.21	544.31	0240	534.29	530.29
0218	545.52	541.62	0241	534.30	530.30
0219	545.88	542.20	0242	534.30	530.30
0220	541.20	537.30	0243	533.87	529.87
0221	548.27	544.37	0244	534.32	530.32
0222	548.25	544.35	0245	534.11	530.11
0223	543.28	539.38	0246	548.11	544.11

STORM DRAIN MANHOLES
TOP ELEVATIONS - INVERT ELEVATIONS

#	TOP ELEV.	INVERT ELEV.	#	TOP ELEV.	INVERT ELEV.
0201	562.78	558.89	0201	562.78	558.89
0202	562.25	558.36	0202	562.25	558.36
0203	561.34	557.45	0203	561.34	557.45
0204	562.01	558.12	0204	562.01	558.12
0205	563.25	559.37	0205	563.25	559.37
0206	568.91	565.02	0206	568.91	565.02
0207	557.27	553.37	0207	557.27	553.37
0208	563.28	559.38	0208	563.28	559.38
0209	561.27	557.37	0209	561.27	557.37
0210	547.88	543.98	0210	547.88	543.98
0211	548.07	544.17	0211	548.07	544.17
0212	548.20	544.30	0212	548.20	544.30
0213	548.25	544.35	0213	548.25	544.35
0214	547.38	543.48	0214	547.38	543.48
0215	548.31	544.41	0215	548.31	544.41
0216	548.43	544.53	0216	548.43	544.53
0217	548.21	544.31	0217	548.21	544.31
0218	545.52	541.62	0218	545.52	541.62
0219	545.88	542.20	0219	545.88	542.20
0220	541.20	537.30	0220	541.20	537.30
0221	548.27	544.37	0221	548.27	544.37
0222	548.25	544.35	0222	548.25	544.35
0223	543.28	539.38	0223	543.28	539.38



PROJECT INFORMATION

Name of Project: Nationsrent of Pineville, NC
 Project Address: 10625 McMullen Creek Pkwy - Charlotte, NC 28226
 Prepared for: Construction Tools & Equipment Rentals
 Applicant: Nationsrent, Inc.
 450 East Las Olas Boulevard - 1st Floor
 Ft. Lauderdale, FL 33301
 PHONE (954) 798-5637
 FAX (954) 798-8020

OWNER: LOWE'S COMPANIES, INC.
 P.O. BOX 111
 WORTH WELLSBORO, N.C. 28684-0001
 PHONE (336) 838-2184
 FAX (336) 838-3257

PROPERTY ID OR TAX #: 2218302-001
 DEED BOOK/PAGE: D8540/221

TOTAL PROPERTY AREA: 18,96 ACRES

ZONING: B-4 Highway Business District

CONSTRUCTION TYPE: (RE)UP

Setbacks: Front = 35'
 Side = 10'
 Rear = 10'

SPRINKLED: Yes

BUILDING HEIGHTS:
 LOWES = 27'-4" @ Front Porch, 31'-5" @ Main Entry Porch
 Nationsrent = 21'-1" @ Top of Roof Slope of New Addition

A portion of the property is a designated Flood Hazard per FIRM Community Panel No. 37016D (OCCE B with effective date March 16, 1987, Zone A)

Underground Gas, Telephone, and Power lines shown are as marked in field.

Reference Plot entitled "Boundary Survey of Lowe's Home Centers, Inc." by Jack Christian and Associates with date February 20, '93.

Books of Elevations per Charlotte-Mecklenburg Utility Department, Job No. 100-83-525, Sanitary Sewer Audit Report, dated 10/22/94.

Flood Line shown scaled from Reference Plot.

SITE DATA

EXISTING CONDITIONS:

SALES AREA	= 168,331 S.F.
FIRST PARKING REGULAR	= 808
HANDICAP	= 16
TOTAL	= 824
RAIO	= 1 Space / 200 S.F.

ADDED CONDITIONS:

SALES AREA	= 800 S.F.
TOTAL	= 169,131 S.F.
PARKING REGULAR	= 808
HANDICAP	= 16
TOTAL	= 824
RAIO	= 1 Space / 207 S.F.

SEWAGE STORAGE:

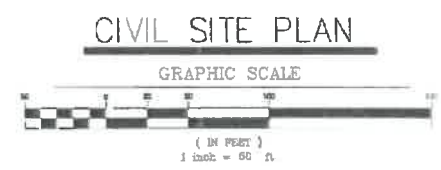
EXISTING	= 100 S.F.
ADDED	= 1,653 S.F.
TOTAL	= 1,753 S.F.

LANDSCAPING NOTES

1) ALL PLANTED AREAS SHALL RECEIVE A 1" LAYER OF PINE BARK MULCH OVER 10 ML FABRIC FOLIA TO "RETRO-DON" BY EASY GARDENING.

2) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDED ACCORDING TO LOWE'S

- LEGEND OF EX. TREES**
- RED MAPLE
 - PINE OAK
 - BRADFORD PEAR
 - CRAPE MYRTLE
 - GREEN SARGENTS JUNIPER
 - LEYLAND CYPRESS



REVISIONS BY

REVISION	DATE	BY
03/04/02		NVA

NATIONSRENT
 ADDITION & RENOVATION TO LOWE'S STORE
 10625 McMullen Creek Pkwy
 Charlotte, NC 28226

CIVIL SITE PLAN AND DETAILS

Scale: ON PLAN

Drawn: NAAB

Job: _____

Sheet: **A-2.0**

Of 10 Sheets