



AGENDA

CALL TO ORDER

Pledge Allegiance to the Flag (BM)

Moment of Silence

1. Recognition of Retiring Employees/Presentation of Proclamations:

* Police Chief, Rob Merchant

* Parks and Recreation Director, Kristy Detwiler

2. Introduction/Swearing In/Oath of Office for New Police Chief, Michael Hudgins

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

3. Approval of the minutes from the December 8, 2020 Regular Council Meeting

CONSENT AGENDA

4. Revenue and Finance Reports as of 12/31/20

5. Proclamation for School Choice Week

6. Tax Refund for \$36.24

PUBLIC COMMENT

PUBLIC HEARING

7. Public Hearing for a new Townhome Project (Travis Morgan) Public Hearing to consider a new townhome development located at the corner of NC51 and Downs Rd.

8. Public Hearing for the Building Center (Travis Morgan) A Public Hearing to consider plans for improvements to the Building Center located on Industrial Drive.

OLD BUSINESS - none

NEW BUSINESS

9. Award Service Weapon and Badge to outgoing Police Chief, Rob Merchant - (Ryan Spitzer) Retiring Police Chief, Rob Merchant, will officially be awarded his service weapon and badge via Resolution No. 2021-01.

10. Council vote on Townhome Project (Travis Morgan) - Once Public Hearing is closed, Council must vote on the proposed townhome project to be located on NC51 and Downs Road (**ACTION ITEM**).

11. Council Vote on Building Center (Travis Morgan). Once Public Hearing has closed, Council must vote on the proposed plans for the Building Center located on Industrial Drive (**ACTION ITEM**).

12. Approval of 2021 Meeting Schedule (Barbara Monticello). Each year in January a schedule of proposed meeting dates should be adopted and approved by Council (**ACTION ITEM**).

13. Board Appointments: (Barbara Monticello) Each year appointments & reappointments to town and county boards and committees are needed (**ACTION ITEM**).

14. Covid-19 Leave Extension (Ryan Spitzer) Town Manager to provide information on extending the Covid-19 Leave Regulations (**ACTION ITEM**).

15. **Revenue Projections** (*Richard Dixon*) - Finance Director, Richard Dixon will provide information pertaining to projected revenues and budget items (**INFORMATIONAL**).

STAFF UPDATE

16. **Managers Report/Staff Reports**

17. **Calendar of Events for January/February 2021**

CLOSED SESSION - none

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.

THE COUNCIL MEETING OF JANUARY 12, 2021 WILL NOT BE OPEN TO THE PUBLIC. HOWEVER, THE PUBLIC IS WELCOME TO JOIN VIA ZOOM. INSTRUCTIONS FOR JOINING THE MEETING ARE BELOW:

ZOOM INSTRUCTIONS:

Topic: January 12 Council Meeting

Time: Jan 12, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83102577807?pwd=U3MrZUNQajFVeUo0WDdjOTd3M1JWdz09>

Meeting ID: 831 0257 7807

Passcode: 387793

One tap mobile

+13017158592,,83102577807#,,,,*387793# US (Washington D.C)

+13126266799,,83102577807#,,,,*387793# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 831 0257 7807

Passcode: 387793

Find your local number: <https://us02web.zoom.us/j/83102577807?pwd=U3MrZUNQajFVeUo0WDdjOTd3M1JWdz09>

SPEAKER SIGN-UP SHEET

TOWN COUNCIL MEETING

OF JANUARY 12, 2021

When signing in to speak at the meeting, please **print** clearly. If you wish to speak on an agenda item, please indicate which item(s) you wish to speak on. If you are speaking on something *other than* an agenda item, please indicate that.

YOUR NAME/NAME of the BUSINESS YOU REPRESENT and YOUR ADDRESS or the ADDRESS of the BUSINESS YOU REPRESENT.	If you are speaking on an agenda item please indicate which item(s) you wish to speak on.	I am speaking on an item <i>other than</i> an item on the agenda.
1) <i>Jane Shutt, Pineville Neighbors Place</i>		
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Pineville Town Council Meeting

1/12/21

Good evening to all!

In December we partnered with the Pineville Police for the annual Shop With a Cop program. We made Christmas brighter for 235 children at Pineville and Sterling Elementary schools and 10 residents at Pineville Rehab.

Thank you to everyone who participated in the annual Town of Pineville food drive in November and December. You have helped to fill our pantry for the winter months ahead.

2020 was unprecedented, challenging and difficult for many of our residents. The need for financial assistance was (and continues to be) staggering. In 2020, we helped 2,914 people – some of them multiple times because of months of unemployment – with \$544,788.53 of financial assistance. Stop and think about that number – over one half million dollars in assistance with rent and utilities. To help you put that in perspective, Pineville Neighbors Place provided more financial assistance (\$97,348.42) in December 2020 than all of 2019 (\$86,136.98)!! Not just more, but \$11,000 more! And it's not over. Our neighbors are still struggling. We do not have any grant money left so we are depending on our partner agencies and your generous contributions. If you have received stimulus money recently that you do not need, please consider donating it to help pay one month's rent for a neighbor. If you can't give that much, any amount you can give will help.

Thank you for generously supporting our neighbors!

PROCLAMATION RECOGNIZING TWENTY-THREE YEARS OF DEDICATED SERVICE BY POLICE CHIEF, ROB MERCHANT, TO THE TOWN OF PINEVILLE

WHEREAS, the efficiency and effectiveness of a local government operation depends on the capability and reliability of skilled men and women employed in many essential areas and especially in public safety; and

WHEREAS, the professionalism and responsiveness of public safety officers and the execution of their responsibilities in protecting the health, safety and welfare of its citizens is crucial to the success of the organization; and

WHEREAS, the professionalism of these officers is a reflection of its leader – the one who knows the way, goes the way, and shows the way to others; and

WHEREAS, Rob Merchant is deserving of recognition for his leadership role as Police Chief of the Town of Pineville for the last 23 years; and

WHEREAS, Rob Merchant’s career with the Pineville Police Department began in August of 1998, when he took the oath as Captain/Assistant Police Chief until his promotion to Chief several years later; and

WHEREAS, Rob was promoted to Police Chief in 2003, responsible for hiring, developing and managing 40 sworn police officers, as well as 10 civilian staff; and

WHEREAS, he further implemented Community Oriented Policing as well as initiated a team-based policing approach to pull his team together to form a talented, cohesive group of dedicated police officers; and

WHEREAS, for nearly 25 years, Rob Merchant dedicated himself to the highest standards of professionalism and excellence as a member of the Pineville Police Department; and

NOW, THEREFORE, WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINEVILLE, DO PROCLAIM:

Tuesday, January 12, 2021, as the first official day of your retirement and in appreciation of your loyal and dedicated service to the People of the Town of Pineville, we, the members the Pineville Town Council, present this to you in recognition of your 23 years of sacrifice and service to this community.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the Great Seal of the Pineville to be affixed this 12th day of January in the year of our Lord two thousand twenty-one.

Mayor Jack Edwards

Mayor Pro Tem Melissa Davis

Council Member Joe Maxim

Council Member Les Gladden

Council Member Amelia Stinson-Wesley



**PROCLAMATION RECOGNIZING KRISTY DETWILER FOR HER
NEARLY 30 YEARS OF SERVICE TO THE TOWN OF PINEVILLE**

WHEREAS, each day residents of Pineville and beyond visit Lake Park and the Belle Johnston Community Center for fun, exercise, recreation or to learn a new skill, paint a picture or play some basketball; and

WHEREAS, each day these visitors enjoy the benefits of exercising inside or out, the fun of fishing in the lake, the joy of watching children play or listening to their screams of delight as they dodge the fountains of the splash pad; and

WHEREAS, people flock to Lake Park for picnics and parties, to enjoy the outdoors or simply to relax, unwind, destress and enjoy the beauty of nature and it's therapeutic, healing, and restorative effects on humans; and

WHEREAS, not only is Lake Park a place for people but it also offers a place where man's best friend can run, roam and romp with other canines in two-acres of dog heaven, emerging at the end of the day dirty, ragged and ready for a good night's sleep; and

WHEREAS, if that isn't enough for all to enjoy, there's the ever-popular Jack Hughes Park where teams come from near and far to take advantage of all that a state-of-the-art ball field has to offer by providing opportunities for competitions, tournaments and the like; and

WHEREAS, Pineville Parks and Recreation offers an abundance of classes and programs for painting, baking, pottery, exercising for young and old, dancing, cheer-leading and you name it, they have it, and;

WHEREAS, the community center is a place where seniors can meet and mingle, enjoy lunch and engage in games, crafting, exercising, day-trips and an annual Senior Valentine Banquet; and

WHEREAS, who could resist the funnel cakes and other fair food at Fall Fest, the free Rockin' and Reelin' music and movies during summer evenings, the Summer Camp for kids when school is out or the holiday tree lighting with good ole Santa?

WHEREAS, none of this would be possible if it weren't for the hard work and dedication of Pineville's Parks and Recreation Director, Kristy Detwiler, and her loyal and devoted staff. For nearly 30 years she and her staff have been bringing creative arts, festivals and classes to Pineville, expanding programs, adding additional amenities and maintaining beautifully-kept grounds for all to enjoy.

WHEREAS, it is now time to say "good-bye" and "thank you" to Kristy Detwiler for her nearly 30 years of service to the Town of Pineville, it's residents and visitors alike.

THEREFORE, BE IT PROCLAIMED by the Mayor, Council and Staff of the Town of Pineville, that we hereby extend our gratitude to Kristy Detwiler and we ask the residents of Pineville to join in expressing their appreciation to you, Kristy, for your many years of outstanding accomplishments and service to the Town of Pineville.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the Great Seal of Pineville to be affixed this 12th day January in the year of our Lord two thousand and twenty-one.

Mayor Jack Edwards

Mayor Pro Tem Melissa Davis

Council Member Joe Maxim

Council Member Les Gladden

Council Member Amelia Stinson-Wesley




**OATH OF OFFICE
CHIEF OF POLICE**

I, Michael T. Hudgins, do solemnly swear (or affirm) that I will be alert and vigilant to enforce the criminal laws of this state; that I will not be influenced in any matter on account of personal bias or prejudice; that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith; and that I will faithfully and impartially discharge and execute the duties of my office as Chief of Police according to the best of my skill, abilities, and judgment; so help me, God.

PROBATIONARY PERIOD

Each member shall be required to serve a probationary period of twelve (12) months after appointment to the Department. For sworn officers, probation begins on the date of swearing in.



Mayor



Police Chief

Sworn and subscribed to and before me this 12th day of January, 2021. In the State of North Carolina, County of Mecklenburg.



Notary Public
My Commission Expires April 30, 2023

**BARBARA MONTICELLO
NOTARY PUBLIC
MECKLENBURG COUNTY NC**



**TOWN COUNCIL REGULAR MEETING
PINEVILLE HUT MEETING FACILITY
TUESDAY, DECEMBER 08, 2020 AT 6:30 PM**

MINUTES

CALL TO ORDER

Mayor Edwards called the meeting to order at 6:31 p.m.

PRESENT

- Mayor Jack Edwards
- Mayor Pro Tem Melissa Davis
- Council Member Joseph Maxim
- Council Member Amelia Stinson-Wesley
- Council Member Les Gladden

Pledge Allegiance to the Flag (LG) - Council Member Les Gladden led the group in the Pledge of Allegiance.

Moment of Silence - Mayor Edwards asked that we remember our police, fire and military men and women.

ADOPTION OF AGENDA - Mayor Edwards announced a change in the agenda; Item #8, US Developments' Plan and PSA will be moved to the January Council Meeting and that there would be no Closed Session at tonight's meeting. Mayor Pro Tem Melissa Davis moved to adopt the agenda with the changes, seconded by Council Member, Les Gladden. There were ayes by all and the motion passed.

APPROVAL OF THE MINUTES

1. **Approval of the Minutes from the November 10, 2020 Regular Council Meeting.**

Hearing no comments or questions, a motion was made by Council Member Gladden, Seconded by Mayor Pro Tem Davis to approve the minutes as presented.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden

CONSENT AGENDA

2. **Revenue and Finance Reports as of 11/30/20 (Richard Dixon)**

Motion made by Mayor Pro Tem Davis, Seconded by Council Member Stinson-Wesley to approve the Consent Agenda as is.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden. Motion passed.

PUBLIC COMMENT - None

PUBLIC HEARING

3. **Review of Finance Documents for New Town Hall/Library Building:**

- a) Installment Financing Contract
- b) Deed of Trust, Security Agreement and Fixture Filing

Town Manager, Ryan Spitzer, introduced Mr. Stephen Cordell of Nexsen Pruet, PLLC, who was hired to assist with obtaining financing for the project as well as guide Council through the process of dealing with the Local Government Commission.

Mr. Cordell explained that, per state statutes, the town must have a Public Hearing regarding the financing of the project. He spelled out the terms of the loan agreement for a total of \$21million to be paid back in 20 years. He

explained that there is a first lien mortgage on the building, parking area and fixtures on the building. The first floor will be a public library and the second floor is where town offices will be located.

Mr. Cordell asked for comments or questions of which there were none.

Council Member Les Gladden moved to close the Public Hearing, seconded by Mayor Pro Tem Melissa Davis. There were ayes by all and Public Hearing ended.

OLD BUSINESS

4. **Review Plan for the Building Center (Travis Morgan)** - A representative of the Building Center will present plans for Council's review and decision to move forward with Public Hearing in January (**INFORMATIONAL ITEM**).

Planning Director, Travis Morgan, stated that the Building Center was before Council with plans for new sidewalks and landscaping in an effort to bring their building into compliance.

Mr. Morgan stated that he thought the planting material being used for the screening was a Wax Myrtle but asked that there be additional ones added to the plan. There will also be Oak Trees along one side. There will be new, five-foot sidewalks except for an area that is too narrow to accommodate the width. He noted that staff would like the sidewalk to be consistent at five feet all the way around. He added that the building was non-conforming as it stands today and that any additional expansions or modifications would need to go before council.

Council Member Gladden asked if there would be any landscaping in the front area but Mr. Morgan stated it was too narrow and suggested possibly fencing would fit there. Council Member Gladden reported that their delivery trucks were using R-O-W to park and that the trucks hang off into the street.

The representative from the Building Center said that his company had paved the area at their own expense about ten years ago because there would be overnight deliveries where the trucks would park until morning when the building opened. Their intent was to alleviate and facilitate the traffic.

Council Member Les Gladden responded that the town got complaints all the time and that it was not the town's responsibility to provide space for their trucks. These delivery trucks were getting by with something that no one else could.

Mayor Pro Tem Melissa Davis asked if it was intentional to have the sidewalk at three-feet. The representative responded that it was not and that it should be five feet. The representative stated that Industrial Drive was a fairly narrow road. Mayor Pro Tem Davis stated it was an improvement to what is there now and will be safer with new sidewalks in place. Mr. Morgan added that he would review and go over with the Building Center, any options for the narrow, front strip of land.

Town Manager Spitzer also noted that the applicant wanted to have their public hearing in January. Mr. Morgan noted the date of the January meeting was January 12, 2021. Discussion concluded.

NEW BUSINESS

5. **Retirement of Police K-9, Yona (Officer Todd Bradshaw)** Officer Bradshaw will be present to discuss the retirement of Police K-9 Yona.

a) Council to consider Resolution No. 2020-07 to officially retire and surplus Yona (**ACTION ITEM**).

b) Proclamation recognizing Police K-9 Yona and her accomplishments.

Town Manager, Ryan Spitzer, noted that Officer Todd Bradshaw was looking to retire and wanted to take Police Canine, Yona, with him. He explained that since he was the dog's only handler and the dog took orders only from him, that it would only make sense to retire her the same time as he did.

Mayor Pro Tem Davis asked that Officer Bradshaw share some of Yona's accomplishments. Officer Bradshaw stated that all three police canines, Raffa, Yona and Cero have brought in a total of about six million dollars. On one occasion alone, Yona sniffed out over \$280,000 in drug money causing a disruption in the trafficking of one organization. She has attended several public events and has demonstrated her abilities to school children, scouts and churches while they toured the Pineville Police building.

Mr. Spitzer asked Council to consider the amount that they wanted to surplus Yona at. Council Member Joe Maxim acknowledged the significant return on their investment in the dog. With no further comments, a motion was made by Council Member Gladden, Seconded by Mayor Pro Tem Davis to go ahead with retiring Yona and surplus her for \$1.00.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden. Motion carried. Yona's retirement is to coincide with the retirement date of Officer Bradshaw.

A proclamation honoring Yona's years of service was also presented.

6. **Council Approval of Financing Documents** (*Richard Dixon/Stephen Cordell*). After Mr. Stephen Cordell's presentation during the public hearing, a vote was now needed from Council to approve the extract of minutes from this meeting, along with Resolution No. 2020-08 regarding the installment financing for a new Town Hall/Library complex and Deed of Trust, Security Agreement and Fixture Filing.

