



## **AGENDA**

### **CALL TO ORDER**

**Pledge Allegiance to the Flag (ASW)**

**Moment of Silence**

### **ADOPTION OF AGENDA**

### **APPROVAL OF THE MINUTES**

- [1.](#) October 14, 2025 Town Council Meeting  
October 27, 2025 Work Session  
October 27, 2025 Closed Session (*Sealed*)

### **AWARDS AND RECOGNITION - *None***

### **BOARD UPDATES**

2. Public Transit Advisory Committee (PTAC) (*Nick Gallo*)
3. Silfab Presentation (*Chief Robert Graham*)

### **CONSENT AGENDA**

- [4.](#) Ordinance 2025-01 regarding Accessory Dwelling Structures & Uses
- [5.](#) Finance Report
- [6.](#) Proclamation Operation Green Light

### **PUBLIC COMMENT**

### **PUBLIC HEARING**

- [7.](#) 12243 Nations Ford Rd Outdoor Storage Yard (*Travis Morgan*)

### **OLD BUSINESS - *None***

## NEW BUSINESS

- [8.](#) 12243 Nations Ford Rd Outdoor Storage Yard (*Travis Morgan*) - **ACTION ITEM**
- [9.](#) Solicitation Ordinance Update (*Ryan Spitzer*)
- [10.](#) Parking Lot Near Johnston Road (*Ryan Spitzer*) - **ACTION ITEM**
- [11.](#) Appointment to the MPTA Board (*Ryan Spitzer*) - **ACTION ITEM**
- [12.](#) Cone Mill Extension of Brownfields (*Ryan Spitzer*) - **ACTION ITEM**

## MANAGER'S REPORT

## MONTHLY STAFF REPORTS

- [13.](#) HR
  - Public Works
  - PCS
  - PD
  - Parks & Rec
  - Planning

## CALENDARS FOR COUNCIL

- [14.](#) December

## 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 Lisa Snyder, Clerk of Council, at 704-889-2291 or [lsnyder@pinevillenc.gov](mailto:lsnyder@pinevillenc.gov). Three days' notice is required.

**Mayor**  
David Phillips

**Mayor Pro Tem**  
Ed Samaha

**Town Manager**  
Ryan Spitzer



**Town Council**  
Amelia Stinson-Wesley  
Chris McDonough  
Danielle Moore

**Town Clerk**  
Lisa Snyder

## **TOWN COUNCIL MINUTES OF OCTOBER 14, 2025**

### **CALL TO ORDER**

Mayor David Phillips called the meeting to order @ 6:30 pm.

Mayor: David Phillips  
Mayor Pro Tem: Ed Samaha  
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Town Attorney: Janelle Lyons

### **PLEDGE ALLEGIANCE TO THE FLAG**

Mayor David Phillips led everyone in the Pledge of Allegiance.

### **MOMENT OF SILENCE**

Mayor David Phillips asked for a moment of silence for our First Responders, and our employees here in the Town who make this place the product that we have and are thankful for, and anyone else that may be having some issues within their lives.

### **ADOPTION OF AGENDA**

*Council Member Moore made a motion to adopt the agenda as presented with a second was made by Council Member McDonough. All ayes. (Approved 4-0).*

### **APPROVAL OF MINUTES**

The Minutes of the September 9, 2025, Town Council Meeting and the September 22, 2025, Work Session, and September 22, 2025, Closed Session (Sealed) were submitted for approval.

*Mayor Pro Tem Samaha moved to approve the minutes as presented with a second made by Council Member McDonough. All Ayes. (Approved 4-0)*

## AWARDS AND RECOGNITION

*There were no awards and recognition.*

## BOARD REPORTS

**James Polk Site, Scott Warren, Site Manager.** Mr. Warren stated that Jim Ryder, President of the Polk Friends Group, was also in attendance with him. He began thanking Council for their generous support. He and his staff have been able to attend professional conferences and workshops and have hands-on experiences. Recently they attended a workshop on cemetery care. They have programs coming up on the site, which include Dontavius Williams, who is doing a cooking demonstration this Saturday, October 18<sup>th</sup>. On Saturday, November 15<sup>th</sup> there will be another cooking demonstration. January 3, 2026, Dr. Hugh Dusseck, Chair of the CPCC History Department will present a program on the Scots-Irish Holiday, 12<sup>th</sup> night. This program will begin at 11:00 am and it is free. Please check the website for more information on these events and others. Mr. Ryder added that he enjoys the schools' groups who come and see them.

## CONSENT AGENDA

Mayor Phillips asked for approval of the Consent Agenda item which consists of a Proclamation for Fire Prevention Week, a Proclamation for Domestic Abuse Awareness Month, Resolution 2025-16 Declaring Surplus Items for Sale, Budget Amendment 2026-03 to Accept the Fire Department Grant, and the Amended Work Session Minutes of April 28, 2025.

*Council Member Stinson-Wesley moved to approve the Consent Agenda with a second provided by Council Member Moore. All ayes. (Approved 4-0)*

## PUBLIC COMMENT

**Judy Thompson-Phillips, Pineville resident.** Mrs. Phillips wanted to speak on the quarterly newsletter. She would like to see voter information and the candidates who are running for office. She also feels there should be a thank you for the service of those leaving office.

## PUBLIC HEARING

*There were no Public Hearings.*

## OLD BUSINESS

*There was no Old Business.*

## NEW BUSINESS

**Substation Bid Award, Kevin Josupait, Electricities.** Mr. Josupait said that the substation being built off of Nations Ford Road is ongoing. Site clearing, grading and substation fencing are being done in the next few weeks. Installation of the cabling for all of the conduit will begin at the end of November. Duke Energy will install an inline steel pole for a transmission line in the Spring of 2027. Formal bids were solicited for the work on installation of the foundations, ground grid, and all of the below grade construction. The successful bidder was Hux Contracting LLC who came in at \$517,851.00. This is a fixed-price contract.



Mayor Pro Tem Samaha moved to approve the Award of Contract to Hux Contracting LLC in the amount of \$517,851.00, with Council Member Stinson-Wesley providing a second. All ayes. **(Approved 4-0)**

**Name-Clearing Policy, Ryan Spitzer, Town Manager.** Mr. Spitzer said that the State of North Carolina requires us to provide employees with the opportunity for a name-clearing hearing when the Town makes, or is alleged to have made, stigmatizing statements in connection with an employee's separation from employment. The goal is to ensure compliance with the Fourteenth Amendment to the US Constitution. This gives them a rebuttal and the original record remains in the employee file. We have never had a policy for this in our handbook. The group that would oversee this hearing includes the mayor, the town attorney, the town manager, or his designee, it would more than likely be a person who was in that same area of expertise.

