

# Stakeholder Group Sessions Summary

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## Participants

### Session #1

- Steven Faucher: McCullough Neighborhood
- Toni Grove: Willowhurst
- John Holobinko: Pineville Chamber of Commerce
- Thomas White: Mill Village Homes

### Session #2

- Alicia Campbell: Atrium Health
- Gwen Cook: Mecklenburg County / Carolina Thread Trail
- Michael Lutes: Atrium Health

## Session Agenda

1. Welcome and Overview
2. Planning Process
3. Engagement
4. Framework Plans
5. Community Characteristics Report
6. Questions and Discussion

## Meeting Summary

### Welcome and Overview

- Project team members welcomed participants and thanked them for attending.
- Participants introduced themselves and stated their connection to Pineville and the Comprehensive Plan.

## At-a-Glance

- **14** | Invited Stakeholders

### Session #1:

*June 23<sup>rd</sup>, 2021 – 4:00pm to 5:00pm –*

*Via Zoom*

- **4** | Participating Stakeholders
- **4** | Project Team Members

### Session #2:

*June 24<sup>th</sup>, 2021 – 3:30pm to 4:30pm –*

*Via Zoom*

- **3** | Participating Stakeholders
- **4** | Project Team Members

### Planning Process

- The project team presented a process graphic describing the Comprehensive Plan schedule.
- Previous plans (the Pineville Mobility Plan and the Pineville PARC Plan) were briefly described.

### Engagement

- The completed, ongoing, and planned engagement activities were described. The metrics of success for engagement were cited.
- Engagement was discussed in the context of the path to a Future Land Use Map.

### Framework Plans

- The seven framework plans of the Comprehensive Plan were presented and defined.

### Community Characteristics Report

- A brief description of the Community Characteristics Report was presented, focusing on maps of existing land use and average value per acre.

### Questions and Discussion

- Stakeholders were asked questions about their impressions of Pineville, its future, and how the Town can be improved. Responses are summarized in the following section.

## Questions and Discussion Summary (Both Sessions)

### **How would you describe Pineville TODAY?**

- Pineville is “emerging and waking up” and is struggling to define its identity.
- Stakeholders described generally enjoying how Pineville is today, but some wish there were more small shops and stores in Pineville.
- Pineville is growing and developing rapidly, which has led to a divide in the community between longtime residents and newcomers.
- Stakeholders believe that the Town was unprepared for its rapid growth. This has led to increased traffic and decreased pedestrian safety/mobility, especially downtown.
- NC 51 overwhelms the downtown area and limits accessibility and attractiveness.

### **How would you describe Pineville IN THE FUTURE?**

- As mentioned above, residents are struggling to determine future identity: some want Pineville to have characteristics resembling that of towns such as Asheville or Davidson while some want features similar to Ballantyne.
- Most stakeholders would prefer something like Davidson, Matthews, or Mint Hill (walkable, small businesses, “warm”) over Ballantyne (very busy, oriented toward offices and larger scale businesses, “cold”).
- Many stakeholders expressed a desire for a more pedestrian-friendly downtown. This could be accomplished by bypassing the highway to reduce traffic around downtown and/or constructing more robust pedestrian facilities.
- Open space should be interconnected and easily accessible.
- Stakeholders desire a unique Pineville identity rather than being conflated with Charlotte.

### **What are the key issues in Pineville?**

- Industrial activity is big and growing in Pineville and there are many big box stores. Pineville will need to act if it wants to attract smaller businesses.
- The large portions of land in floodplains is a factor limiting development and growth in Pineville. Floods also pose a risk to current homes and businesses.
- Many landowners are keeping large parcels as an investment and are not building on or selling them. Pineville could consider use vs. non-use taxation.
- Residents would like to see growth but would like a stable rate of growth rather than uncontrolled development pressure.
- Limited parking is becoming an issue in the downtown area.

### **What locations in Pineville deserve the most attention in the Comprehensive Plan?**

- Some mentioned that with the rise of online retail, the Carolina Place Mall site may look different in the future. The Town should consider how that land could be adapted or changed to suit future needs.
- There is a lack of cohesion of businesses along NC 51 from Atrium Hospital to the Town line. Polk Street and Lancaster Highway are underutilized.
- There are issues with smells from the McAlpine Treatment Center.
- Main Street could be improved to encourage small businesses and pedestrian activity. Regulatory barriers to improvement should be minimized.
- Coming off I-485 from Ballantyne and turning left onto Park Road is hazardous and especially impacts Atrium Health patrons. This is of serious concern as it limits the capacity of the hospital to expand and become more of a regional facility.

**If the Comprehensive Plan is successful, what does the future hold for the following:**

- Downtown
  - Better outdoor dining experience
  - Embrace the growing interest in cultivating a nice downtown
  - Calm traffic without causing too much congestion
- Existing Neighborhoods
  - Preserve existing older homes and discourage large, “McMansion”-style single-family homes and townhomes
- New Neighborhoods
  - Future neighborhoods should include open, park-like spaces
  - Need more of a mix of housing types to strengthen the tax base and fund new and improved facilities
- Transportation
  - Connect the future LYNX light rail to downtown
  - Make the intersection of NC 51 and Park Road safer, particularly for Atrium Health patrons as the hospital expands
  - Focus on ingress-egress through existing roads instead of creating new access points that can lead to decreased efficient traffic flow
  - New greenways are in the works (Sugar Creek Greenway, Little Sugar Creek Greenway, Seam Trail) that could function for recreation and transportation
- Shops and Restaurants
  - Would love a downtown modeled after Davidson, NC. Lots of street trees, different pavement types, benches, trash cans (facilities to support walking from business to business)
- Jobs and Industry
  - Industrial development is important in western Pineville.
  - The retail anchor of the Town may be shifting as online retail grows and it’s important to strengthen experience-based retail (i.e. downtown) as a result
- Parks and Open Space
  - Pineville has a lot of park/open space assets, so preserving these should be a priority as well as connecting through greenways
  - Cultivating a symbiotic relationship between Mecklenburg County Parks and the Town
- Community Facilities
  - Residents want more facilities to walk/run/exercise and greenways will help
  - Pineville is redeveloping the mill site into a new town hall and meeting facilities