- a) Approve Extract from Minutes of the Town Council Meeting of December 8, 2020 (**ACTION ITEM**).
- b) Approval of Resolution No. 2020-08 for installment financing contract and Deed of Trust, Security Agreement and Fixture Filing (**ACTION ITEM**).

Mr. Cordell stated that the closing on the loan was expected to take place on January 13, 2021. Finance Director, Richard Dixon, noted that Mr. Cordell did a great job. There will be a total of 180 payments made on the loan. Mecklenburg County will pay us monthly for 50% of the shell of the first floor of the building and the landscaping.

Motion made by Council Member Gladden, Seconded by Mayor Pro Tem Davis to approve the Extract of Minutes of the Town Council Meeting of December 8, 2020 and Resolution No. 2020-08 for installment financing for the project.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden. Motion passed.

7. **Interlocal Agreement and Lease for New Library** (*Ryan Spitzer*) - Council to review and approve an Interlocal Agreement and a Lease Agreement with Mecklenburg County for a new library.

- a) Council vote on Interlocal Agreement with Mecklenburg County (**ACTION ITEM**).
- b) Council vote on Lease Agreement with Mecklenburg County (**ACTION ITEM**).

Town Manager Ryan Spitzer advised that the County was committed to the project (new Town Hall/Library combo) and drew up an interlocal agreement spelling out the terms of payments for construction and utilities. Mecklenburg County had voted on this, giving County Manager, Dena D'orio authorization to negotiate the terms.

Mayor Edwards asked when the blanks would be filled in on the agreements to which Mr. Spitzer responded that Edifice was working on that and the estimate was that their share would be about 45% of \$21million. Once all the totals have been figured out, Mr. Spitzer will let Council know what those figures are.

Motion made by Mayor Pro Tem Davis, Seconded by Council Member Maxim to approve the interlocal agreement with Mecklenburg County.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden. Motion passed.

Mayor Jack Edwards asked for a motion to approve the lease agreement.

Motion made by Council Member Maxim, Seconded by Council Member Stinson-Wesley to approve the lease agreement.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden. Motion carried.

Mr. Spitzer added that the meters would be separate for the electric except for the lobby area. When it comes to maintenance of things like the roof or AC, the county will put money into an account to help pay for any issues.

Council Member Amelia Stinson-Wesley asked what the address would be. Planning Director, Travis Morgan, stated that they still needed to get it officially assigned but would follow-up on this for Council Member Stinson-Wesley.

8. **US Developments Plan and PSA (Ryan Spitzer)** Stephen Rosenberg from US Developments will be in attendance to provide a plan for economic development and a PSA for purchase of property. Attorney John Buben will also be present (**INFORMATIONAL ITEM** if Council wishes to discuss further in Closed Session or **ACTION ITEM** should Council wish to vote on this item).

Item removed from agenda and rescheduled for January, 2021 Council Meeting.

STAFF UPDATE

9. Manager's Report/Staff Reports

- Town Manager, Ryan Spitzer, advised that construction fencing went up and equipment would be brought in next week for the new Town Hall. The side road and parking lot would be closed so anyone entering or leaving the grounds would need to use the second driveway to get in or out of the Police Bldg. He also noted that there would be a camera on top of the Police Department Building to live stream the Town Hall/Library construction.
- Governor Cooper modified the stay-at-home order; as of 5:00 p.m. Friday, bars and restaurants have to be closed by 10 p.m., with alcohol sales stopping at 9 p.m. He asked that people stay home unless they have to go out, and a curfew is in place from 10 p.m. to 7 a.m.
- Parks and Recreation did a great job with their Light the Night Event held in lieu of the tree lighting.
- Telephone Board meeting will be held at the Telephone building to discuss financing to move telephone equipment to the new Town Hall.
- NC DOT advised that the Johnston Road re-alignment was on-track to start sometime between January to early spring of 2021.
- New Police Chief will be in town 12/18/2020. He will begin working on 12/29/2020. We will swear him in at the January Council Meeting.
- Firefighter/Driver job has been posted. Beginning in January we will need to hire for that.

Council Member Gladden noted that there would be an overlap of the retiring Police Chief, Rob Merchant, whose last official day would be December 31st and the new Police Chief Hudgin's whose official start day is December 29th. Parks and Recreation Director, Kristy Dewiler's last official day was also December 31st. An interim manager would be named over the Parks and Recreation Department until a permanent Director could be hired.

10. Calendar of Events for December, 2020 & January, 2021

CLOSED SESSION

11. **Discussion of matters pursuant to NCGS 143-318.11 (4)** - real estate contract related to economic development.

Closed Session was cancelled and rescheduled for the January, 2021, Council Meeting.

ADJOURN

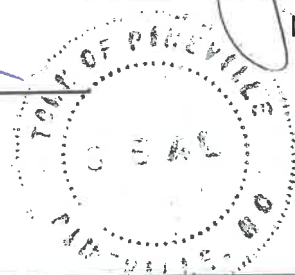
Motion made by Council Member Gladden, Seconded by Mayor Pro Tem Davis to adjourn the meeting at 7:21 p.m.

Voting Yea: Mayor Pro Tem Davis, Council Member Maxim, Council Member Stinson-Wesley, Council Member Gladden

ATTEST:



Barbara Monticello, Town Clerk




Mayor Jack Edwards

**Town of Pineville
Budget vs. Actual
12/31/2020**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Property Tax	\$ 8,125,000	\$ 4,754,692	58.52%
Prepared Food Tax	450,000	339,440	75.43%
Room Occupancy	460,000	105,308	22.89%
Franchise Tax	975,000	544,116	55.81%
Sales Tax	1,200,000	860,156	71.68%
Storm Water	405,000	146,649	36.21%
Powell Bill	180,000	203,629	113.13%
Other	2,487,374	668,235	26.87%
Sale of Fixed Asset	2,300,000	-	0.00%
Appropriated F/B - Restricted Police	1,063,150	1,063,150	100.00%
Appropriated F/B Stormwater	1,000,000	1,000,000	100.00%
Total	\$ 18,645,524	\$ 9,685,373	51.94%
Expenditures			
Governing Board	\$ 176,715	\$ 80,086	45.32%
Administration	5,939,175	1,631,502	27.47%
Human Resources	222,999	77,648	34.82%
Zoning	436,499	189,457	43.40%
Police	5,494,378	2,662,736	48.46%
Fire	1,701,074	402,966	23.69%
Public Works	852,372	329,992	38.71%
Storm Water	405,000	103,139	25.47%
Powell Bill	908,274	313,749	34.54%
Sanitation	640,000	194,307	30.36%
Recreation	585,264	272,314	46.53%
Cultural/Tourism	1,179,774	372,564	31.58%
Cemetery	4,000	300.00	7.50%
Contingency	100,000	48,310.24	48.31%
Total	\$ 18,645,524	\$ 6,679,070	35.82%

**Town Of Pineville
Johnston Road Realignment
12/31/20**

	FY18	FY19	FY20	FY21	Total Project	Project Budget
Road Realignment Revenue						
DOT grant	-	-			1,175,000	1,175,000
Transfer from Fund Balance					2,492,000	2,492,000
Total Road Realignment Revenue	-	-			3,667,000	3,667,000
Road Realignment Expense						
Land/Building	731,228	6,586	-	-	737,814	750,000
Engineering	74,089	47,278	84,216	31,115	236,698	307,000
Construction	-	-	-	-	-	2,610,000
Total Road Realignment Expense	805,317	53,863	84,216	31,115	974,511	3,667,000

Town of Pineville
Electric
12/31/20

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric	15,654,000	7,824,893	49.99%
Expenditures			
Administration & Billing Support	489,264	202,398	41.37%
Purchased electricity	8,991,096	3,998,919	44.48%
Operations and Maintenance	6,173,640	894,056	14.48%
Total	<u>15,654,000</u>	<u>5,095,373</u>	<u>32.55%</u>

Town of Pineville
ILEC Telephone Fund
12/31/2020

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenues	1,398,198	665,398	47.59%
Telephone Reserves	608,506	608,506	100.00%
Total Revenue	<u>2,006,704</u>	<u>1,273,904</u>	<u>63.48%</u>
Expenditures			
Operating Transfer Out	242,873	-	0.00%
Operating Expenses	1,183,981	669,528	56.55%
Plant under Construction	<u>579,850</u>	<u>375,107</u>	<u>64.69%</u>
Total	<u>2,006,704</u>	<u>1,044,635</u>	<u>52.06%</u>

Town of Pineville
CLEC Telephone Fund
12/31/2020

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Revenue	1,053,127	483,470	45.91%
Transfer from ILEC	242,873	-	0.00%
Total	<u>1,296,000</u>	<u>483,470</u>	<u>37.30%</u>
Expenditures			
Operating Expenses	904,500	391,123	43.24%
Plant under Construction	<u>391,500</u>	<u>40,195</u>	<u>10.27%</u>
Total	<u>1,296,000</u>	<u>431,318</u>	<u>33.28%</u>



**A PROCLAMATION DESIGNATING
THE WEEK OF JANUARY 24 – 30, 2021
AS SCHOOL CHOICE WEEK IN PINEVILLE, NC**

WHEREAS, all children in the Town of Pineville should have access to the highest-quality education possible; and,

WHEREAS, the Town of Pineville recognizes the important role that an effective education plays in preparing all students in the Town of Pineville to be successful adults; and,

WHEREAS, quality education is critically important to the economic vitality of the Town of Pineville; and,

WHEREAS, the Town of Pineville is home to a multitude of excellent education options from which parents can choose for their children; and,

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

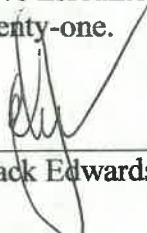
WHEREAS, our area has many high-quality teaching professionals who are committed to educating our children; and,

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options.

NOW, THEREFORE, I, Jack Edwards, Mayor of the Town of Pineville, do hereby recognize and call upon our citizens to commemorate this week with special events, celebrations and participation in supporting

SCHOOL CHOICE WEEK in the Town of Pineville,
January 24 – January 30, 2021

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of January, in the year of our Lord two thousand twenty-one.



Mayor Jack Edwards, Town of Pineville



Memorandum:

Date: 1/7/2021

To: Mayor Edwards and Town Council

From: Finance Department

Re: Tax Refund(s) According to Mecklenburg County Tax Report

Please approve the following tax refund(s) per attached memo during the January 2021 Town Council meeting.

Total Interest Paid \$0 Total Refund Amount \$36.24

Approval _____

Date _____

JAN 12, 2021

Richard Dixon

From: Montesdeoca, Stephanie <Stephanie.Montesdeoca@mecklenburgcountync.gov>
Sent: Monday, January 4, 2021 9:24 AM
To: vpursley
Cc: Karen Bennett
Subject: Pineville refunds
Attachments: Pineville refunds no interest 2020 11 08.xlsx

Good Morning Victoria,

Please issue checks for the attached approved Pineville refunds.

Thanks,

Stephanie C. Montesdeoca

Fiscal Support Assistant III

Mecklenburg County Assessor's Office

3205 Freedom Dr suite 3500

Charlotte, NC 28208

Phone: 980-314-4291

E-mail: Stephanie.Montesdeoca@Mecklenburgcountync.gov

Please take a moment to rate my customer service **County Assessor's Office Survey**



ASSESSOR'S WEBSITE

PINEVILLE Refunds

Tax Year	Bill Number	Source Type	Adj #	Adj Reason	Date of Adj.	Refund Recipient Name	Refund Address Line 1	City	State	Zip	Refund Amount (\$)	MECKLENBURG Portion Refund (\$)	Police Refund (\$)	Fire District	Fire Refund (\$)
2020	0001567798-2020-2017-0000-00	BUS	589240	Informal Appeal	10/30/2020	CARMAX AUTO SUPERSTORES INC	P O BOX 29965	RICHMOND	VA	23242-2965	\$ 18.89	0.00	0.00		0.00
2020	0001567798-2020-2018-0000-00	BUS	589239	Informal Appeal	10/30/2020	CARMAX AUTO SUPERSTORES INC	P O BOX 29965	RICHMOND	VA	23242-2965	\$ 17.35	0.00	0.00		0.00
Total											\$ 36.24	0.00	0.00	0.00	0.00

Council Meeting

Pineville PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 1/12/2021

Re: Baynard Property at Downs and Hwy 51 (*Public Hearing*)

UPDATES:

Some of the updates and clarification since our last meeting are:

- 1) Street network has been revised. All buildings have full loop access.
- 2) Sidewalks have been moved closer to Hwy 51 homes.
- 3) North buffer clarified to show 10-12' green giant arborvitae screening hedge where 20' buffer area is cleared.
- 4) Downs road turn lane has staff recommended 3 lane cross section and left lane length has been increased to 100' to allow more vehicle stacking.
- 5) 6' minimum porch depth remains as before.
- 6) Rear driveway pad length minimum is 20'.
- 7) Staff to review all elevations for compliance to concept. See architectural notes with cement board and masonry. See added railing detail.
- 8) 1' eave and decorative bracket roof allowance and 20' upper rear deck setback allowance.
- 9) Will meet all county stormwater and infrastructure requirements
- 10) Amenity feature concept shown with parking spaces (see plan)
- 11) Private alley with private rollout trash service
- 12) Typical lot plan layout added. 22'x76 lot 22'x46 building footprint with parking pad setbacks and planting strip as shown.
- 13) For sale townhome product unit count dropped from 175 to 166 units

BACKGROUND:

You may recall prior proposals for the Northwest corner of Hwy51/Downs Road. A new developer is interested in the Baynard property. The previous noted item of concern was rental product and design compatibility. The proposal is to rezone with conditions 7 parcels (20504102, 20504101, 20504116, 20504103, 20504104, 20504119, and 20504115). If approved as submitted, these properties currently zoned R-44 (single family) and G-I (industrial) would be conditional zoned RMX (CD) the same zoning designation and process as McCullough (Southside of Hwy 51).

PROPOSAL:

Jeremy Smith on behalf of Stanley Martin homes request your consideration to revisit the prior Landdesign development concept. The proposal has been updated for Stanly Martin product for 166 townhome units but remains very close to prior townhome submittal. The units will be 3 story improved "Charleston" style product. (See attached plan and product.) 2019 Traffic Study staff holds as still valid as it has higher traffic county pre-COVID. See TIA figure 4 with improvements as requested to allow for 100' vehicle turn lane stacking.

DEVELOPMENT SUMMARY:

Location: 12600 Rock Hill – Pineville Road
Lot Size: +/- 26.8 acres
Zoning: Existing: R-44/G-I Proposed: RMX (CD)
Units: 166 (175 prior)
Building Size: 3 story approximate footprint of 22' x 44'
Parking Required: 3.25 per unit = 540
Parking Provided: 816 (135 on street, 332 garage, 332 driveway)
Trash: Public streets, private alleys with private HOA rollout service

STAFF SUMMARY UPDATED:

Staff appreciates the plan updates. Staff is comfortable with the clarification and notes elevations and plan to meet Town approval prior to construction to confirm compliance with any Council approved plan (plan page 4). Full engineering plans will need to met all town and county ordinances per usual. Staff would note and reiterate in the minutes that zoning use is for customary permitted residential uses only. Town street lights call for double headed fixtures along 51/Downs with residential single fixtures inside the development. Staff notes larger townhome design, materials, two front porches, rear deck, exceeds parking count minimum, open space and usable center green space. Town gains sidewalks, pedestrian crossing at 51/Downs, and streetlights. Staff recommends the proposal.

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant’s request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.



Submit to Planning Department, 200 Dover St, Pineville, NC 28134
Phone (704) 889-2291 Fax (704) 889-2293

Office Use Only:

Application #:

Payment Method: Cash ___ Check ___ Credit Card ___ Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: Stanley Martin Companies, LLC. Phone: 704.423.8988
Applicant's Mailing Address: 13000 S. Tryon St., F-205, Charlotte, NC 28278

Property Information:

Property Location: Corner of Downs Rd. and Rock Hill-Pineville Rd.
Property Owner's Mailing Address: 2300 Hopedale Ave, Charlotte, NC 28207
Property Owner Name: BEBCO RE Investors, LLC Phone: _____
Tax Map and Parcel Number: See attached Existing Zoning: MF/Industrial

Which are you applying (Check all that apply):

Rezoning by Right ___ Conditional Zoning ___ Conditional Rezoning Text Amendment ___

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use _____
Acreage _____ Square Feet _____ Approximate Height _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation RMX

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

[Signature]
Signature of Applicant
[Signature]
Signature of Property Owner (if not Applicant)
[Signature]
Signature of Town Official

9.10.2020
Date
9/10/20
Date

Date

Pineville Zoning Application
Attachment
Tax Map and Parcel Numbers

1. 20504102
2. 20504101
3. 20504116
4. 20504103
5. 20504104
6. 20504119
7. 20504115



**PINEVILLE
 TOWNHOMES**

PINEVILLE, NC
 RECORDING #000000000

REVISION / ISSUANCE	
NO.	DESCRIPTION / DATE
1	RECORDING SUBMITTAL 09/23/20
2	RECORDING SUBMITTAL 11/19/20
3	RECORDING SUBMITTAL 11/19/20
4	RECORDING SUBMITTAL 12/16/20

DESIGNED BY: JBT
 CHECKED BY: JBT
 DATE: 11/19/20
 SCALE: 1/8" = 1'-0"

COVER
RZ-1



NOTE: THE PROVIDED SITE PLAN RENDERING IS INTENDED TO CONVEY DESIGN INTENT AND IS SUBJECT TO FINAL DESIGN.