Council Member Moore moved to approve the addition of the Name-Clearing Policy to the Employee Handbook with a second made by Council Member Stinson-Wesley. All Ayes. **(Approved 4-0)**

### MANAGER'S REPORT

Public Works Director, Chip Hill, began and gave an update on Johnston Road and announced that they will not be able to meet the original completion date of October 31<sup>st</sup>. The updated projected completion window is now between November 14<sup>th</sup> and 21<sup>st</sup>. The delay is primarily due to the coordination required for traffic signal installation and paving, which must be completed simultaneously. Council Member Moore asked him to keep his foot on the gas on this project.

Town Manager Spitzer gave an update on the development project downtown. Highline is through their fourth review. The project will be transferred over to them the first of January. Currently, they're working in the grass field behind the downtown merchants and discovered four USTs (underground storage tanks) that were supposed to have been removed by Aquasol. It's up to Highline to remove those. This should not delay the project.

They received the Brownfields in Cone Mill and we'll have a discussion on that timeline at the next work session. DEQ has stated that they cannot finalize their report and get it to council until March 2026. This is DEQ's statement and our attorneys have said that it is correct. The final extension that we have with Beachmont runs through January 17<sup>th</sup>. Council will make a determination at our next work session on whether they want to do another extension for them.

The next Quarterly Town Hall meeting is on Tuesday, October 21<sup>st</sup> at 6:00 pm with the Chief of Police. Residents are welcome to come and ask their questions of the police department at that time.

Mr. Spitzer said that as part of the Preston Park finalization of the development, they were to work with the Town on traffic devices. He displayed places on a map where stop signs will be added and the proposed nine speed bumps. There will be two on Cranford Drive. We have visited with Preston Park and started those conversations with them.

Council Member Stinson-Wesley asked if we would have police officers in place to help with foot traffic, as well as cars, during the Fall Festival. Mr. Spitzer replied that there will be police presence in the same places as last year, as well as lights, including at the end of Dover for traffic coming in and out of there.

### ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Moore. All ayes.

The meeting was adjourned at 6:58 pm.

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Mayor David Phillips

ATTEST:

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Town Clerk Lisa Snyder



505 Main Street  
PO Box 249  
Pineville, NC 28134  
704-889-2291

[www.townofpinevillenc.gov](http://www.townofpinevillenc.gov)

**WORK SESSION MINUTES  
MONDAY, OCTOBER 27, 2025 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, October 27, 2025 @ 6:00 p.m.

**ATTENDANCE:**

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha

Council Members: Chris McDonough, Danielle Moore, Amelia Stinson-Wesley

Asst. Town Manager: Chris Tucker

Town Clerk: Lisa Snyder

Planning Director: Travis Morgan

Fire Chief: Mike Gerin

Town Attorney: Janelle Lyons

Absent: Ryan Spitzer

**CALL TO ORDER:**

Mayor David Phillips called the meeting to order at 6:00 p.m.

**DISCUSSION ITEMS:**

**Cone Mill Extension of Brownfields (Chris Tucker).** Mr. Tucker said that the buyer for Cone Mill must get an updated Brownfields Agreement from NCDEQ to place townhomes on the property. The timeline for getting the report back from NCDE falls out of the time frame that was in the PSA. He needs to know if Council wants to extend the time for a signed Brownfields Agreement past the deadline that has been set in the PSA. The buyer has offered \$10,000 in non-refundable money to provide the extension. Mr. Jon Visconti added that if he doesn't have the Brownfields by January 17, 2026, we could cancel the project. He explained that there were some delays at the beginning of this project which has caused him to request the extension. Council agreed that the \$10,000 will be a due diligence payment and that this amount is acceptable.

**1.12243 Nations Ford Road Outdoor Storage Yard (Travis Morgan).** Mr. Morgan stated that Nisbet Partners is seeking outdoor storage over an acre for pipe storage for contractors and distribution. He asked Council if they wanted to include sidewalks or a payment in lieu option, and the definition and

requirements of outdoor storage, if needed. The fencing has increased to 10' (from 8') in height. The setback is set at 40' from the edge of pavement. The fence will be located behind trees and shrubs. This location is on a state-maintained road. We want to get the proper right-of-way as Nations Ford Road appeared to have a 60' right-of-way. Mr. Morgan stated that the right-of-way was not recorded properly in the past.

Shelton Haile, with Nisbet Partners, said that they would prefer evergreen screening and they will do the landscaping and the maintenance of it. He stated that sidewalks were not on the plan. The right-of-way is 40' from the edge of the pavement to the fence. He added that all of the other staff comments made, he is in agreement with.

**Fire Department ETJ (Mike Gerin).** Chief Gerin said that the Town has been in discussions with the County on providing service in the ETJ area for several years. The County supports fire service in the ETJ in the amount of \$1.25 million dollars. Chief Gerin asked Council if they are comfortable engaging with the County to provide fire service in the ETJ and asked if they had any reservations. He compared the Fire Department budget for the ETJ to the current Police Department budget for the ETJ. Chief Gerin added that the biggest benefit is that it would add four new firefighters to the Town and they would be paid from the addition of the County monies.

Council Member Stinson-Wesley would like to continue the conversations with the County. Mayor Phillips added that he is concerned for our residents and doesn't want us to be too stretched. He was a hard "no." The remaining Council members will need to give it more consideration.

**Volunteer Fire Department Moving to Town Staff (Mike Gerin).** Chief Gerin said that they received a request from members of the PVFD Board to become a department of the Town. Fire Department staff would become employees of the Town. The Town would acquire some additional administrative duties. Chief Gerin also added that this is informational only at this time. He continued by stating that they have been incorporated since 1955. Chief Gerin has been there since 1990 and said that they currently have three full-time employees. When Mayor Phillips asked how many volunteers he has, Chief Gerin replied that he believes the number is less than ten. Council Member Stinson-Wesley said that she would like to preserve the Sheltra Foundation relationship and Council Member Moore requested to see the pressure points and pros and cons.

**Solicitation Ordinance Changes (Chris Tucker/Town Attorney Janelle Lyons).** Assistant Manager Chris Tucker began by stating that recently officers of the PD raised concerns about their enforcement of the new door-to-door solicitation ordinance adopted by Town Council, specifically not allowing any door-to-door solicitation. The PD's attorney agreed with the officers' concerns regarding the officers not having qualified immunity if taken to court. The Town Attorney, while working with staff, has revised the current ordinance to address the concerns raised by the officers. The change will allow door-to-door solicitation only during certain hours.

The changes to the ordinance are the following: (1) include an allowed time for door-to-door solicitation. The proposal is 9:00 am until dusk, Monday through Saturday; (2) Applicants will need to obtain a permit from the Town and pay a fee; (3) Applicants will have to supply identification if going door to door; (4) the Town could require a bond.

The Town will consider up to four passes per year. The permit will be valid for seven consecutive days upon its issuance. Chief Hudgins was present in the audience and thanked Council and Town management for amending this ordinance.