PINEVILLE TOWNHOMES

PINEVILLE, NC
 REZONING RZ-2003-006

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	
2	RECORDING PERMIT	
3	RECORDING PERMIT	
4	RECORDING PERMIT	

DESIGNED BY: JAY
 DRAWN BY: JAY
 CHECKED BY: JAY

VERT. NA
 HORIZ. 1"=20'
 DATE: 08/10/10

TECHNICAL DATA

RZ-2



VICINITY MAP
 NTS

SITE DEVELOPMENT DATA

ACREAGE: 2.88 ACRES
 TAX PARCEL #S: 25-041-12, 05-041-16, 05-041-18, 25-041-01, 05-041-05, 05-041-04, 05-041-19

EXISTING ZONING: R-44, G-4

PROPOSED ZONING: R-4X (CORRIDOR OVERLAY DISTRICT)

EXISTING USES: INDUSTRIAL

PROPOSED USES: USES PERMITTED BY FRONT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RMX ZONING DISTRICT

MAX. DENSITY PROVIDED: 166 UNITS (8.9 UNITS PER ACRE)

MAX. BUILDING HEIGHT REQUIRED: 3 STORES, 3+ WITH APPROVAL FROM TOWN COUNCIL

MAX. BUILDING HEIGHT PROVIDED: 4'

MIN. SETBACK REQUIRED: BUILD TO LINE FROM STREET SECTIONS

MIN. SETBACK PROVIDED: 1'

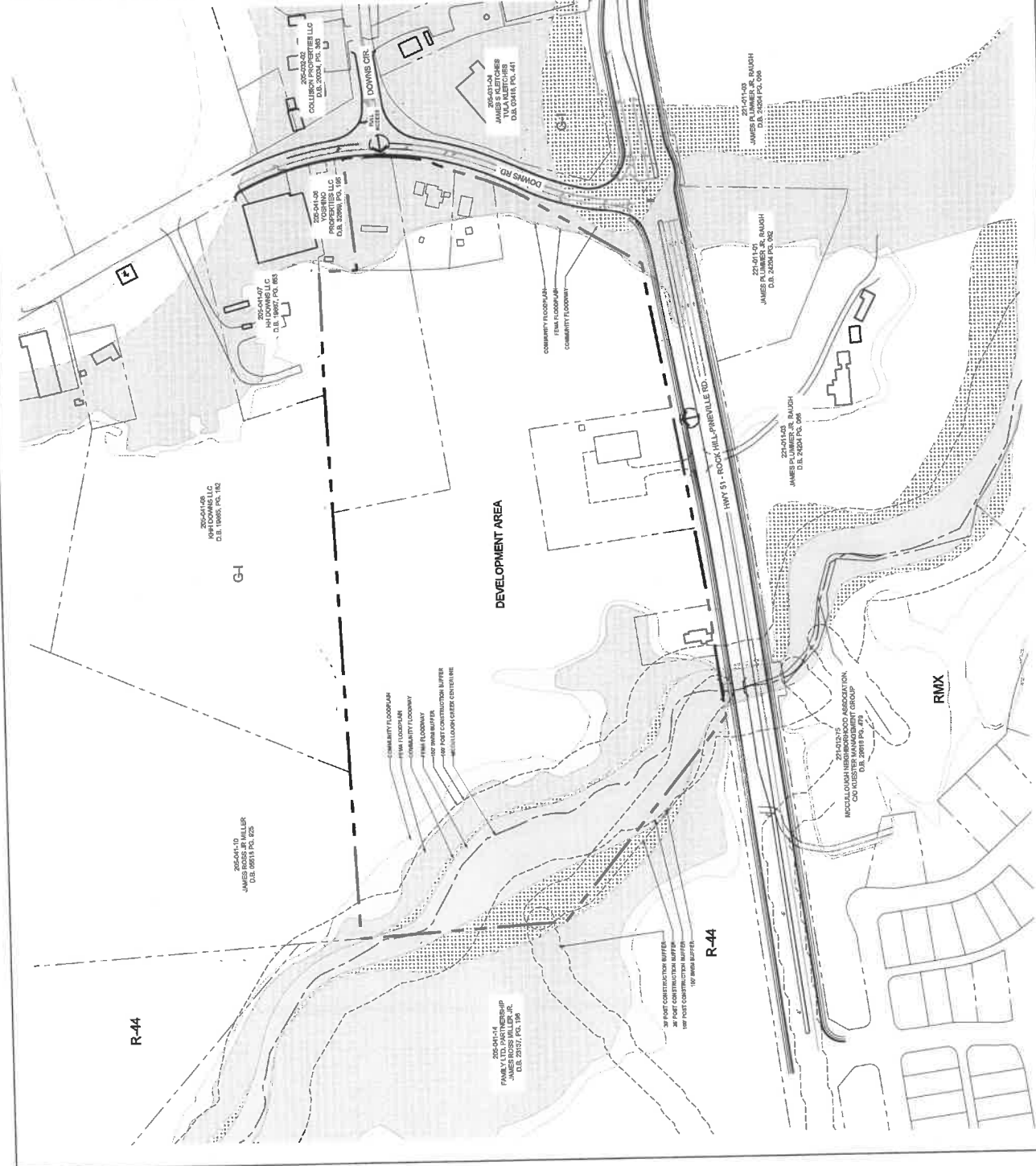
MIN. SIDE YARD REQUIRED: 0'

MIN. SIDE YARD PROVIDED: 8' FOR CORNER LOTS

MIN. REAR YARD PROVIDED: 20' DRIVEWAY

PARKING REQUIRED: SPACES TOTAL
 3+ BEDROOMS PER UNIT: 3.28 SPACES/UNIT
 166 UNITS X 3.28 SPACES = 544 SPACES REQ.
 PARKING PROVIDED: 816 SPACES TOTAL (4.82 SPACES/UNIT)

136 ON-STREET SPACES
 332 DRIVEWAY SPACES
 17 AMENITY SPACES



UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE TO CENTERLINE.



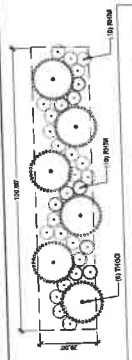
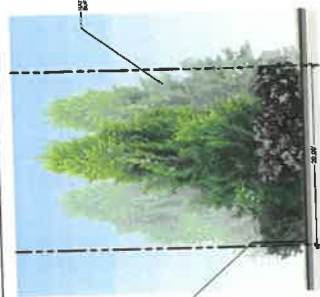
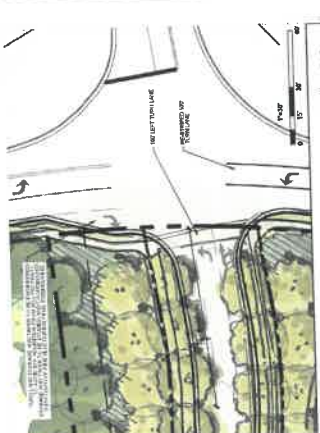
PINEVILLE TOWNHOMES
 PINEVILLE, NC
 REZONING EXHIBIT/BOOK

NO.	REVISION / ISSUANCE	DATE
1	REZONING SUBMITTAL	08.23.20
2	REZONING SUBMITTAL	03.20.21
3	REZONING SUBMITTAL	11.10.21
4	REZONING SUBMITTAL	11.10.21

DESIGNED BY: JBY
 DRAWN BY: JBY
 CHECKED BY: JBY

SCALE: 1" = 20'
 NORTH

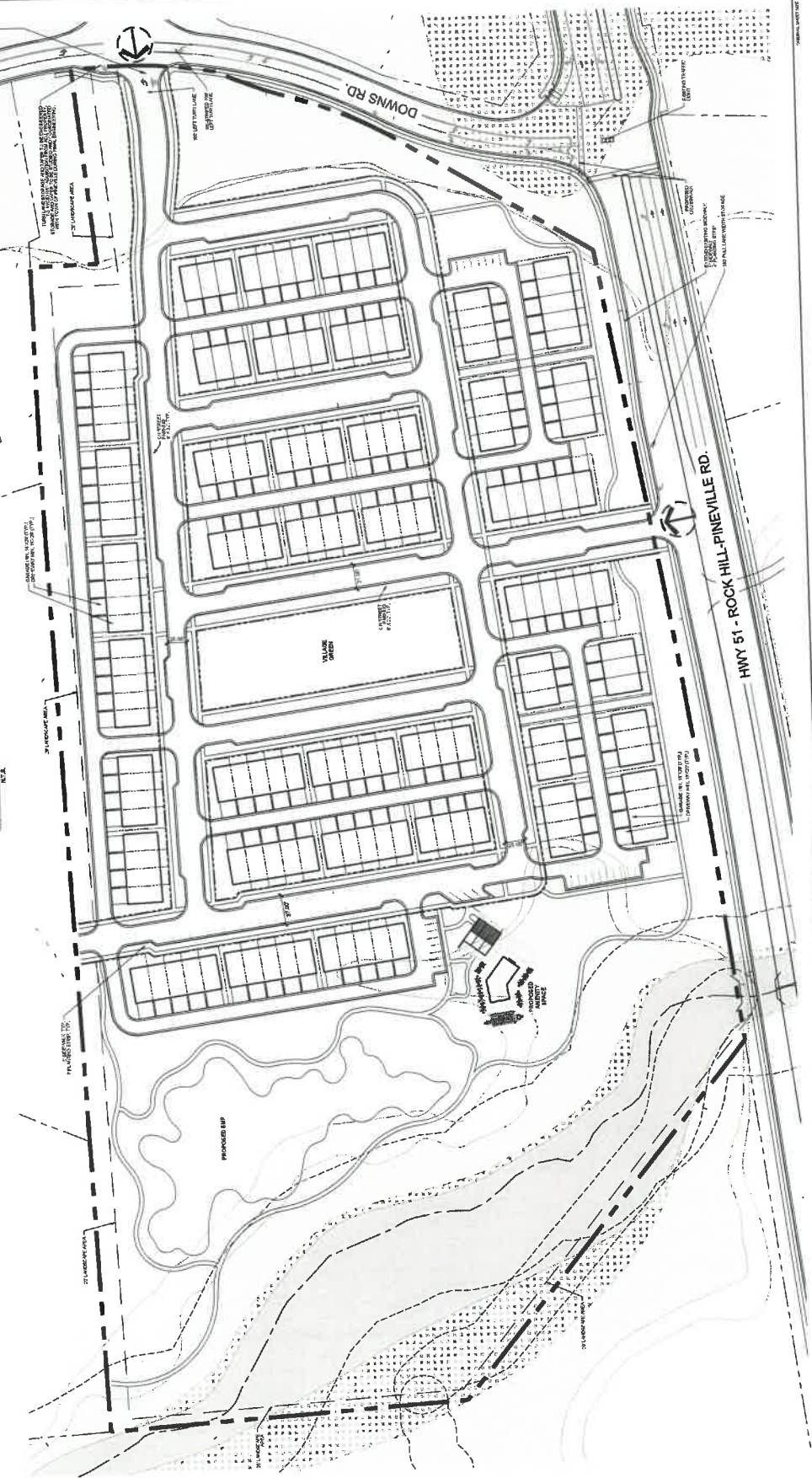
RZ-3
 SCHEMATIC SITE PLAN



20' LANDSCAPE AREA
 4 TREES PER 100 LF PROVIDED
 20 EVERGREEN SHRUBS PER 100 LF PROVIDED

PLANT SCHEDULE	SYM	COOR	QTY	SYMBOL NAME	COMMON NAME	MIN. COOR.	MIN. CAL.	MIN. HGT.	REMARKS
TREES	1	TR000	4	YALOW GREEN OAK	YALOW GREEN OAK	8 FT	1 1/2"	10 FT	PLANTED 18 MONTHS TO 24 MONTHS BEFORE START OF CONSTRUCTION
SHRUBS	2	SR000	20	PRINCE OF WALES PALM	PRINCE OF WALES PALM	3 FT	1 1/2"	6 FT	PLANTED 18 MONTHS TO 24 MONTHS BEFORE START OF CONSTRUCTION
SHRUBS	3	SR001	20	PRINCE OF WALES PALM	PRINCE OF WALES PALM	3 FT	1 1/2"	6 FT	PLANTED 18 MONTHS TO 24 MONTHS BEFORE START OF CONSTRUCTION
SHRUBS	4	SR002	20	PRINCE OF WALES PALM	PRINCE OF WALES PALM	3 FT	1 1/2"	6 FT	PLANTED 18 MONTHS TO 24 MONTHS BEFORE START OF CONSTRUCTION

NOTE: ADDITIONAL PLANTINGS TO BE PROVIDED TO MAINTAIN THE BUFFER AREA IS GRADED TO EXISTING FINISH GRADE. PLANT MATERIAL OR VOID OF EXISTING PLANT MATERIAL MAY REMAIN IN AREAS WHERE BUFFER IS UNDISTURBED.



10/20/21 BY: JBY
 10/20/21 BY: JBY
 10/20/21 BY: JBY



PINEVILLE TOWNHOMES

PINEVILLE, NC
 REZONING R2000-S00

PROJECT NUMBER: 100007

NO.	DESCRIPTION	DATE
1	REVISION SUBMITTAL	06.23.20
2	REVISION SUBMITTAL	11.26.20
3	REVISION SUBMITTAL	11.18.20
4	REVISION SUBMITTAL	11.18.20

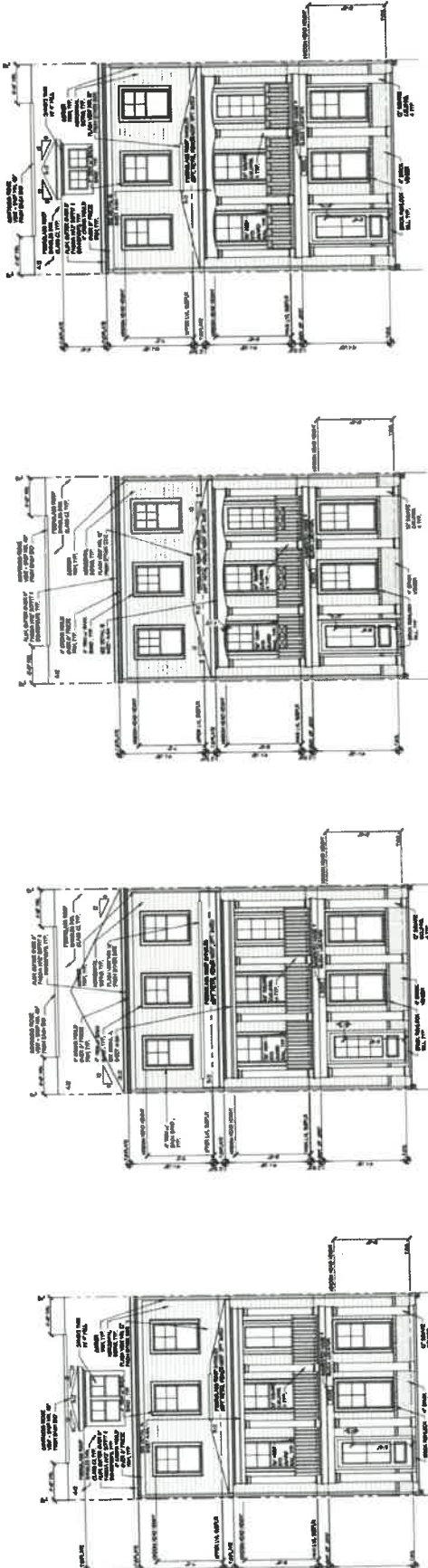
DRAWN BY: BT
 CHECKED BY: BT
 PROJECT NO.: 100007



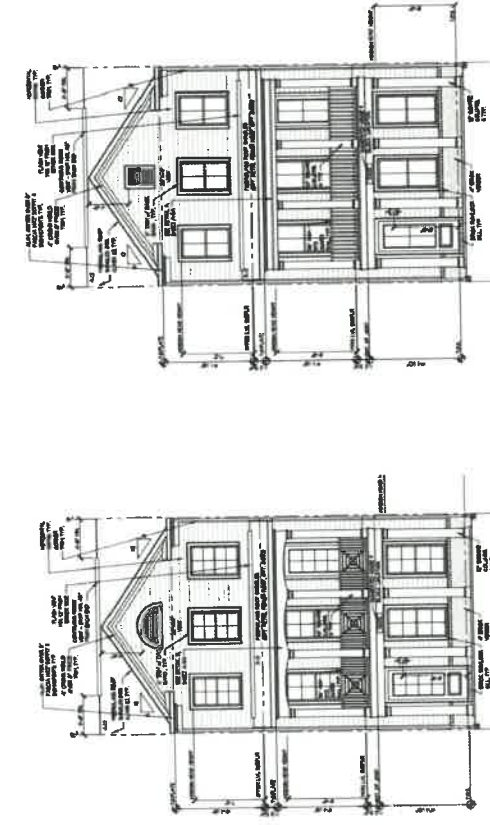
ARCHITECTURAL ELEVATION

RZ-4

NOTE: ELEVATIONS ARE TO BE CONSISTENT WITH THE APPROVED REZONING PERMIT AND THE APPROVED PERMITS OF PINEVILLE PRIOR TO ISSUANCE OF BUILDING PERMITS



NOTE: THE PROVIDED ARCHITECTURAL ELEVATIONS ARE INTENDED TO CONVEY DESIGN INTENT AND ARE NOT TO BE USED TO MATCH APPROVED DESIGN CONCEPT, MATERIALS, SPACING, AND WINDOWS.



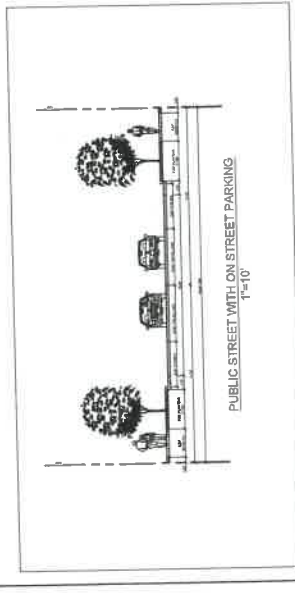
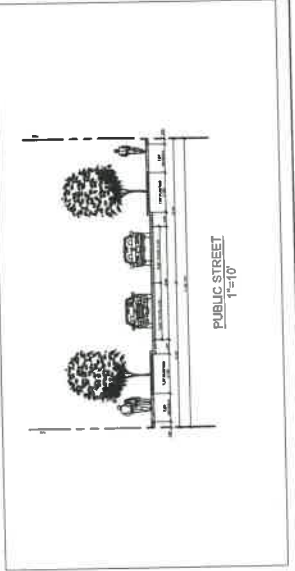
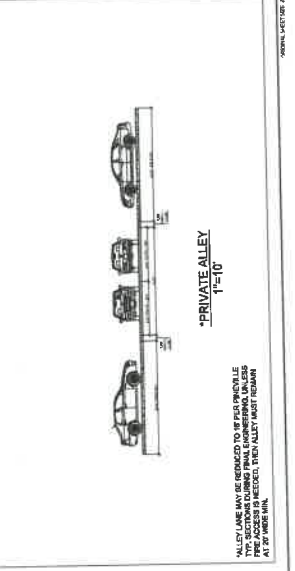
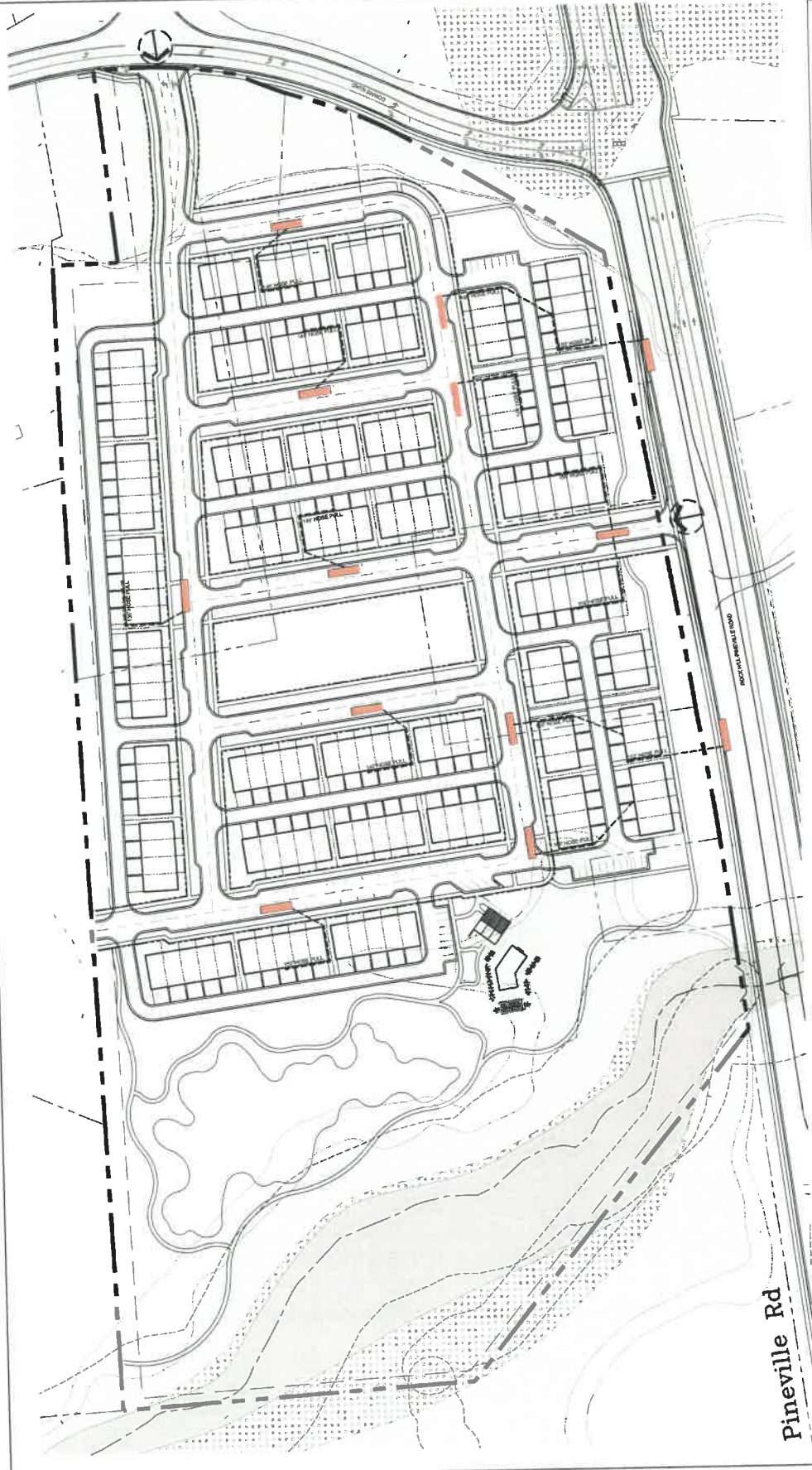


PINEVILLE TOWNHOMES
 PINEVILLE, NC
 REZONING 80203.000

REVISION / ISSUANCE	
NO.	DATE
1	RECORDING SUBMITTAL
2	RECORDING SUBMITTAL
3	RECORDING SUBMITTAL
4	RECORDING SUBMITTAL

PROJECT NO. 1020037
 DRAWN BY: JAV
 CHECKED BY: JST
 SCALE: 1"=40'
 DATE: 07/20/17

FIRE-TURNING MOVEMENTS



ISSUED BY: JAV 07/20/17 10:20 AM. PROJECT NO. 1020037. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.



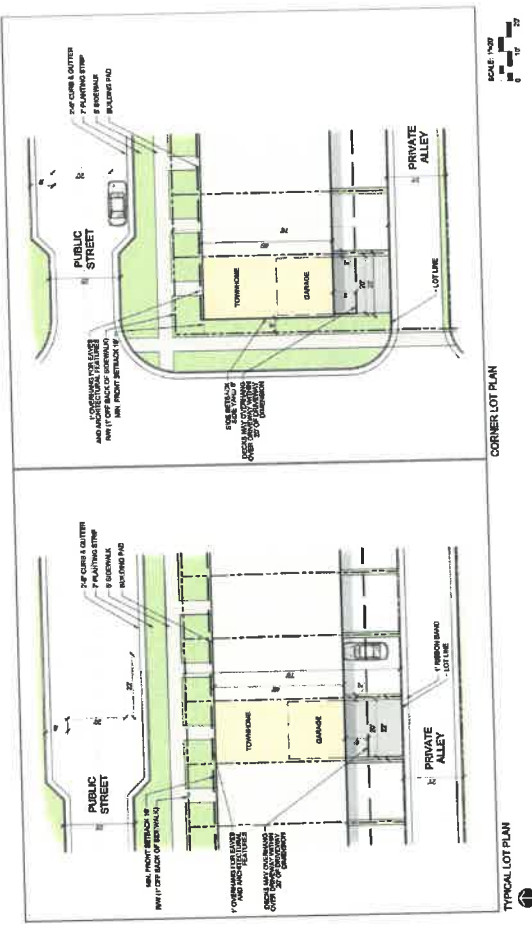
PINEVILLE TOWNHOMES
 PINEVILLE, NC
 REZONING #20000002

NO.	REVISION / ISSUANCE	DATE
1	ISSUANCE SHEET 1	04.23.20
2	ISSUANCE SHEET 1	04.23.20
3	ISSUANCE SHEET 1	11.03.20
4	ISSUANCE SHEET 1	11.03.20

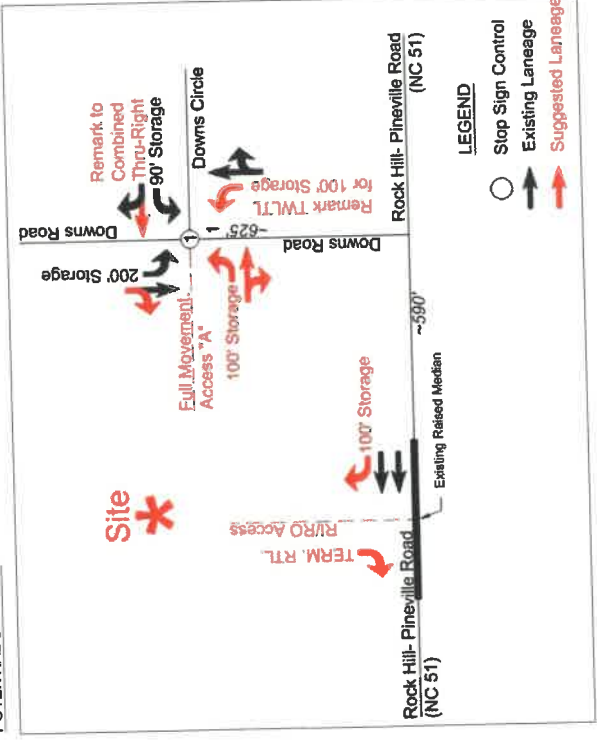
1000007

DESIGNED BY: JRY
 DRAWN BY: JRY
 CHECKED BY: EST

VERT: NA
 HORIZ: NA



POTENTIAL LANEAUGE



GENERAL NOTES

- BUILDINGS ON THE SITE WILL BE 3 STORY TOWNHOUSE BUILDINGS WITH AN AVERAGE HEIGHT IN FEET OF APPROXIMATELY 34 FEET AT THE FRONT BUILDING LINE.
- THE BUILDING UNITS WILL BE INDIVIDUALLY PARCELED/PRICED.
- THE BUILDINGS WILL BE LOCATED OFF THE BACK OF THE BUILDINGS WITH GARAGE ENTRANCES WILL BE LOCATED OFF TO THE SIDEWALK LOCATED ALONG THE ADJACENT PUBLIC OR PRIVATE STREET WITH WALKWAYS PROVIDED TO CONNECT THEM TO THE SIDEWALK LOCATED ALONG THE ADJACENT PUBLIC OR PRIVATE STREET.
- ARTICULATED FACADE FEATURES INCLUDING WALL OFFSETS, PROJECTIONS, AND BUILDING ELEVATION TO HELP BREAK UP THE MASS OF THE BUILDING. BUILDINGS HAVE TO BE COMPLETED WITH A RECOGNIZABLE ARCHITECTURAL BASE OF MASONRY OR STONE, AND WITH SIGNIFICANT MATERIALS AS THE FRONT OF THE BUILDINGS.
- BUILDINGS WILL BE CONSISTENT IN ARCHITECTURAL DETAILS INCLUDING FIBER CEMENT PANELS AND TRIM, FIBER CEMENT LAP SIDING, OR FIBER CEMENT OR SYNTHETIC STONE.
- ELEVATIONS AND CORNER FINISHES SHALL ALSO HAVE A BASE OF BRICK OR STONE VENEER (INCLUDING PRECAST STONE OR SYNTHETIC STONE).
- WINDOWS TO BE VINYL, ALUMINUM OR WOOD MATERIAL.
- BUILDINGS WILL HAVE ARCHITECTURAL INTEGRALOUS COMPOSITE SHINGLES AND ALL ROOF VENTS WILL BE FINISHED TO MATCH THE BUILDING MATERIALS.
- ROLL OUT TRASH AND RECYCLING BINS WILL BE PROVIDED FOR EACH UNIT FOR PRIVATE TRASH AND RECYCLING COLLECTION.
- TRASH AND RECYCLING WILL BE COVERED FROM ALLEY WHEN BEING STORED.

NOTE: THE ATTACHED CONCEPTUAL RENOVATIONS ARE SOLELY FOR THE PURPOSE OF ILLUSTRATING THE DESIGN.

ARCHITECTURAL NOTES

ARCHITECTURAL COMPOSITION
 (NOTE: THE ARCHITECTURAL ELEVATIONS ON THIS SET ARE INTENDED TO CONVEY DESIGN INTENT AND ARE SUBJECT TO FINAL DESIGN. FINAL DESIGN COMMITMENTS BELOW ARE BASED ON THE PROVIDED IMAGERY FOR THE REZONING OF THIS PROJECT. ELEVATIONS SHOWN TO MATCH APPROVED DESIGN CONCEPT, MATERIALS, SPACING, AND WINDOWS.)

- IN AN EFFORT TO ENHANCE THE ARCHITECTURAL COMPATIBILITY, SCALE AND STREETSCAPE PRESENCE FOR THE PROJECT, THE FOLLOWING ARCHITECTURAL DETAILS THAT WILL APPLY TO ALL UNITS:
- MINIMUM OVERHANG FOR GABLE ROOF OR MINIMUM 12" OVERHANG FOR EYE
- MINIMUM ROOF PITCH: 4:12
- WINDOW MULLIONS ALONG FRONT FACADE WILL BE PROVIDED
- ARCHITECTURAL PLACEMENT ALONG THE FACADE (PER BUILDING) TO BREAK THE ROOF LINE
- FIBER CEMENT BOARD, BOARD & BATTEN OR MASONRY FACADES (VINYL ACCEPTABLE FOR SOFFITS, WINDOWS AND OTHER ACCESSORY ARCHITECTURAL FEATURES)
- ANY PORCHES OR STAIRS WILL HAVE RAILINGS
- IDENTICAL INDIVIDUAL UNIT ELEVATIONS WILL NOT BE ALLOWED IMMEDIATELY ADJACENT TO ONE ANOTHER

ARCHITECTURAL COMPOSITION FOR EACH BUILDING FACADE (MULTIPLE UNITS - 6 MAX). ALL BUILDINGS WILL FEATURE ONE OF EACH OF THE FOLLOWING ARCHITECTURAL FEATURES

- FRONT PORCHES
- GABLE ROOF OR SIDE FACINGS (FRONT FACING GABLE ROOF TO HAVE DECORATIVE VENT OR DECORATIVE TYPE BRACKETS)
- GABLE ROOF OR SIDE FACINGS (FRONT FACING GABLE ROOF TO HAVE DECORATIVE VENT OR DECORATIVE TYPE BRACKETS)
- A MINIMUM OF 2 STEPS (12" THRESHOLD) FROM SIDEWALK APPROACHING UP TO THE STAIRS OR THE FRONT PORCH HEIGHT DEPENDS ON FINAL GRADING & ENGINEERING FOR THE SITE)

IN ADDITION TO THE REQUIREMENTS OF THE ARCHITECTURAL FEATURES ABOVE, THE FOLLOWING OPTIONAL ARCHITECTURAL DETAILS MAY BE INCORPORATED INTO THE BUILDING FACADES TO PROVIDE VARIATION AND SCALE ALONG THE STREETSCAPE. THESE MAY BE USED AT THE PETITIONER'S DISCRETION THROUGHOUT THE PROJECT:

- ROOF VARIATION (GABLE/FLAT/DORMER WINDOWS)
- MASONRY FACADES
- BRICK OR MASONRY CLAD THE SLAB (IN THE CASE OF ELEVATED SLABS) AND HAVE CLIPBOARD OVERHANG THE BRICK.