Council Member Stinson-Wesley moved to enter Closed Session followed by a second made by Council Member Moore. All ayes.

Council Member Stinson-Wesley moved to leave the Closed Session followed by a second made by Council Member Moore. All ayes.

Council Member Stinson-Wesley moved to adjourn the Work Session followed by a second made by Council Member Moore. All ayes.

The Mayor adjourned the meeting at 9:05 pm.

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David Phillips, Mayor

ATTEST:

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Lisa Snyder, Town Clerk



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE:** November 2025 Town Council Meeting

Agenda Title/Category:	<b>Ordinance 2025-01 pertaining to ADUs</b>			
Staff Contact/Presenter:				
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	
Background:	<b>Council approved Ordinance 2025-01 on March 11, 2025, to prohibit ADUs in Town; however, a physical copy was not submitted for signature. This is required for codification of the ordinances.</b>			
Discussion:				
Fiscal impact:				
Attachments:	<b>Ordinance 2025-01 regarding Accessory Structures and Uses</b>			
Recommended Motion to be made by Council:				



## ORDINANCE 2025-01

### AMENDING CHAPTER 7.9 OF THE TOWN OF PINEVILLE CODE OF ORDINANCES REGARDING ACCESSORY STRUCTURES AND USES

**WHEREAS**, NCGS § 160D-701 and NCGS § 160D-702 grant the local government the power to enact zoning regulations to regulate development, density, prevent the overcrowding of land;

**WHEREAS**, Town desires to promote the character of the district and to conserve the value of the property to encourage the appropriate use of land throughout the Town;

**WHEREAS**, Town Council voted to update the Town of Pineville's Zoning Ordinance to change "Secondary Dwelling" to "Accessory Dwelling" in keeping with common word usage used for the classification and to remove the owner occupancy provision from "Accessory Dwelling" requirements in reference to legal case precedent. He also motioned to remove "Accessory Dwellings" from the Zoning Ordinance as a permitted use from this date moving forward, and that any legally existing and permitted accessory dwelling units that are place prior to this meeting (March 11, 2025) remain following the legal non-conforming section of the Zoning Ordinance.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF PINEVILLE**, that the Code of Ordinances be amended as set forth below:

The Town's Zoning Ordinance is edited to change all references to "Secondary Dwelling" to "Accessory Dwelling" in keeping with common word usage used for the classification and to remove the owner occupancy provision from "Accessory Dwelling" requirements in accordance with legal precedent.

6.5.35 Dwelling Unit, Accessory. Accessory Dwellings are prohibited in the Town of Pineville. "Accessory Dwellings" built, legally existing, and permitted by the Town of Pineville prior to March 11, 2025, are grandfathered in as a non-conforming use and must follow the non-conforming provisions of this ordinance.

If any section, phrase, sentence, or portion of this ordinance is held void, invalid, unconstitutional or unenforceable for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

That all ordinances in conflict with the provisions of this ordinance are hereby repealed or amended to the extent of such conflict.

Adopted this \_\_\_\_ day of October, 2025. Effective on date of signing.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Lisa Snyder, Town Clerk





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: November 12, 2025**

Agenda Title/Category:	<b>Q1-Sept Finance Report / Consent Agenda</b>			
Staff Contact/Presenter:	<b>Christopher Tucker, Finance Director</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b>	If yes, list:	<b>N/A</b>
Background:	<b>Finance Report and Notifications through FY26 Q1</b>			
Discussion:				
Fiscal impact:				
Attachments:	<b>Finance Report and Notifications through FY26 Q1</b>			
Recommended Motion to be made by Council:	<b>Receive as Presented</b>			



November 7, 2025

To: Honorable Mayor and Town Council  
Ryan Spitzer, Town Manager  
Lisa Snyder, Town Clerk

From: Christopher Tucker, Finance Director CMT

RE: Council Information – Finance Report and Notifications through September 2025

For the Council's information at the November 12, 2025 Council Meeting, please find attached the finance report and notifications through September 2025.

Reminder to Council that most significant revenue in the General Fund hits after Q1 of the fiscal year. Property tax bills go out in September, and we receive most of our ad valorem revenues in the November-January timeframe. Sales tax and franchise taxes received in the first quarter accrue back to the prior year.

**Notifications:** None

**Town of Pineville**  
**Revenue Report (Budget vs. Actual) - General Fund**  
**For the Month Ending Sept 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
<b>Revenues</b>			
Ad Valorem Taxes	\$ 11,800,000	\$ 1,329,617	11.27%
Powell Bill	290,000	162,380	55.99%
Franchise Taxes	1,200,000	(1,010)	-0.08%
Sales Taxes	3,200,000	310,534	9.70%
Storm Water Fees	450,000	122,757	27.28%
Tourism Revenues	1,600,000	203,657	12.73%
ETJ / Library from Meck County	1,385,000	453,159	32.72%
Miscellaneous Revenue	475,000	228,224	48.05%
Transfers from Other Funds	-	-	
Investment Earnings	750,000	155,188	20.69%
Appropriated Fund Balance	2,573,000	-	0.00%
Total	<u>\$ 23,723,000</u>	<u>\$ 2,964,507</u>	<u>12.50%</u>
<b>Expenditures</b>			
General Government	\$ 3,473,000	\$ 956,188	27.53%
Public Safety	10,902,000	2,619,908	24.03%
Public Works - Transportation	2,029,000	572,940	28.24%
Public Works - Environmental Protection	1,263,000	223,020	17.66%
Recreation - Admin / Parks	884,000	169,611	19.19%
Recreation Tourism	1,605,000	459,506	28.63%
Debt Service	3,414,000	143,518	4.20%
Transfers to Other Funds	53,000	-	0.00%
Contingency	100,000	-	0.00%
OPEN ENCUMBRANCES @ 9/30/25	-	643,293	
Total	<u>\$ 23,723,000</u>	<u>\$ 5,787,983</u>	<u>24.40%</u>

**Town of Pineville**  
**Revenue Report (Budget vs. Actual) - 911 Fund**  
**For the Month Ending Sept 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
PSAP Revenue	-	17,384	
Interest Earnings	-	4,225	
Fund Balance Appropriated	200,000	-	
Total Revenue	200,000	21,608	10.80%
Expenditures			
Restricted Expenditures	200,000	22,764	11.38%
OPEN ENCUMBRANCES @ 9/30/25	-	-	
Total Expenditures	200,000	22,764	11.38%