ADDITIONAL LOT REQUIREMENTS:

- MIN LOT SIZE: 1,100 SF SUBLOTS (PER UNIT)
- MIN FRONT SETBACK: 10' FRONT YARD
- MIN REAR YARD SETBACK: 9' FOR CORNER LOTS
- 1' OVERHANG FOR EAVES AND ARCHITECTURAL FEATURES



100

100

TRAFFIC IMPACT ANALYSIS

PINEVILLE TOWNHOMES

NC 51 (Rock Hill-Pineville Road) & Downs Road
Pineville, North Carolina



for
LandDesign
(On Behalf of Kaplan Residential)
May 2019
387-024 (C-2165)

NORTH CAROLINA
PROFESSIONAL
SEAL
16315
ENGINEER
RANDY C. BOYD
Randy C. Boyd
MAY 22, 2019

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

704.343.0608
www.drgp.com



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EXECUTIVE SUMMARY

Kaplan Residential proposes to construct 175 townhomes located on the northwest quadrant of NC 51 (Rock Hill-Pineville Road) and Downs Road in Pineville, NC (see Figure 1). The townhome (multi-family low-rise) development is expected to be completed in 2021.



Rock Hill-Pineville Road Facing West Along Site

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the North Carolina Department of Transportation’s (NCDOT) “Policy on Street and Driveway Access to North Carolina Highways, Chapter 4 Part C” and the Town of Pineville’s requirements. It provides intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:

- 2019 Existing Conditions
- 2021 No Build
- 2021 Build

The area of influence of the study site as indicated by Pineville and NCDOT staff includes the following one existing intersection and one proposed right-in/right-out only (RI/RO) intersection:

1. Downs Road & Downs Circle/Proposed Access “A” (unsignalized)

According to the site plan (see Overall Master Plan), access to the development is expected to occur via two unsignalized locations:

- Proposed Full Movement Access “A” – located on Downs Road opposite Downs Circle (forming a four-legged intersection). It is assumed that this access will be secondary in nature – the Proposed RI/RO access on NC 51 (described below) will be the main entrance to the project.
- Proposed Right-in/Right-out (RI/RO) Access – located on NC 51 approximately 475 feet west of Downs Road (not required to be analyzed)

The proposed trip generation results indicate that the residential development is expected to generate 82 AM peak hour trips and 97 PM peak hour trips.

Per NCDOT and Pineville, no nearby approved (offsite) developments are located within the area of influence.

Currently, the existing Downs Road & Downs Circle unsignalized intersection operates at an HCM 6th TWSC LOS “A” in both peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS “D” or better.

NCDOT ANALYSIS REQUIREMENTS - In order to determine the mitigation responsibility of the developer, this study compares 2018 Build results to the 2018 No Build results.



Chapter 5, Section J of the July 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways, the applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- The total average delay at an intersection or an individual approach increases by 25% or greater, while maintaining the same level of service,
- The Level of Service (LOS) degrades by at least one level at an intersection or an individual approach,
- Or the Level of Service is "F" for an intersection or an individual approach.

This section of the access policy also states that, mitigation improvements shall be identified when the analysis indicates that the 95th percentile queue exceeds the storage capacity of the existing lane.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) we recommend the following configurations/modifications at the study intersection/proposed accesses:

2021 Build Suggested Configuration/Modifications:

1. Downs Road & Downs Circle/Proposed Access "A" (unsignalized)

We propose the following intersection configuration:

- Re-mark the existing westbound right turn lane on Downs Circle to a combined thru-right turn lane
- Re-mark the existing northbound TWLTL on Downs Road at Downs Circle/Proposed Access "A" with a 50-foot left turn lane
- Proposed Access "A" should include the following cross-section:
 - A westbound receiving lane
 - An eastbound left turn lane with 50 feet of storage
 - An eastbound combined thru-right turn lane

NC 51 (Rock Hill-Pineville Road) & Proposed RI/RO Access (unsignalized)

- Construct a westbound right turn lane on NC 51 with 100 feet of storage and appropriate bay taper. The existing median on NC 51 at the Proposed RI/RO Access will prohibit left entering and left exiting movements

In summary, the proposed residential townhome development is not expected to create extensive roadway/intersection issues, especially with the anticipated minimal amount of traffic associated with the residential development.



PROPOSED DEVELOPMENT

Kaplan Residential proposes to construct 175 townhomes located on the northwest quadrant of NC 51 (Rock Hill-Pineville Road) and Downs Road in Pineville, NC (see Figure 1). The townhome (multi-family low-rise) development is expected to be completed in 2021.

According to the site plan (see Overall Master Plan), access to the development is expected to occur via two unsignalized locations:

- Proposed Full Movement Access "A" – located on Downs Road opposite Downs Circle (forming a four-legged intersection). It is assumed that this access will be secondary in nature – the Proposed RI/RO access on NC 51 (described below) will be the main entrance to the project.
- Proposed Right-in/Right-out (RI/RO) Access – located on NC 51 approximately 475 feet west of Downs Road (not required to be analyzed)

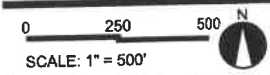


**Rock Hill-Pineville Road
Facing West Along Site**



PINEVILLE TOWNHOMES TIA
PINEVILLE, NC

**AREA of
INFLUENCE**





PROJECT #: 387-024
DRAWN BY: SSA
CHECKED BY: REG

MARCH 2019

REVISIONS:

LEGEND

-  Traffic Signal
-  Stop Sign Control

DEVELOPMENT DATA

TOTAL: 175 UNITS
22' x 50' : 126 UNITS
18' x 50' : 50 UNITS

TOTAL PARKING REQUIRED: 569 SPACES (3.25 SPACES/UNIT)
TOTAL PARKING PROVIDED: 787 SPACES (6.06 SPACES/UNIT)
GARAGE: 300 SPACES
DRIVEWAY: 300 SPACES
ON-STREET: 187 SPACES



HIGHWAY 51 - CAPSTONE PINEVILLE, NC - OVERALL MASTER PLAN

PN 1016506 | 04.29.2019

LandDesign.





AREA CONDITIONS

The area of influence of the study site as indicated by Pineville and NCDOT staff includes the following one existing intersection and one proposed (right-in/right-out only [RI/RO]) intersection:

- 1. Downs Road & Downs Circle/Proposed Access "A" (unsignalized)



**Downs Road Facing South
Toward Downs Circle/
Proposed Access**



**Downs Circle Facing West
Toward Downs Road/
Proposed Access**



**Rock Hill-Pineville Road
Facing East Along Site**

As indicated on the most current NCDOT Functional Classification information, NC 51 (Rock Hill-Pineville Road) is a minor arterial roadway with a posted speed limit of 45 mph in the vicinity of the Pineville Townhome site (located along the south side of the development). The roadway is a four-lane median-divided facility (two lanes in each direction) with appropriate left and right turn lanes. The roadway includes curb/gutter, planting strip, and sidewalk on both sides of the corridor.

Downs Road is classified as a local roadway, with a posted speed limit of 45 mph (located along the east side of the development). The roadway is a two-lane facility with a left turn lane/two-way left-turn lane at Downs Circle. Curb/gutter is located on both sides of the street along the site frontage.

Morning (7:00-9:00 AM) and afternoon (4:30-6:30 PM) peak period turning movement counts were conducted at the existing unsignalized intersection on Tuesday April 2, 2019 (while school was in session).

In addition to the intersection turning movement counts, NCDOT is the source for average annual two-way daily traffic (AADT) volumes within the area of influence. The latest (2016) AADT volumes are depicted in Table 1.

Table 1: Average Annual Daily Traffic Volumes (veh. per day)

Roadway	2016
Downs Rd. along site	5,400
NC 51 west of site	15,000
NC 51 east of site	17,000



According to the latest online crash data collected by NCDOT for 2014-2018 there is no reported crash data in the vicinity of the proposed site.

Figure 2 shows the 2019 existing and 2021 No Build traffic volumes for the AM and PM peak hours as well as the directional distribution for the site traffic. These directional distribution percentages were derived from the existing traffic volumes and the AADT volumes described previously (and approved in the previous TIA for the proposed site).



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

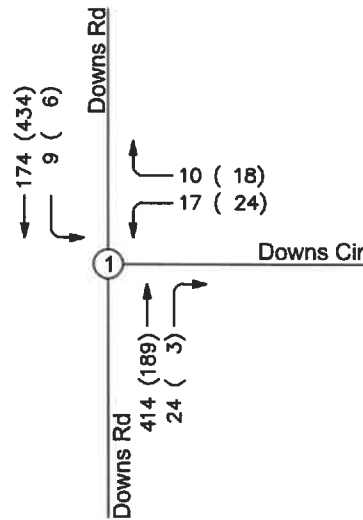
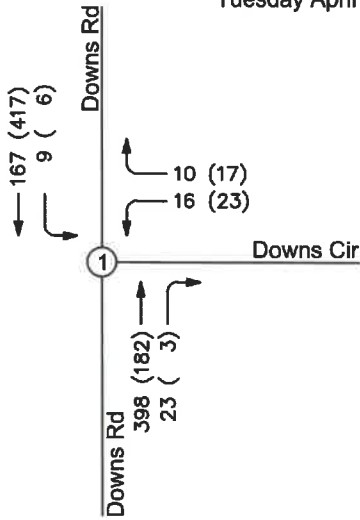
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgp.com

PINEVILLE TOWNHOMES TIA
PINEVILLE, NC

2019 EXISTING PEAK HOUR TRAFFIC VOLUMES

2021 NO BUILD PEAK HOUR TRAFFIC VOLUMES

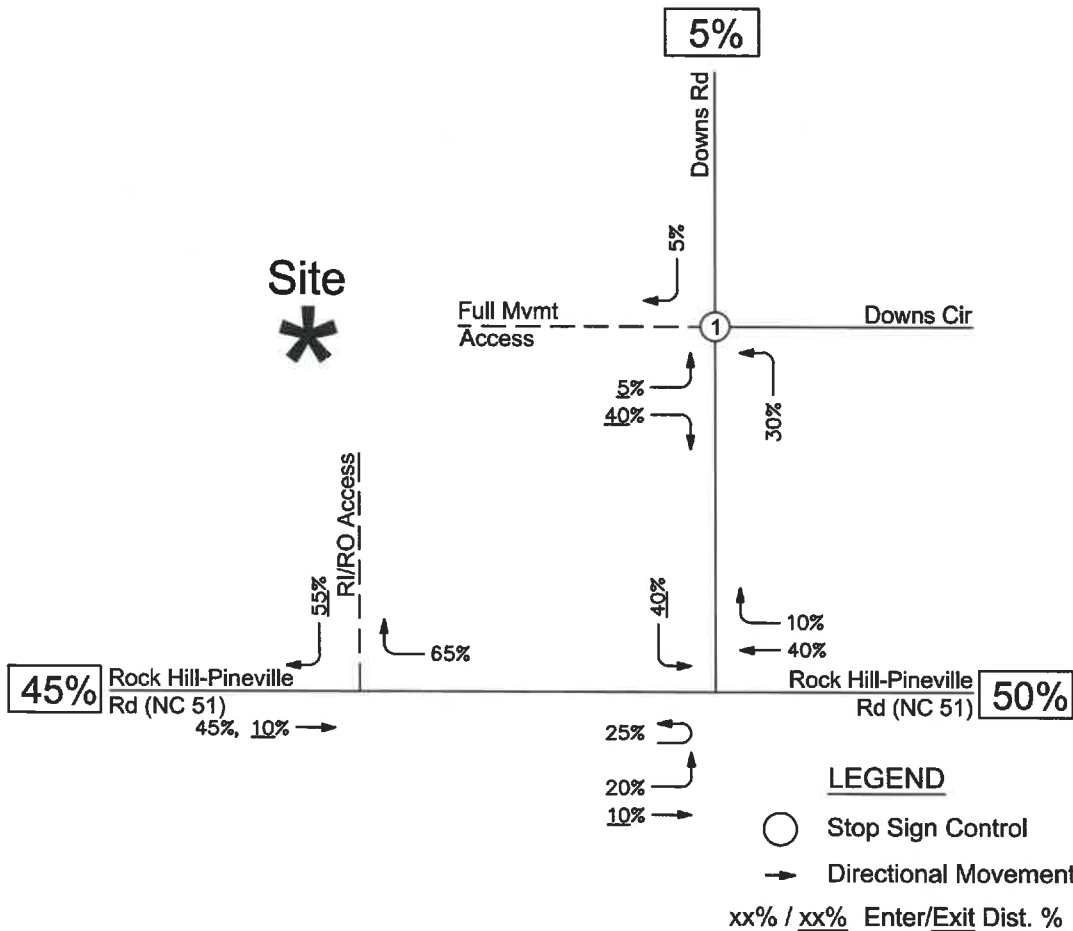
-Counts collected
Tuesday April 2, 2019



LEGEND

- Stop Sign Control
 - Directional Movement
- VOLUMES: AM (PM)

SITE DIRECTIONAL DISTRIBUTION



EXISTING/NO BUILD PEAK HOUR TRAFFIC VOLUMES & SITE DIRECTIONAL DISTRIBUTION



PROJECT #: 387-024
DRAWN BY: SSA
CHECKED BY: REG

MAY 2019

REVISIONS:



PROJECTED TRAFFIC

The projected background traffic volumes used in the analyses were developed from the existing (year 2019) peak-hour-turning-movement-count data. Per Pineville, a 2% per year growth rate was used for the 2021 background volumes.

The daily and peak-hour-trip-generation data for the site is presented in Table 2. The values for the trips generated by the land uses are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017.

Table 2: Site Trip Generation

Land Use [ITE Code]	Weekday Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Development							
Townhomes [220] (Multi-Family Low-Rise)	175 DU	19	63	82	61	36	97

References:

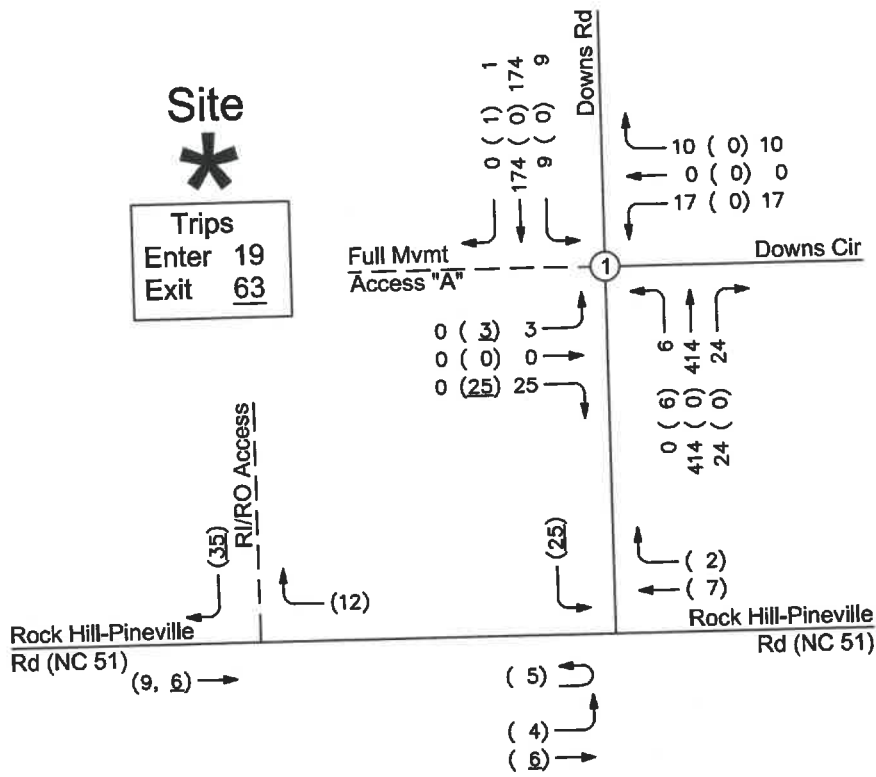
Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

The proposed trip generation results indicate that the residential development is expected to generate 82 AM peak hour trips and 97 PM peak hour trips.