**Town of Pineville**  
**Revenue Report (Budget vs. Actual) - Electric Fund**  
**For the Month Ending Sept 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Electric Charges	13,850,000	4,501,566	32.50%
Interest Earnings	100,000	33,796	33.80%
Misc Revenues	50,000	475,659	951.32%
Fund Balance Appropriated	-	-	#DIV/0!
Total	14,000,000	5,011,021	35.79%
Expenditures			
Administration	1,160,000	176,098	15.18%
Wholesale Power Purchased	8,300,000	2,826,918	34.06%
Operations and Maintenance	2,365,000	346,883	14.67%
Capital Outlay	1,825,000	346,666	19.00%
PILOT	50,000	-	0.00%
Contingency	300,000	-	0.00%
OPEN ENCUMBRANCES @ 9/30/25	-	710,782	
Total	14,000,000	4,407,347	31.48%

**Town of Pineville**  
**Revenue Report (Budget vs. Actual) - ILEC Fund**  
**For the Month Ending Sept 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,200,000	360,391	30.03%
Interest Earnings	-	21,123	
Fund Balance Appropriated	400,000	-	0.00%
Total Revenue	<u>1,600,000</u>	<u>381,513</u>	<u>23.84%</u>
Expenditures			
Operating Transfer Out	300,000	-	0.00%
Operating Expenses	1,000,000	277,053	27.71%
Plant under Construction	300,000	-	0.00%
OPEN ENCUMBRANCES @ 9/30/25	-	-	
Total	<u>1,600,000</u>	<u>277,053</u>	<u>17.32%</u>

**Town of Pineville**  
**Revenue Report (Budget vs. Actual) - CLEC Fund**  
**For the Month Ending Sept 2025**

	<u>Budget</u>	<u>Actual</u>	<u>% of Budget</u>
Revenues			
Operating Revenues	1,300,000	425,490	32.73%
Transfer from ILEC	300,000	-	0.00%
Fund Balance Appropriated	-	-	
Total Revenue	<u>1,600,000</u>	<u>425,490</u>	<u>26.59%</u>
Expenditures			
Operating Expenses	1,300,000	356,309	27.41%
Plant under Construction	300,000	-	0.00%
OPEN ENCUMBRANCES @ 9/30/25	-	-	
Total	<u>1,600,000</u>	<u>356,309</u>	<u>22.27%</u>



## PROCLAMATION

### Supporting Operation Green Light for Active Military Service Members In Transition to Civilian Life (Veteran Status)

**WHEREAS**, the residents of the Town of Pineville have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served their country and this community in the Armed Forces; and

**WHEREAS**, the contributions and sacrifices of the men and women that served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

**WHEREAS**, the Town of Pineville seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

**WHEREAS**, there are approximately 700,000 veterans in the State of North Carolina; and

**WHEREAS**, approximately 200,000 service members transition to civilian communities annually; and

**WHEREAS**, studies indicate that 44% to 72% of service members experience high levels of stress during transition from military to civilian life; and

**WHEREAS**, active Military Service Members transitioning from military service are at a high risk for suicide during their first year after military service; and

**WHEREAS**, the Town of Pineville Town Council appreciates the sacrifices our United States Military personnel made while defending freedom and believes specific recognition be accorded them in appreciation of their service and to demonstrate the honor and support, they have earned;

**NOW THEREFORE BE IT RESOLVED**, the Town of Pineville Town Council appreciates the sacrifices our United States Military personnel made while defending freedom and believes specific recognition be accorded them in appreciation of their service to demonstrate the honor and support, they have earned; and

**BE IT FURTHER RESOLVED**, as we approach Veterans Day in 2025, the Town of Pineville hereby proclaim that Pineville recognizes Operation Green Light and encourages its citizens and businesses to honor those whose immeasurable sacrifice helped preserve our freedom by displaying a green light in a window of their place of business or residence.

Adopted this the \_\_\_\_ day of November 2025.

\_\_\_\_\_  
David Phillips, Mayor





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: NOVEMBER 12, 2025**

Agenda Title/Category:	12243 Nations Ford Outdoor Storage			
Staff Contact/Presenter:	Travis Morgan			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	Economic development business, sidewalk payment in lieu, but has storage in the front yard
	X			
Background:	Existing building at 12243 Nations Ford seeks outdoor storage over and acre for pipe storage for contractors and distribution.			
Discussion:	Consideration of front yard storage, screening requirements, sidewalk payment-in-lieu option, and right of way dedication.			
Fiscal impact:				
Attachments:	See staff report			
Recommended Motion to be made by Council:	Recommend with staff report conditions.			

# WORKSHOP MEETING

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 11/12/2025

**Re:** 12243 Nations Ford Outdoor Storage (*Action Item*)

### **UPDATE:**

Plan has been updated to setback storage yard to 40 feet back from current edge of property. Fence surrounding outdoor storage area increased to 10 feet in height. Sidewalk payment option and right of way dedication for proper Nations Ford roadway.

### **REQUEST:**

Harris Cohn and Shelton Haile on behalf of Nisbet Partners LLC seeks your consideration on a site plan specific conditional zoning plan. The proposal is to allow for outdoor storage for pipes and associated drainage products on more than one acre in the G-I (General Industrial) zoning district.

### **DEVELOPMENT SUMMARY:**

Parcel numbers: 20504123, 20504126, 20504113  
 Address 12243 Nations Ford (part of Nisbet Business Park)  
 Acreage: +/-6.385  
 Storage Area: 2.5

Zoning Ordinance:

#### **6.5.13 Contractors' Storage and Equipment Yard**

A) If more than one (1) acre of outdoor storage area is provided, this shall be a conditional use.

B) All outdoor storage must be materially screened on all sides whereby no materials are visible to any adjacent lot or public street.



**STAFF COMMENT:**

Please review the proposal and note the storage in the front yard and screening applicant has proposed. Zoning prefers storage in the side or rear yard preferably. Building being used is pre-existing. Property is on the edge of Town limits and adjacent to the rock quarry, however. Staff recommends the below conditions if the proposal is to be approved:

- 1) Recommend establishing correct Nations Ford Road right of way. Some property lines appear extend to middle of the street. Recommend establishing or confirming roadway dedication of 60' (30' from center of roadway) along the road frontage.
- 2) If screening trees shown are under or adjacent to overhead powerlines substitute landscape plan approved by staff for approved large evergreen shrubs (minimum 6' in height at planting).
- 3) Recommend consideration of a payment-in-lieu for approximately 630' of sidewalk along Nations Ford since none is proposed. This could be used to help walkability in higher need areas. General sidewalk pricing is around \$45 per linear foot here (\$28,350 approx.). If sidewalks are not installed recommend a payment-in-lieu option.

**ACTION:**

This is a Public Hearing to hear and discuss this conditional zoning proposal with the public and provide direction for approval or disapproval. Note consistency statement incorporated or stated: if approved is found to be consistent with the comprehensive plan and similar policies unless stated otherwise and similarly if disapproved, is found inconsistent with the same unless noted otherwise.