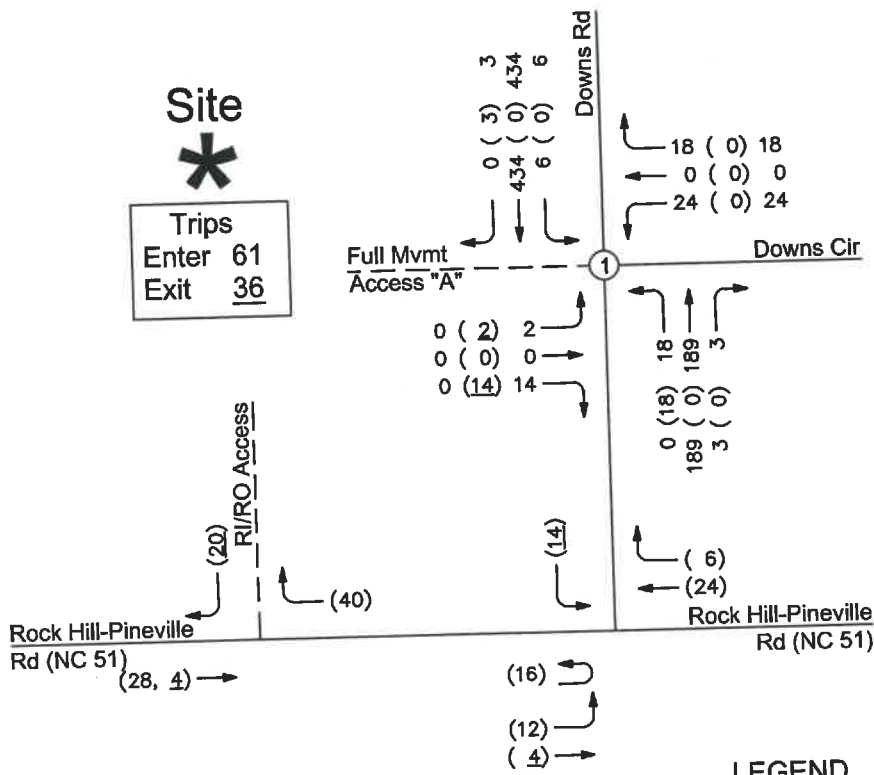
Per Pineville, no nearby approved (offsite) developments are located within the area of influence.

The trip assignments for the 2021 morning and afternoon peak hour traffic volumes are presented in Figure 3. The background traffic is indicated to the far left of the movement arrows followed by the site traffic in parentheses. The two volumes are added to obtain the projected total traffic for that movement: Background + (Site) = Total.

2021 AM PEAK BUILD TRAFFIC VOLUMES



2021 PM PEAK BUILD TRAFFIC VOLUMES



LEGEND
 ○ Stop Sign Control
 → Directional Movement
 VOLUMES: Bkgd. (Site) Total

Item 7.

DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2400 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.543.0608
 www.drgp.com

PINEVILLE TOWNHOMES TIA
 PINEVILLE, NC

2021 BUILD PEAK HOUR TRAFFIC VOLUMES

0 _____ NTS N

SCALE: NTS

PROJECT #: 387-024
 DRAWN BY: SSA
 CHECKED BY: REG

MAY 2019

REVISIONS:

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TRAFFIC ANALYSIS

The intersections identified within the area of influence were analyzed to identify the traffic impact that the site development has under the build scenario. The traffic analysis is based on the LOS analysis at the identified intersection. The intersection was analyzed assuming the buildout of the site in 2021.

LOS is a qualitative measurement of traffic operations. It is a measure of delay time. The Transportation Research Board's Highway Capacity Manual¹ (HCM) defines six levels of service for intersections with LOS "A" representing the best operating condition and LOS "F" the worst.

SYNCHRO 10.3 was the software tool used in determining the delay, capacity and corresponding level of service at the study intersection. The intersection worksheet reports are provided in the Appendix.

For the analysis of unsignalized intersections, the vehicular movements that must stop at the intersection experience delay (i.e. the minor leg of the intersection). For descriptive purposes:

- LOS results between "A" and "C" for the side (minor) street approach are assumed to represent short vehicle delays
- LOS results between "D" and "E" for the side (minor) street approach are assumed to represent moderate delays
- LOS results of "F" for the side (minor) street approach is assumed to represent long delays.

It should be noted that stop sign controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Table 17-2 gives the criteria for unsignalized intersections.

HCM 6 th For Two-Way-Stop-Controlled (TWSC) Intersection Table 17-2		
Unsignalized Int. LOS	Stopped Delay per Vehicle (sec/vehicle)	Delay Description
A	< 10.0	Short Vehicle Delays
B	> 10.0 and < 15.0	
C	> 15.0 and < 25.0	
D	> 25.0 and < 35.0	Moderate Vehicle Delays
E	> 35.0 and < 50.0	
F	> 50.0	Long Vehicle Delays

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the North Carolina Department of Transportation's (NCDOT) "Policy on Street and Driveway Access to North Carolina Highways, Chapter 4 Part C". It provides intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:

¹ National Research Council. Transportation Research Board. Highway Capacity Manual, Washington, DC. 2002. Chapters 2, 16, and 17.



- 2019 Existing Conditions
- 2021 No Build
- 2021 Build

Currently, the existing Downs Road & Downs Circle unsignalized intersection operates at an HCM 6th TWSC LOS "A" in both peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS "D" or better.

NCDOT ANALYSIS REQUIREMENTS - In order to determine the mitigation responsibility of the developer, this study compares 2021 Build results to the 2021 No Build results (see Table 3).

Chapter 5, Section J of the *July 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways*, the applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- *The total average delay at an intersection or an individual approach increases by 25% or greater, while maintaining the same level of service,*
- *The Level of Service (LOS) degrades by at least one level at an intersection or an individual approach,*
- *Or the Level of Service is "F" for an intersection or an individual approach.*

This section of the access policy also states that, *mitigation improvements shall be identified when the analysis indicates that the 95th percentile queue exceeds the storage capacity of the existing lane.*

Base assumptions for the analysis scenarios include:

- A 2% per year background growth rate between the existing and future 2021 conditions
- All study intersections and movements assume a 0.90 peak hour factor
- A 2% heavy vehicle percentage was used in all analysis for all approached at the study intersection

In addition to the Synchro 10.3 analysis results SimTraffic 10.3, a traffic simulation software application for unsignalized and signalized intersections, was used to calculate the maximum queue lengths at the study intersections. The Synchro and SimTraffic results of the analysis scenarios are displayed per intersection and presented in Tables 3 and 4.



1. Downs Road & Downs Circle

Table 3: Downs Road & Downs Circle Levels of Service

Intersection	Intersection/ Approach	AM Peak			PM Peak		
		Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)	LOS
2019 Existing Conditions							
1. Downs Rd. & Downs Cir.	<i>Intersection</i>	0.6	-	A	0.8	-	A
	Northbound	0.0	-	A	0.0	-	A
	Southbound	0.4	-	A	0.1	-	A
	Westbound	11.8	-	B	11.2	-	B
2021 No Build							
1. Downs Rd. & Downs Cir.	<i>Intersection</i>	0.6	-	A	0.8	-	A
	Northbound	0.0	-	A	0.0	-	A
	Southbound	0.4	-	A	0.1	-	A
	Westbound	12.0	-	B	11.3	-	B
2021 Build							
1. Downs Rd. & Downs Cir./Prop. Access "A"	<i>Intersection</i>	1.2	-	A	1.4	-	A
	Northbound	0.1	-	A	0.7	-	A
	Southbound	0.4	-	A	0.1	-	A
	Eastbound	10.1	-	B	12.0	-	B
	Westbound	14.6	-	B	14.2	-	B

Existing Conditions

Currently the worst leg of the intersection (westbound) operates with a LOS "B" in both peak hours.

2021 No Build Conditions

With the inclusion of the grown background traffic, the worst leg of the intersection (westbound) operates with a LOS "B" in both peak hours.

2021 Build Conditions

We propose the following intersection configuration:

- Re-mark the existing westbound right turn lane on Downs Circle to a combined thru-right turn lane
- Re-mark the existing northbound TWLTL on Downs Road at Downs Circle/Proposed Access "A" with a 50-foot left turn lane
- Proposed Access "A" should include the following cross-section:
 - A westbound receiving lane
 - An eastbound left turn lane with 50 feet of storage
 - An eastbound combined thru-right turn lane

Assuming this configuration, the worst leg of the intersection (westbound) operates at a LOS "B" during both peak hours.

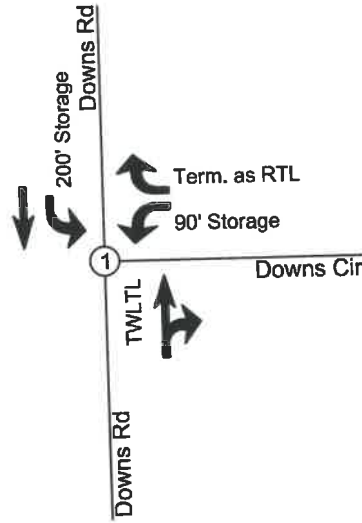


Table 4: 2021 Vehicle Queue Lengths

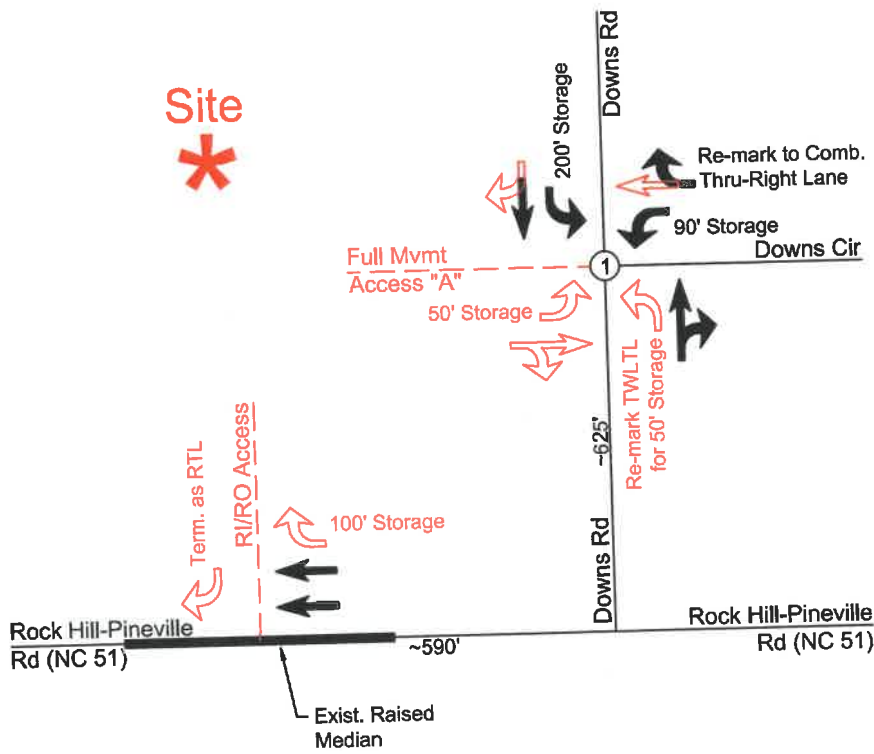
Intersection and Approach		Existing/Proposed Storage		AM Peak Queue Length (feet)			PM Peak Queue Length (feet)		
		Left	Right	Left	Thru	Right	Left	Thru	Right
2021 No Build									
1. Downs Rd. & Downs Cir.	NB	-	-	-	0'	-	-	0'	-
	SB	200'	-	28'	0'	-	18'	0'	-
	WB	90'	Term.	38'	-	30'	45'	-	38'
2021 Build									
1. Downs Rd. & Downs Cir./Prop. Access "A"	NB	50'+TWLTL	-	18'	0'	-	27'	0'	-
	SB	200'	-	28'	0'	-	20'	0'	-
	EB	50'	-	31'	62'	-	16'	31'	-
	WB	90'	-	46'	30'	-	36'	30'	-

The existing and recommend laneage is shown on Figure 4. Figure 5 shows the conceptual designs of the suggested improvements.

EXISTING LANEAGE



SUGGESTED LANEAGE

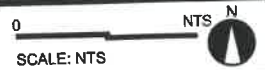


LEGEND

-  Stop Sign Control
-  Existing Laneage
-  Suggested Laneage

PINEVILLE TOWNHOMES TIA PINEVILLE, NC

EXISTING/ SUGGESTED LANEAGE



PROJECT #: 387-024
DRAWN BY: SSA
CHECKED BY: REG

MAY 2019

REVISIONS:

PINEVILLE TOWNHOMES TIA
PINEVILLE, NC

CONCEPTUAL
IMPROVEMENTS

SCALE: 1" = 80'
0 40 80

PROJECT #:
387-024
DATE:
MAY 2019

REVISIONS:



Rock Hill-Pineville, Inc. (RHC 53)

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CONCLUSION

In conclusion, the proposed residential townhome development is not expected to create extensive roadway/intersection issues, especially with the anticipated minimal amount of traffic associated with the residential development.

The suggested mitigation for the study/access intersections are illustrated in detail conceptually on Figure 5.



APPENDIX

spaces. Staff recommends striped sidewalk crossings and a sidewalk pad where missing from the first front right driveway entrance. Staff would also note that all town standard construction specifications and ADA requirements be met per usual. If fencing is considered and if it is in the road right-of-way, it needs to be clear who maintains that fence.

Staff would note that the request of the expansion is just for the saw and shed. Any other expansions would need to come back before Council.

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant's request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.



Submit to Planning Department, 200 Dover St, Pineville, NC 28134
Phone (704) 889-2291 Fax (704) 889-2293

Office Use Only: _____ Application #: _____
Payment Method: Cash Check Credit Card Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: The Building Center Inc Phone: 704-889-8182
Applicant's Mailing Address: 10201 INDUSTRIAL DRIVE Pineville N.C 28134

Property Information:

Property Location: 10201 INDUSTRIAL DRIVE Pineville N.C 28134
Property Owner's Mailing Address: 10201 INDUSTRIAL DRIVE Pineville N.C 28134
Property Owner Name: Norris Family Investments Phone: 704-889-8182
Tax Map and Parcel Number: _____ Existing Zoning: _____

Which are you applying (Check all that apply):

Rezoning by Right _____ Conditional Zoning Conditional Rezoning _____ Text Amendment _____

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use BUILDING MATERIALS AND OUTDOOR COVERED LUMBER SAW
Acreage _____ Square Feet _____ Approximate Height _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

[Signature] _____ Date 8/4/20
Signature of Applicant
[Signature] _____ Date 8/4/20
Signature of Property Owner (if not Applicant)
[Signature] _____ Date _____
Signature of Town Official

HOLTEC SAW---VARIO SET UP

The Building Center Inc supplies building products across North Carolina , South Carolina . The apartment market has change over the years and now they are requiring special size lumber and special size studs. The lumber mills are not set up for this as they are set for the mass shipment of standard size product. In order for The Building Center Inc. to supply our customers it is required that we install a Holtec saw. The saw measures app 9'wide X 60' long it operates with an electric motor and an 8' enclosed chain saw blade. With the chain saw blade being electric it has a low noise level and it produces chips that drop into a conveyor belt under the saw and exits into a 2 yard dumpster. The dumpster is dumped after each run of material. Dust level is very low because you are producing wood chips and not fine saw duct like a standard saw blade. This saw allows the operator to square up a unit of lumber and cut the required size in 60 seconds with one pass of the blade. The front side of the building is open for loading and unloading the saw and allows good air flow during operation. The saw and building are blown with air hose and cleaned after each run . This saw would operate on an average of 2 days per week

Coy Coley

The Building Center Inc.