# Pineville

PLANNING & ZONING

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: Nisbet Partners, LLC. and Nisbet Land Partners, LLC \_\_\_\_\_ Phone: (803) 699-1325 \_\_\_\_\_

Applicant's Mailing Address: 1556 Main St., Ste 300, Columbia, SC 29201 \_\_\_\_\_

### Property Information:

Property Location: 12243, 12245, and 12345 Nations Fords Rd., Pineville, NC 28134 \_\_\_\_\_

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Property Owner Name: Nisbet Partners, LLC. and Nisbet Land Partners, LLC \_\_\_\_\_ Phone: 803-699-1325

Tax Map and Parcel Number: 20504123, 20504126, 20504113, 20504112 \_\_\_\_\_ Existing Zoning: G-I \_\_\_\_\_

### Which are you applying (Check all that apply):

Rezoning by Right ☐ Conditional Zoning ☒ Conditional Rezoning ☐ Text Amendment ☐

### Fill out section(s) that apply:

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Proposed Rezoning Designation N/A \_\_\_\_\_

#### Conditional Zoning:

Proposed Conditional Use Greater than one (1) acre of outdoor storage \_\_\_\_\_

Acreage approx. 2.5-3 \_\_\_\_\_ Square Feet \_\_\_\_\_ Approximate Height 10' or less \_\_\_\_\_ # of Rooms \_\_\_\_\_

Parking Spaces Required \_\_\_\_\_ Parking Spaces Provided \_\_\_\_\_ **\*\*Please Attach Site Specific Conditional Plan**

#### Conditional Rezoning:

Proposed Conditional Rezoning Designation N/A \_\_\_\_\_

#### Text Amendment:

Section N/A \_\_\_\_\_ 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 of Applicant

Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date



SHRUBS - 2' WIDE x 3' TALL AT 5' SPACING

PROPOSED LANDSCAPING KEY



PRINCETON ELM: 3"-4"+ CALIPER AT 65' SPACING



DWARF BURFORD HOLLY: 2' WIDE x 3' TALL AT 5' SPACING



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10/27/25: Developer agrees to relocate the property line that currently extends into Nations Ford Road from the center of the road to the corresponding edge of Nations Ford Road pavement when the plat is updated and in coordination with the zoning administrator.

**NATIONS FORD ROAD**  
60' PUBLIC R/W  
(M.B. 51, PG. 488)

(FROM EDGE OF ROAD  
PAVEMENT TO FENCE)

PROPOSED  
LANDSCAPING, TYP.

EXISTING LANDSCAPING  
TO REMAIN, TYP

±2.5 AC OUTDOOR  
STORAGE

10' TALL BLACK VINYL  
CHAIN LINK FENCE —  
WITH SCREENING, TYP.

# GRASSED

DETENTION POND

GATE

EXISTING  
BUILDING

STORAGE  
CLIP

GATE

GRAVEL

COHALT



—

# PRINCETON ELM



10/27/25: If the Princeton Elm Trees on the proposed site plan are underneath or interfere with any overhead utility lines developer agrees to use a larger holly or a compatible alternative in coordination with the zoning administrator.

## DWARF BURFORD HOLLY

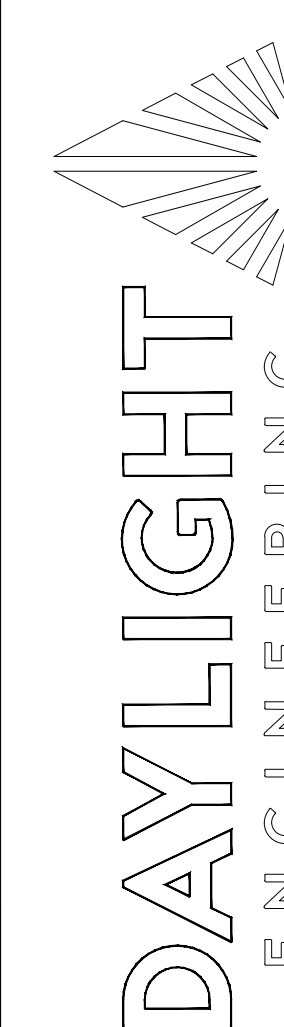


# ARBORVITAE



12243 NATIONS FORD EXPANSION

22243 NATIONS FORD RD, PINEVILLE NC, 28134  
JOHN DEVELOPMENT  
PROJECT NO. 25082  
PROJECT MANAGER: NB



NCBELS LICENSE: P-2772

NCBELS LICENSE: P-2772

ENGINEERS SEAL





September 12, 2025

**RE: Ferguson Outdoor Storage Information: 12243 Nations Ford Rd.**

**Primary Items Stored Outdoors:**

Storm Water and Water/Utility Components:

- PVC and Ductal Utility Pipe
- Pipe Fittings and Valves
- Fire Hydrant Assemblies
- HDPE and RCP Storm Water Pipe
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- Geo Fabrics and Erosion Control Supplies
- Rainwater Collection System

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(For aesthetic screening, not to replace place of any landscaping buffer requirements per zoning ordinance).

- Proposed: 8' Tall, Black Vinyl Chain-link Fence with Mesh Screen
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## FERGUSON WATERWORKS – CHESAPEAKE, VA