HOLTEC®

PO Box 2190
 Braden FL 33509
 Toll Free: (800) 346-5832
 Fax: (813) 752-8042
info@holtecusa.com
www.holtecusa.com

February 15, 2019

Mr. Coy Coley
 The Building Center Inc (1690)
 PO Box 357 (10201 Industrial Dr)
 Pineville NC 28134

Dear Mr. Coley:

We are extremely pleased to submit our quotation, particulars as follow:

ONE HOLTEC SELECUT® V Series Precision Crosscut System with 6m (~20') Fixed Frame Assembly and INLINE POWER SQUEEZE PACKAGE ALIGNMENT ASSEMBLY, approximate total weight of system is 20,000 LBS and particulars as follow:

- HOLTEC V Series Vertical Cutting (Proportional Swivel) Base Unit
- HOLTEC (Patent Pending) Solid Main Frame for Vertical Cutting
- Hydraulic Cylinder, 1300mm (~51") total vertical/proportional stroke with Proportional Depth Swivel
- Siemens 15.0Kw (~18hp) Electric Motor with Integrated Starters Input Voltage: 460v, 60Hz, 3P
- Siemens 3.5kw (~4hp) Hydraulic Motor with Integrated Starters, 100% ED, IP54
- Rexroth hydraulic valves for electronic control center with adjustable depth of cut
- 14 liter chain lubrication oil tank with automatic chain lubrication using an electric oiler
- Quick chain tensioning and release device
- HOLTEC Stellite® Armored Guide Bar #3321, 160cm/63" effective cutting length
- STIHL® Hard-Chromed Scratcher® Chain #8719, 160cm/63" effective cutting length
- Operations Control Center with MacroLon® Shielding
- Dust Retention and Housing Enclosure around Cutting System
- Laser Guide for Cutting

Main Frame Assembly

Complete Fixed Frame Assembly to accommodate maximum 6m (20') Packages, Operator's platform frame, stairs, supports, bases, etc., precision of +/-1mm (.040"), AND INCLUDES:

ELECTRONIC LENGTH MEASURING SYSTEM - microprocessor controlled accuracy to +/- 1mm (.040"), manufactured by HENGSTLER Germany, LED readout on control panel, reset switches automatically adjust for saw kerf in indicated length

ELECTRONIC POSITIONING AND TRAVEL - Movement of Operator's Platform by means of a Demag® Electric Drive Motor, Four Speed Bidirectional Variable Controls, Automatic Brake and Lockout

INLINE POWER PACKAGE-SQUEEZE ALIGNMENT ASSEMBLY: The Package Alignment station is constructed with a lateral frame and incorporates a 30l/min, 4.0kw (5.5hp) hydraulic system to control the horizontal movement and pushing power of the primary alignment wall as well as the horizontal movement of the secondary alignment wall. The range of movement is from 2.4m (8') to 6m (20') with an electronic locking mechanism. The primary alignment wall also incorporates a "rapid return" hydraulic cylinder with an approximate range of 300mm (12") and is constructed with a resistance sensing valve, which acts as a safety bleed in the event a package aligns itself prior to the full extension of the hydraulic cylinder. The controls (electric/hydraulic) for the package aligning station are incorporated into the main operator's control stand.

TOTAL PRICE, DELIVERED & INSTALLED, Pineville NC 28134

Continued.../2

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PROJECT:
The Building Center
10049 Industrial Drive
Plyville, NC

PREPARED BY:
Wich & Associates
10000 W. 11th St., Suite 200
Overland Park, KS 66212
Tel: 913-666-7700
Fax: 913-666-7701
www.wich.com



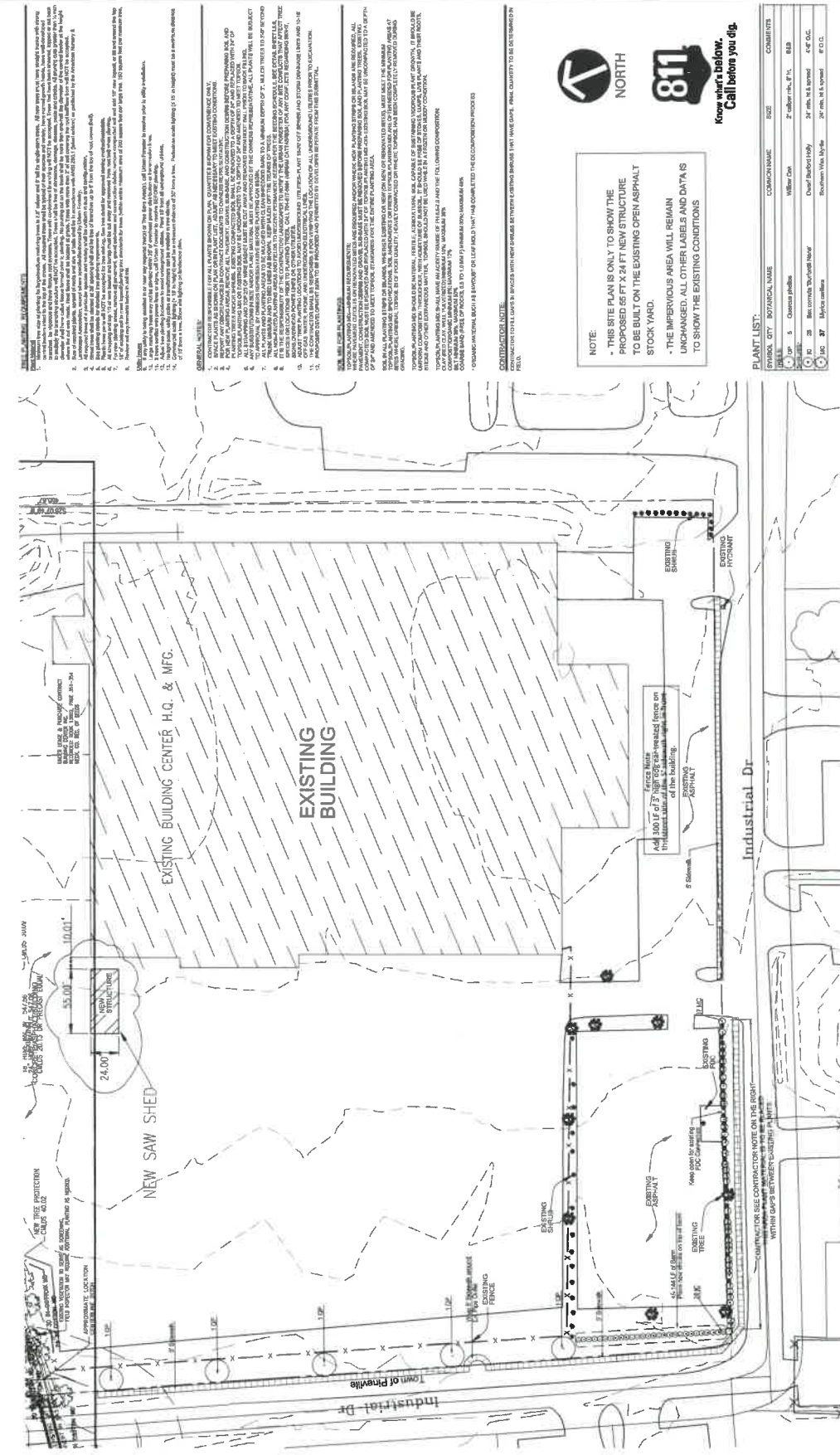
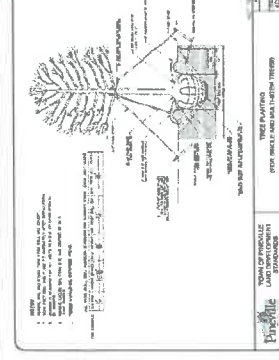
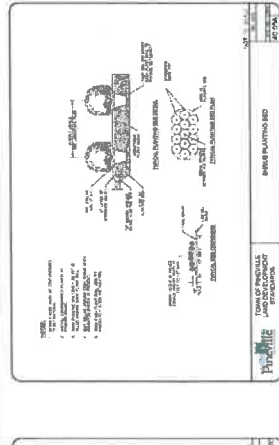
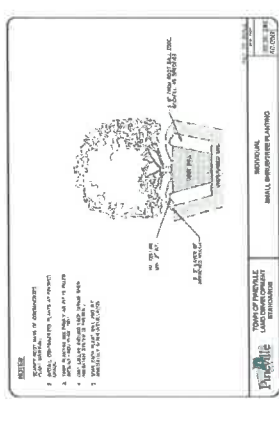
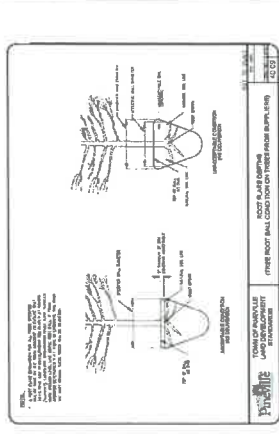
SCALE:
1 inch = 40 ft.

DRAWN BY: CKG
CHECKED BY: GHW
SCALE: 1"=40'
DATE: 10.19.2020

NO. DATE DESCRIPTION BY:
1 11/20/20 C19 Comments CKG
2 12/14/20 C19 Comments CKG

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L100



NOTE:
THIS SITE PLAN IS ONLY TO SHOW THE PROPOSED 66 FT X 24 FT NEW STRUCTURE TO BE BUILT ON THE EXISTING OPEN ASPHALT STOCK YARD.
- THE IMPERVIOUS AREA WILL REMAIN UNCHANGED. ALL OTHER LABELS AND DATA IS TO SHOW THE EXISTING CONDITIONS

PLANT LIST:

SYMBOL	QTY	SYMBOLICAL NAME	COMMON NAME	SIZE	COMMENTS
1	5	Quercus rubra	White Oak	2" caliper min. 8' H.	818
2	5	Quercus prinus	White Oak	2" caliper min. 8' H.	818
3	20	Thuja occidentalis	Green Tree	3/4" min. 8' H.	818
4	20	Thuja occidentalis	Green Tree	3/4" min. 8' H.	818
5	20	Thuja occidentalis	Green Tree	3/4" min. 8' H.	818

CONTRACTOR NOTE:
VERIFY ALL DIMENSIONS TO BE SHOWN IN SPACES WITH NEW SPACES BETWEEN EXISTING STRUCTURES THAT HAVE GAPS. FINAL QUANTITY TO BE DETERMINED BY FIELD.



The Building Center Inc 10201 Industrial Drive Pineville N.C 28134

Subject; HOLTEC Precision crosscut system.

The residential and commercial market's have changed over the last 20 years from standard lumber sizes to what is know today as precision end cut products. Builders use to purchase 2x4x93 studs and if the customer required a 9' or 10' walls they would buy longer size and cut on site. Today's market operates on high end production goals from start to finish on a new house to an average of 45days. This requires the suppliers to update their operations to meet this current demand or loose customers and market share. Todays market requires 92 5/8, 117 5/8, 129 5/8 and 139 8/5 studs

The HOLTEC SAW was designed to meet this market demand , the saw will press the unit square then with one pass cuts a full unit of lumber to the precise measurement required in 60 seconds. The saw is equipped with a 8' chain saw type blade incased in a covered housing powered by a 5 horse power electric motor . This provides for fasts precision cuts at a low noise volume .The waste is wood chips(not the fine saw dust that we see with a standard saw) that drop into a conveyer under the saw and are transferred into a 2 yard dumpster . The saw area is cleaned after each day of operation and the waste sent to be recycled.

This saw would operate on an average days per week

HOLTEC

PO Box 2190
 Brandon FL 33509
 Toll Free: (800) 346-5832
 Fax: (813) 752 8042
info@holtecusa.com
www.holtecusa.com

Sound Level Readings for the Holtec Saw located at 10201 Industrial Drive, Pineville, NC 28134.

The Sound level was recorded using a handheld meter and facing the machine. Levels were recorded at distances of 5, 25, 50, 100, and 200 feet. Samples were taken with the saw off (ambient noise), and with the saw running. The table below shows the average noise level reading recorded over a 20 second interval at the specified distance, and the peak recorded noise level reading over that same interval.

Distance	Saw Off		Saw Running	
	20s Average	Max	20s Average	Max
5'	65 dB(A)	71.5 dB(A)	84 dB(A)	86 dB(A)
25'	64 dB(A)	70 dB(A)	77 dB(A)	78 dB(A)
50'	66 dB(A)	74.1 dB(A)	70 dB(A)	70.6 dB(A)
100'	65 dB(A)	68.7 dB(A)	68 dB(A)	69 dB(A)
200'	66 dB(A)	71.8 dB(A)	66 dB(A)	74 dB(A)

West property line

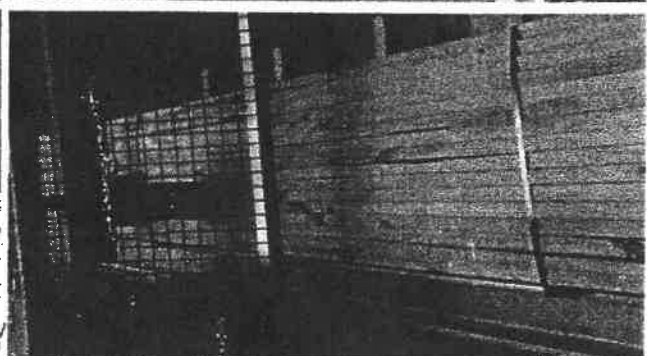
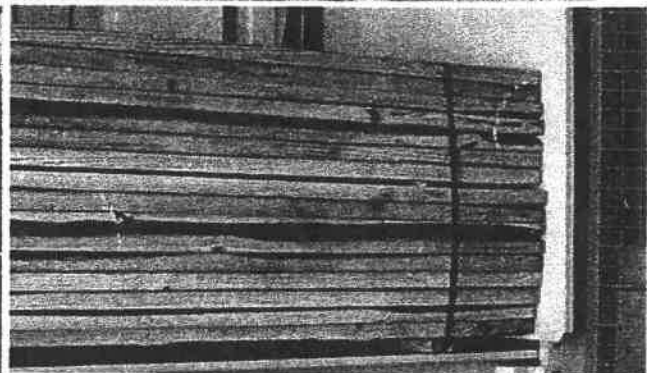
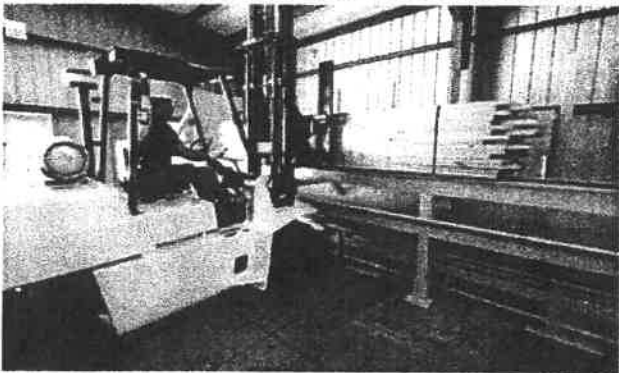
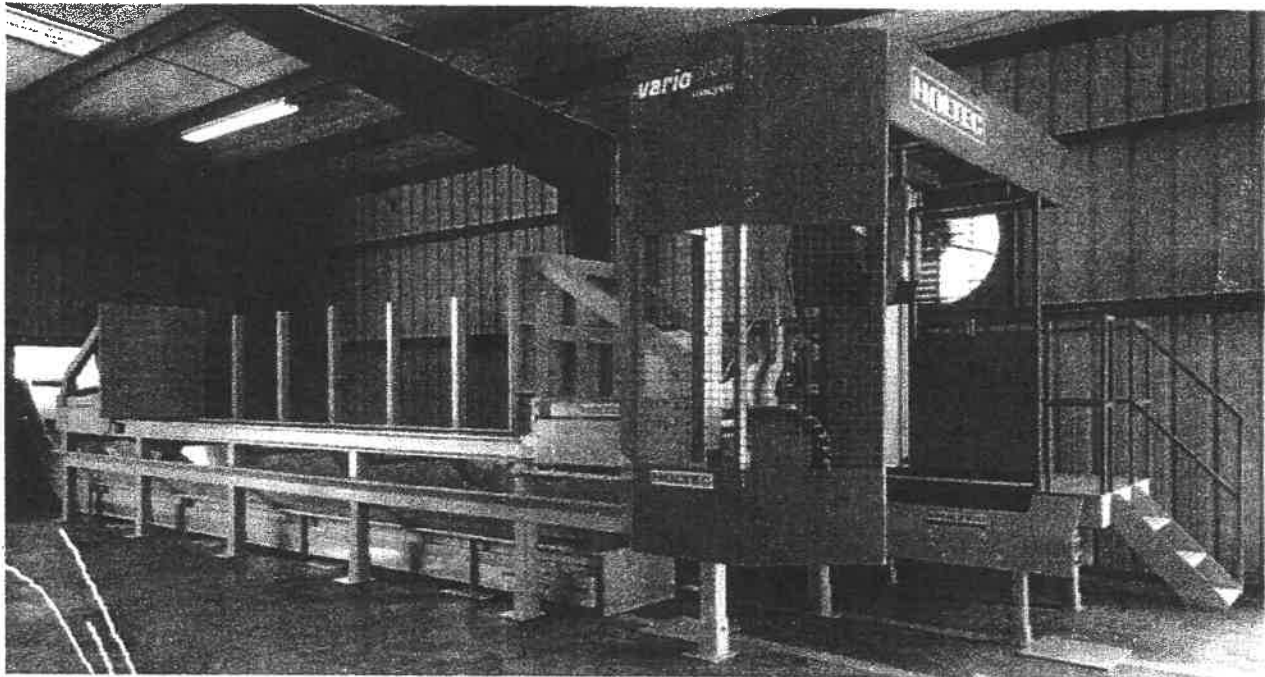
310' 57.2 dB(A) 57.2 dB(A) 57.5 dB(A) 57.2 dB(A)

North property line

420' 46.5dB(A) 46.5dB(A) 46.5 dB(A) 46.5dB(A)

HOLTEC®

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PO Box 264
 Harrisburg | NC 28075
 Phone 704.721.6449
 Fax 704.721.6459
 NC Firm License Number: C-1351

June 26, 2020

Mecklenburg County Code Enforcement

Project: The Building Center – Holtech Saw Upfit

Per the information provided to GAR Engineering concerning the Holtech Saw Upfit for The Building Center project located at 10202 Industrial Dr. in Pineville NC 28134, GAR Engineering, Inc. has found the following;

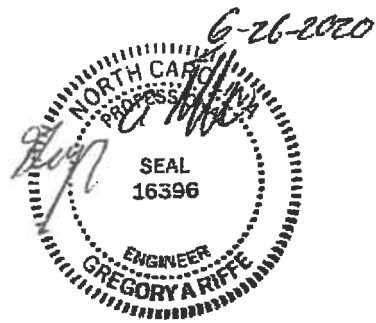
The Saw is to be installed under a 62' x 24' stand-alone structure which has a minimum separation of 10' from any other structure. Based on the dimensions provided which gives a total area of 1,488 square feet, a sprinkler system is not required in this area. This is based on 2018 North Carolina Fire Code 903.2.11.7 which requires an automatic sprinkler system to be provided in woodworking operations which exceed 2,500 square feet.