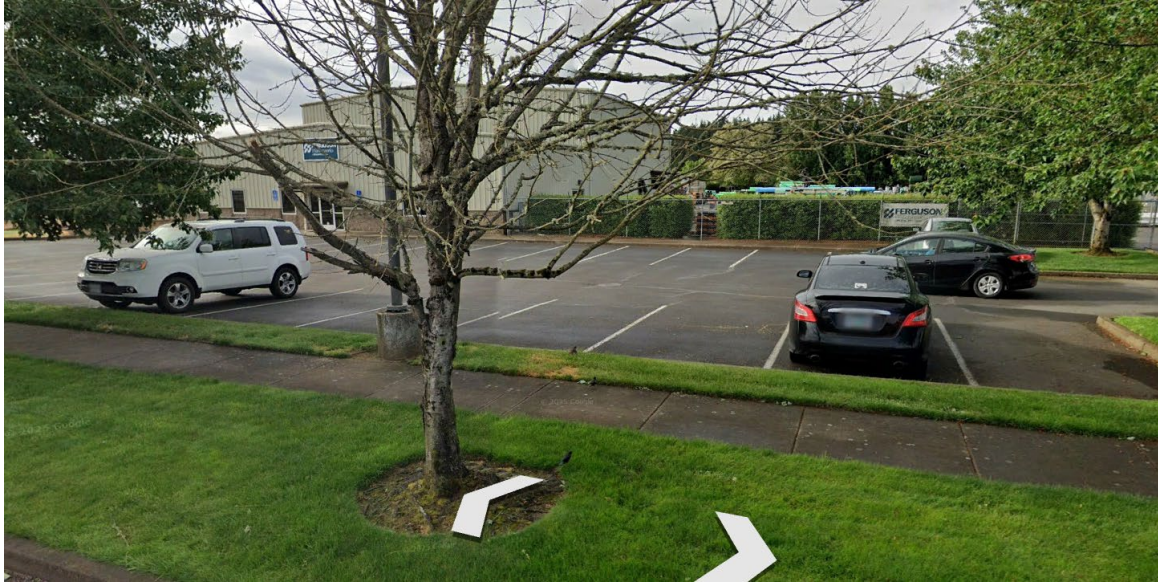


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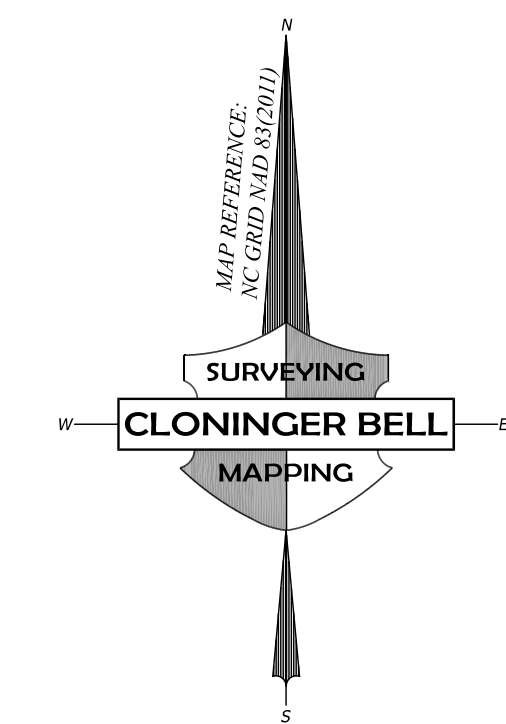
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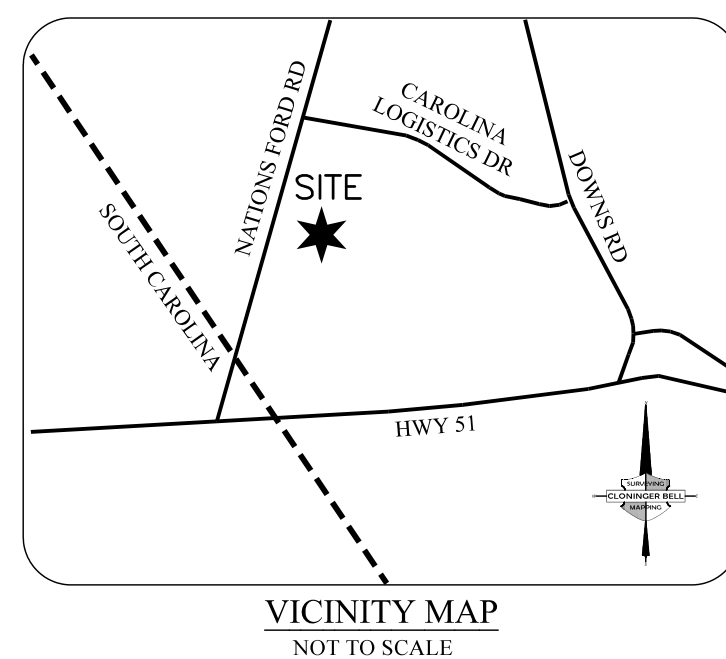




**RECOMBINATION PLAT**  
12345 NATIONS FORD ROAD  
TOWN OF PINEVILLE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 39323-729 & 39323-677  
TAX PARCEL: 205-041-13 & 205-041-12

TOTAL AREA: 349,790 SQ. FT. (8.0301 ACRES)

**OWNER:**  
NISBET LAND PARTNERS LLC  
1536 MAIN STREET  
COLUMBIA, SC 29201  
  
NISBET PARTNERS LLC  
1536 MAIN STREET  
COLUMBIA, SC 29201



**LEGEND:**

CB - CATCH BASIN  
C&G - CURB & GUTTER  
CMP - CORRUGATED METAL PIPE  
CO - CLEAN OUT  
CP - CALCULATED POINT  
DB - DEED BOOK  
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PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
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RIGHT-OF-WAY (NOT SURVEYED)  
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SANITARY SEWER PIPE  
STORM DRAIN PIPE

**ZONING:**

SUBJECT PROPERTY ZONED: G-1 (GENERAL INDUSTRIAL)  
MIXED USE OVERLAY DISTRICT  
  
MINIMUM AREA: NONE  
MINIMUM LOT WIDTH: NONE  
MINIMUM FRONT YARD: SEE OVERLAY DISTRICT  
MINIMUM SIDE YARD: 10 FT  
MINIMUM REAR YARD: 10 FT

FOR FURTHER INFORMATION CONTACT THE TOWN OF  
PINEVILLE ZONING DEPARTMENT.

**NOTES:**

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
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PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

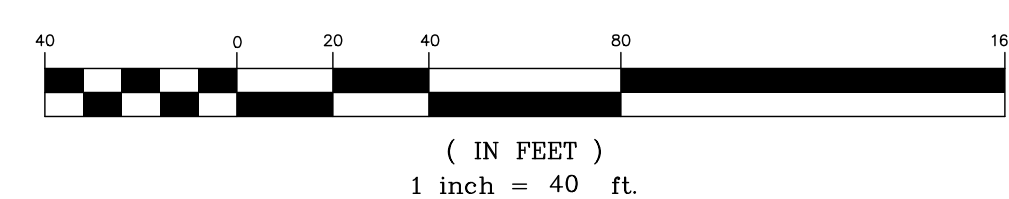
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REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_

**GRAPHIC SCALE**



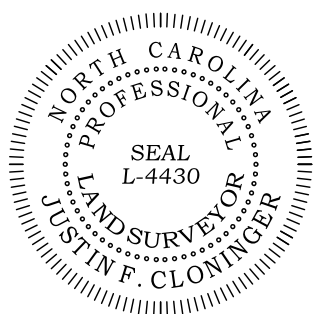
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COUNTY OF MECKLENBURG  
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THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

**PRELIMINARY**

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



		CREW:		DRAWN:		REVISED:		SCALE:		DATE:		FILE NO.	
		JB		CH				1" = 40'		SEPTEMBER 8, 2025		5552	

CLONINGER BELL  
SURVEYING & MAPPING, PLLC  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: NOVEMBER 12, 2025**

Agenda Title/Category:	12243 Nations Ford Outdoor Storage			
Staff Contact/Presenter:	Travis Morgan			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	Economic development business, sidewalk payment in lieu, but has storage in the front yard
	X			
Background:	Existing building at 12243 Nations Ford seeks outdoor storage over and acre for pipe storage for contractors and distribution.			
Discussion:	Consideration of front yard storage, screening requirements, sidewalk payment-in-lieu option, and right of way dedication.			
Fiscal impact:				
Attachments:	See staff report			
Recommended Motion to be made by Council:	Recommend with staff report conditions.			

# WORKSHOP MEETING

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 11/12/2025

**Re:** 12243 Nations Ford Outdoor Storage (*Action Item*)

### **UPDATE:**

Plan has been updated to setback storage yard to 40 feet back from current edge of property. Fence surrounding outdoor storage area increased to 10 feet in height. Sidewalk payment option and right of way dedication for proper Nations Ford roadway.

### **REQUEST:**

Harris Cohn and Shelton Haile on behalf of Nisbet Partners LLC seeks your consideration on a site plan specific conditional zoning plan. The proposal is to allow for outdoor storage for pipes and associated drainage products on more than one acre in the G-I (General Industrial) zoning district.

### **DEVELOPMENT SUMMARY:**

Parcel numbers: 20504123,20504126,20504113  
 Address 12243 Nations Ford (part of Nisbet Business Park)  
 Acreage: +/-6.385  
 Storage Area: 2.5

Zoning Ordinance:

#### **6.5.13 Contractors' Storage and Equipment Yard**

A) If more than one (1) acre of outdoor storage area is provided, this shall be a conditional use.

B) All outdoor storage must be materially screened on all sides whereby no materials are visible to any adjacent lot or public street.



**STAFF COMMENT:**

Please review the proposal and note the storage in the front yard and screening applicant has proposed. Zoning prefers storage in the side or rear yard preferably. Building being used is pre-existing. Property is on the edge of Town limits and adjacent to the rock quarry, however. Staff recommends the below conditions if the proposal is to be approved:

- 1) Recommend establishing correct Nations Ford Road right of way. Some property lines appear extend to middle of the street. Recommend establishing or confirming roadway dedication of 60' (30' from center of roadway) along the road frontage.
- 2) If screening trees shown are under or adjacent to overhead powerlines substitute landscape plan approved by staff for approved large evergreen shrubs (minimum 6' in height at planting).
- 3) Recommend consideration of a payment-in-lieu for approximately 630' of sidewalk along Nations Ford since none is proposed. This could be used to help walkability in higher need areas. General sidewalk pricing is around \$45 per linear foot here (\$28,350 approx.). If sidewalks are not installed recommend a payment-in-lieu option.

**ACTION:**

This is a Public Hearing to hear and discuss this conditional zoning proposal with the public and provide direction for approval or disapproval. Note consistency statement incorporated or stated: if approved is found to be consistent with the comprehensive plan and similar policies unless stated otherwise and similarly if disapproved, is found inconsistent with the same unless noted otherwise.

# Pineville

PLANNING & ZONING

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Section N/A Reason \_\_\_\_\_

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

  
Signature of Applicant

8/8/25  
Date

\_\_\_\_\_  
Signature of Property Owner (If not Applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
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NATIONS FORD ROAD  
60' PUBLIC R/W  
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(FROM EDGE OF ROAD PAVEMENT TO FENCE)

MINIMUM REQUIRED LANDSCAPING

CANOPY TREE - 2" MIN CALIPER

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PROPOSED LANDSCAPING KEY



PRINCETON ELM: 3"-4"+ CALIPER AT 65' SPACING



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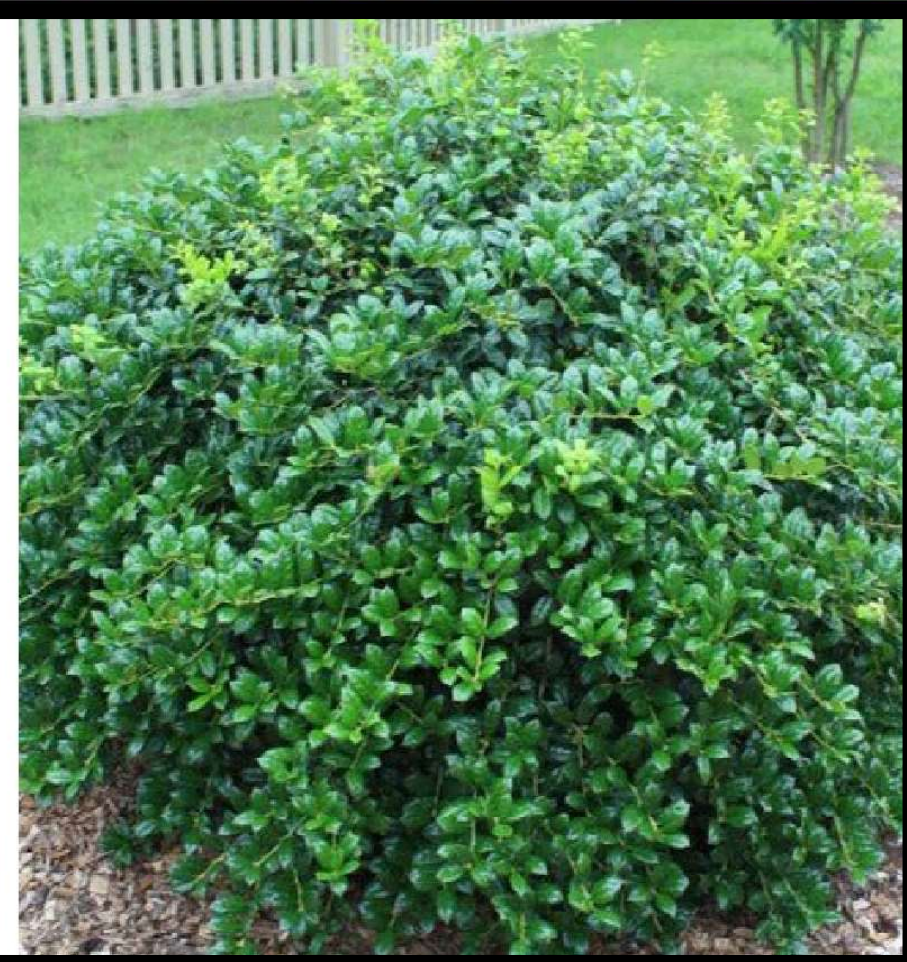