Please don't hesitate to reach out to GAR Engineering, Inc. if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg A Riffe'.

Gregory A. Riffe, P.E.
 President



MEMORANDUM

To: Mayor and Council

From: Ryan Spitzer

Cc: File

Date: 1/8/21

Re: Agenda Item - New Business: Award of Service Weapon and Badges to Retiring Police Officer

Pursuant to NC General Statute 20-187.2

The Town of Pineville has previously recognized the service of retiring police officers to our community with the presentation of the officer's service weapon and last badge worn in service. This gesture serves to demonstrate the town's appreciation for their service to our community.

Pursuant to N.C.G.S. 20-187.2, I request the disposition of the following service weapon and service badge to Chief Rob Merchant who will retire from the Pineville Police Department on January 1, 2021:

- Sig Sauer X Carry 9mm SN 58
- Chief Badge

Recommended Motion: Pursuant to General Statute 20-187.2, award the Sig Sauer X Carry 9mm SN 58 service weapon and police badge to Chief Rob Merchant upon his retirement.



RESOLUTION NO. 2021-01

**RESOLUTION OF THE TOWN OF PINEVILLE, NORTH CAROLINA
RECOGNIZING THE SERVICE OF POLICE CHIEF, ROB MERCHANT,
DECLARING HIS SERVICE WEAPON AND BADGE AS SURPLUS AND
AWARDING THEM TO HIM UPON HIS RETIREMENT**

WHEREAS, N.C.G.S. 20-187.2 authorizes governing boards of law enforcement agencies to award retiring officers with their badge and service weapon; and

WHEREAS, Rob Merchant served on the Pineville Police Force from 08/03/98 until his retirement on 01/01/21 as Chief of Police; and

WHEREAS, The Pineville Town Council has declared his service weapon, a Sig Sauer X Carry 9mm, Serial #58, and his Chief's Badge as surplus and awarded these items to him on the occasion of his retirement;

NOW, BE IT FURTHER RESOLVED, that Rob Merchant be recognized for his dedicated service in protecting the rights and freedoms, as well as ensuring the safety of the residents of the Town of Pineville.

Adopted this 12th day of January, 2021.



Jack Edwards, Mayor

ATTEST:


Barbara Monticello, Town Clerk



MEMO

TO: Mayor and Town Council
FROM: Barbara Monticello
DATE: 1/6/21
RE: New Business, Item #9



Mayor and Council:

Each year a list of meeting dates must be approved, posted and also kept on file in the Office of the Clerk. Below is a list of proposed meeting dates for Council's review and approval.

PROPOSED MEETING DATES FOR 2021

**SCHEDULE OF COUNCIL MEETINGS
FOR 2021**

(2nd Tuesday of each month @ HUT Meeting Facility @ 6:30 pm)

Tuesday, January 12, 2021
Tuesday, February 9, 2021
Tuesday, March 9, 2021
Tuesday, April 13, 2021
Tuesday, May 11, 2021
Tuesday, June 8, 2021
Tuesday, July 13, 2021
Tuesday, August 10, 2021
Tuesday, September 14, 2021
Tuesday, October 12, 2021
Tuesday, November 9, 2021
Tuesday, December 14, 2021

**SCHEDULE OF WORK SESSION MEETINGS
FOR 2021**

(4TH Monday of each month @ Pineville Tele/Elec Bldg. @ 6:00 pm)

Monday, January 25, 2021
Monday, February 22, 2021
Monday, March 22, 2021
Monday, April 26, 2021
Monday, May 24, 2021
Monday, June 28, 2021
Monday, July 26, 2021
Monday August, 23, 2021
Monday, September 27, 2021
Monday, October 25, 2021
Monday, November 22, 2021
Monday, December 27, 2021 Christmas Holiday –
Will need to reschedule to another day

SCHEDULE OF TELEPHONE BOARD MEETINGS FOR 2021

(quarterly @ Pineville Tele/Elec Bldg. @ 3:30 pm)

Thursday, March 25, 2021
Thursday, June 24, 2021
Thursday, September 23, 2021
Thursday, December 16, 2021

Approved this _____ day of January, 2021

(Mayor Jack Edwards)

Memorandum



To: Mayor and Town Council
From: Barbara Monticello
Date: 1/08/2021
Re: **New Business:** Annual Appointments

Each year the Council appoints representatives to various boards and committees as required by state law, town policy or agency regulations. This is typically done at the beginning of the year although some county committees/boards operate on a fiscal, rather than a calendar year and make their appointments at that time. The appointments that need to be made for 2021 are as follows:

THE PLANNING BOARD CURRENTLY CONSISTS OF THE FOLLOWING MEMBERS:

Jim Knowles (3 year term expires 12/22)
 Thomas White (3 year term expires 12/21)
 Eric Fransen (3 year term expires 12/22)
~~William Chaney (3 year term expires 12/21) (resigned, need to fill vacancy)~~
 Kevin Kendrick (3 year term expires 12/22)

Alternate to this board is Randy Smith (term exp 12/22) has stated his interest in moving to a regular seat on this board. Should he move to the regular seat that is vacant, then the alternate seat will need to be filled. Additionally, Mr. Gary Wright has also expressed interest in participating on this board.

THE BOARD OF ADJUSTMENT (BOA) CURRENT CONSISTS OF THE FOLLOWING MEMBERS:

Mark Matthews (3 year term expires 12/20) *still wants to participate, needs to be reappointed*
~~Joseph Yarber (3 year term expires 12/20) (resigned, need to fill vacancy)~~
 Thomas White (3 year term expires 12/21)
~~William Chaney (3 year term expires 12/21) (resigned, need to fill vacancy)~~
 Jeff King (3 year term expires 12/21)

Alternate to this board, Bill Ryan, has moved out of Pineville and is no longer eligible to participate on the board. That leaves two regular seats and one alternate seat vacant. Mr. Jim Knowles has expressed interest in participating on this board as well as continuing his participation on the Planning Board.

TELEPHONE BOARD: The Telephone Board will consist solely of Town Council Members, the Town Manager and Telecommunications Director.

Terms for the following boards/committees are as follows:

<u>Committee</u>	<u>Current</u>	<u>Proposed</u>
CITIZENS TRANSIT ADVISORY GROUP:	Tommy Fellers (term expires 6/30/20)	Board has not asked for a new volunteer
ARTS and SCIENCE COUNCIL: ADVISORY COMMITTEE	David Neely (2 year term expires 6/30/22) Greg Record (moved/resigned)	Need to fill vacancy
CRTPO (MUMPO) REPRESENTATIVE:	Jack Edwards, term expired 12/20	recommend reappointment (s/b Elected Official)
MTC REPRESENTATIVE:	Jack Edwards, term expired 12/20	recommend reappointment
CENTRALINA COG DELEGATE:	Jack Edwards, term expired 12/20 Ryan Spitzer, Alternate	recommend appointing ASW recommend reappointment unless other interested party
MECKLENBURG COUNTY PLANNING COMMITTEE:	Jack Edwards (term expired 12/20)	recommend reappointment unless other interested party
ELECTRICITIES:	Jack Edwards, (term expired 12/20) Ryan Spitzer, <i>Alternate</i>	Jack Edwards (main) Ryan Spitzer (alternate) recommend reappointment unless other interested party
TAX COLLECTOR:	Mecklenburg County	was reappointed in August
TOWN ATTORNEY:	Janelle Lyons, term expired 12/20	recommend reappointment/ open for discussion
MUNICIPAL EDUCATION: ADVISORY COMMITTEE	Joe Maxim, 2 year term expires 12/21	Joe Maxim
THE CHARLOTTE-MECKLENBURG STORM WATER ADVISORY COMMITTEE:	Randy Smith (Resident) term expires 6/30/21	Randy Smith
AIRPORT ROUNDTABLE:	Theresa Brunner (resigned) (no term provided)	Open-board has not asked for another volunteer
HAZARD MITIGATION COMMITTEE:	Gerelyn Garcia (Resident) (no term provided) Libby Boatwright (Alt Resident) Brian Elgort (Town Rep) Mayor Edwards (Alt. Town Rep)	Keep as is Keep as is Keep as is Keep as is
PINEVILLE PARKS & RECREATION BOARD: (all 3-year terms)	Current Members: Megan Bailey Lorraine Haynes Sue Bankston Yvette Isaacs Randy Brantley Barbara Manning Tad Hardy Stacy Shatterly Tristan McMannis Clay Perry (Chair)	Keep all as is

Action Requested: Recommend reappointments where indicated.



Application for Board Appointments

Town of Pineville
P.O. Box 249
Pineville, NC 28134

Name: Gary Wright Date: 01/08/2021
Address: 126 Lynnwood Lane Phone: 704-351-5306
Email Address: gwright@labella.com Cell Phone: 704-351-5306

Which Board do you wish to participate on: Planning Board Board of Adjustment

Please explain briefly why you are seeking appointment to this board: Recruited and also have interest in serving my community

Please describe any professional experience you may have that would be relevant to this board:
Worked in local government for 38 years.
Worked with Engineering firms last 4 years.
Background: Roadway construction, storm water, erosion control, concrete, asphalt.

Please describe any committees, organizations or other boards you may have participated on or educational background you have that would qualify you for this position on the board: _____
2 yr AAS Degree Architectural Design
2 yr ~~EET~~ AAS Degree Civil Eng Technology Degree
Studied Civil Eng. @ UNC-Charlotte - Did not complete.
State certified in concrete, asphalt, Erosion Control

Please tell us anything else about yourself that would be beneficial to this board: _____
Lived in Pineville since 1982

Signature: Gary Wright Date: 01/08/2021

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 1/8/2021

Re: COVID-19 Leave Policy

Overview:

The Consolidated Appropriations Act, 2021, did not extend employee's entitlement to FFCRA leave beyond Dec. 31, 2020, meaning employers will no longer be legally required to provide such leave. As COVID-19 cases rise in the area the Town is going to see more employees have to go out on leave for exposure or positive tests.

Since FFCRA was not extended by the federal government, employees fall back under the Town's Personnel Policy for sick leave (have to use their leave and short-term disability if they have to quarantine). Since this is a policy in the Personnel Manual, a change requires a vote by Council if you wish to extend the benefit for employees.

Current CDC and MCPH Guidance:

WHO Needs to Quarantine After Exposure to COVID-19?

Anyone who was in close contact to a person with COVID-19 should quarantine to prevent further spread in the community.

- A close contact is any individual who was within 6 feet of a person with COVID-19 for at least 15 minutes total during a 24 hour period starting from 2 days before the person with COVID-19 got sick (or 2 days before they tested positive if the person doesn't have symptoms), regardless of whether masks were worn.
- Close contacts should quarantine by staying home, avoiding close contact with others, and monitoring for symptoms.

HOW Long Should I Quarantine After Exposure to COVID-19

The recommended quarantine period is 14 days.

- o This timeframe results in the lowest risk for spread of COVID-19.
- o 14-day quarantine should still always be used in congregate living facilities, including nursing homes, residential care facilities, shelters, and correctional facilities

WHAT are Other Options for Ending Home Quarantine?

Two other options to end the home quarantine may be considered ONLY IF you are able to follow strict precautions at ALL times:

- o 10 days of quarantine have been completed AND you do not have any symptoms
 - You are still at risk for developing and spreading COVID and must still follow the precautions below, including through the end of the 14-day quarantine period.
- o 7 days of quarantine have been completed AND you do not have any symptoms AND you have had a negative test no earlier than day 5 after last contact with the person who tested positive.
 - A negative test does not rule out COVID infection.
 - You are still at risk for developing and spreading COVID and must still follow the precautions below, including through the end of the 14-day quarantine period.
 - PCR tests are more accurate tests. Healthcare providers should prioritize rapid tests for symptomatic patients or testing as part of an outbreak investigation.

Strict precautions include:

- o Monitoring closely for symptoms and isolate immediately if any symptoms develop
- o Wearing a face covering at all times in public settings
- o Practicing social distancing

Recommendation:

Extend the leave benefit until March 31, 2021 and make it retroactive to January 1, 2021.

Costs:

Salary of individual for time off. This cost is not reimbursable.

**Town of Pineville
Revenue Analysis
FY21**

Revenue Account	G/L code	Distribution Schedule	FY20 Dec	FY21 Dec	FY21 YTD Estimate	FY20 YTD	FY21 YTD
Property Tax	3010.0100	Monthly	1,840,874.32	2,430,915.72	4,000,000.00	4,210,918.53	4,636,392.14
Property Tax - DMV	3010.0500	Monthly	23,492.49	-	162,500.00	137,941.69	118,300.03
Prepared Food	3265.0000	Sept & March	-	-	225,000.00	373,729.08	339,439.79
Room Occupancy	3270.0000	Monthly	50,747.23	30,699.23	230,000.00	293,785.80	105,307.76
Vehicle U-Drive IT Tax	3280.0000	Monthly	22,387.80	27,636.18	89,650.00	141,053.81	164,325.67
Utility Franchise Tax	3370.0000	Quarterly	301,928.47	317,214.09	487,500.00	546,533.47	544,115.55
Total Sales Tax		Monthly	158,008.17	212,450.98	600,000.00	670,286.13	860,156.11
YTD revenue per report					5,794,650.00	6,374,248.51	6,768,037.05

*Property Tax DMV revenue not
received as of December report date

Town of Pineville
FY21 Projects

FY21	Project	Department	Budget	YTD		Percent of Budget Spent
				Actual 12/31/2020	Budget Spent	
	Land Purchase	Fire	500,000.00	-		
	Equipment	Fire	207,700.00	9,750.00		5%
	Side by Side	Fire	30,000.00	-		
	Vehicles	Police	286,000.00	201,217.28		70%
	Auto Shop heater	Public Works	12,150.00	10,555.32		87%
	A/C Machine	Public Works	7,200.00	6,500.00		90%
	Paving BJCC parking lot	Cultural & Tourism	118,405.00	-		
	Splash Pad features & Shade	Cultural & Tourism	58,000.00	23,149.33		
	Park Sign	Cultural & Tourism	5,000.00	5,000.00		100%
	Mini-Bus	Cultural & Tourism	70,000.00	63,220.88		90%
	Storm Drainage	Park & Rec	14,000.00	-		
	Range for BJCC	Park & Rec	10,300.00	-		
	A/C replacement	Park & Rec	6,500.00	6,040.09		
	Vinyl floor - BJCC	Park & Rec	26,600.00	25,990.00		98%
	ADA compliance	Stormwater	12,500.00	-		

Town of Pineville
FY21 Projects

FY21	Project	Department	Budget	YTD		Percent of Budget Spent
				Actual 12/31/2020	Budget Spent	
	Ravo (Vac Truck)	Stormwater	270,000.00	-	-	
	Lynnwood/Lakeview	Admin	1,673,977.00	5,503.96	5,503.96	0%
	Mill demolition	Admin	500,000.00	216,469.05	216,469.05	43%
	Town Hall/Library	Admin	800,000.00	711,775.40	711,775.40	89%
	Paving	Powell Bill	816,000.00	300,283.39	300,283.39	37%
	Sidewalk repairs - Greenway	Powell Bill	50,000.00	-	-	

January

2021

Council Calendar

Notes:



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Happy New Year 2021! Offices Closed	2
3	4	5	6	7	8	9
10	11	12 Council Meeting 6:30 pm @ the HUT	13	14	15	16
17 MLK Holiday- Offices Closed	18	19	20	21	22	23
24 Council Work Session 6:00 pm @ PCS Bldg.	25	26	27	28	29	30
31						


February

2021

Council Calendar

Notes:



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9 Town Council Meeting 6:30 @ the HUT	10	11	12 Senior Drive-thru Valentine Lunch-N-Go	13
14 	15	16	17	18	19	20
21	22 Council Work Session 6:00 pm @ PCS Bldg.	23	24	25	26	27
28						