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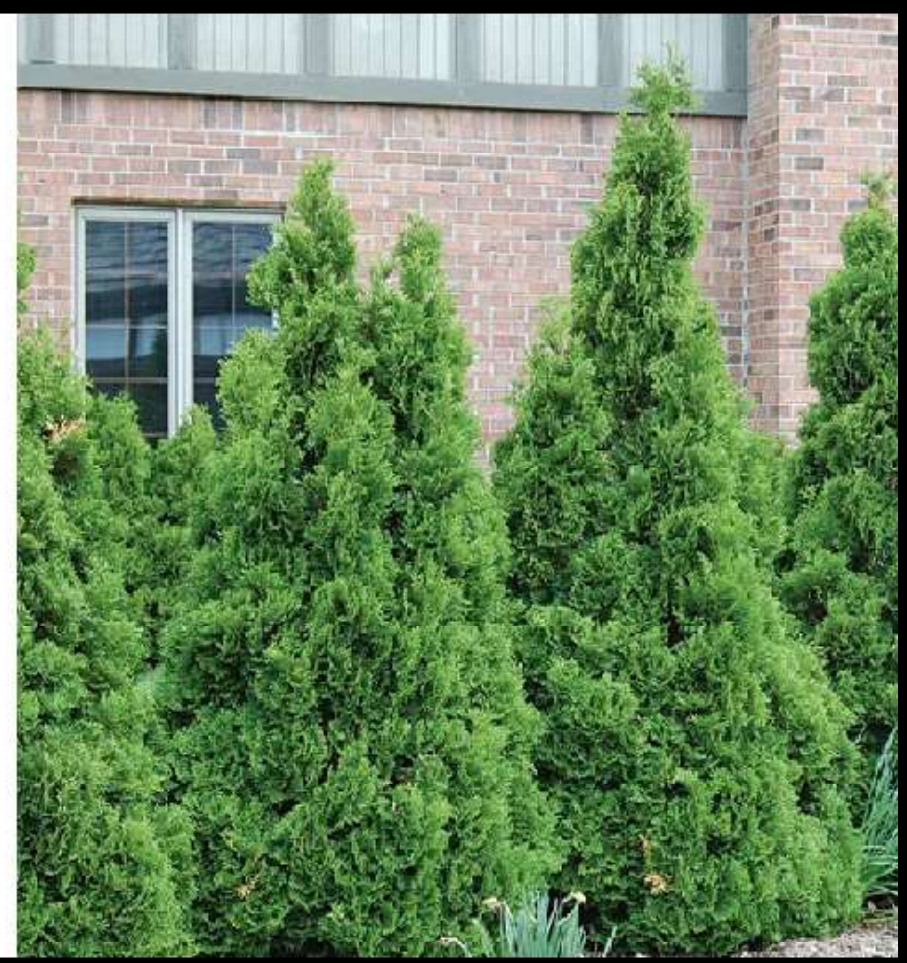


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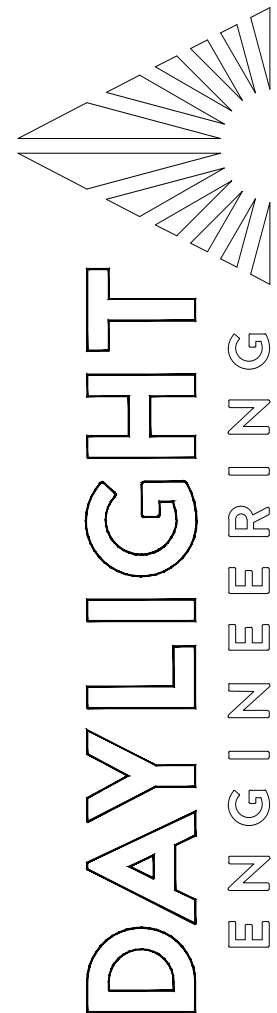


ARBORVITAE



12243 NATIONS FORD EXPANSION

12243 NATIONS FORD RD, PINEVILLE NC, 28134  
COHN DEVELOPMENT  
PROJECT NO. 25082  
PROJECT MANAGER: NB



NCBELS LICENSE: P-2772  
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS' SEAL





**September 12, 2025**

**RE: Ferguson Outdoor Storage Information: 12243 Nations Ford Rd.**

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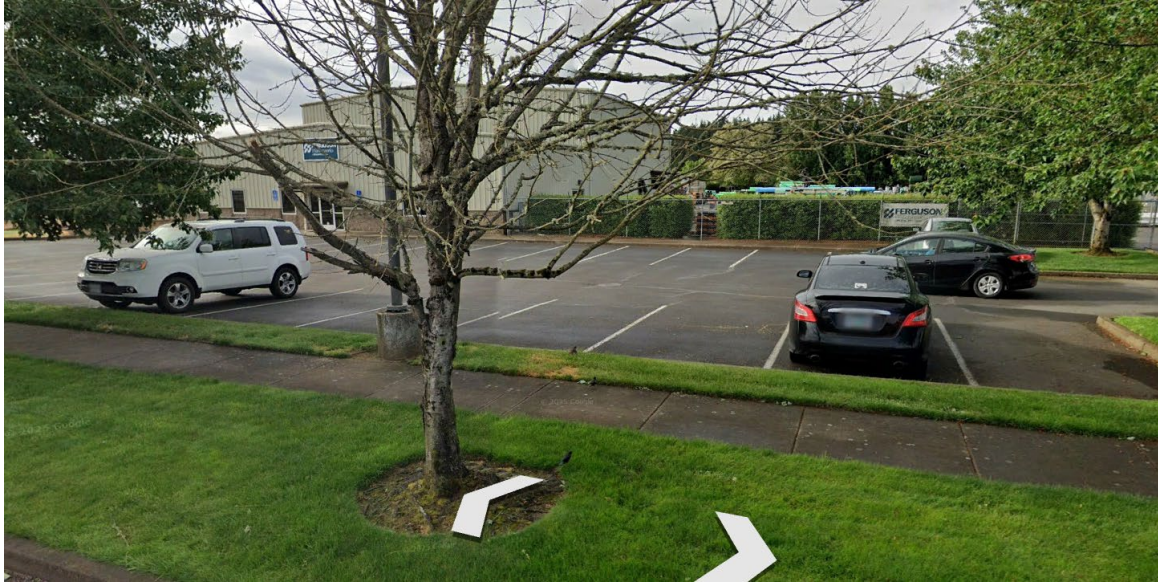


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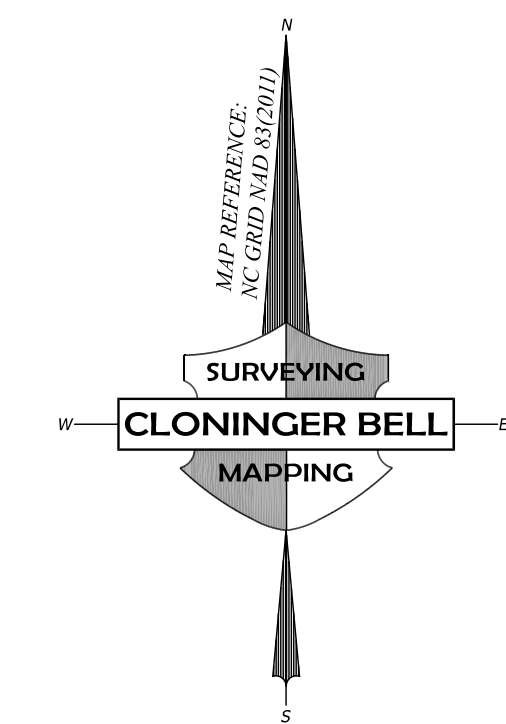
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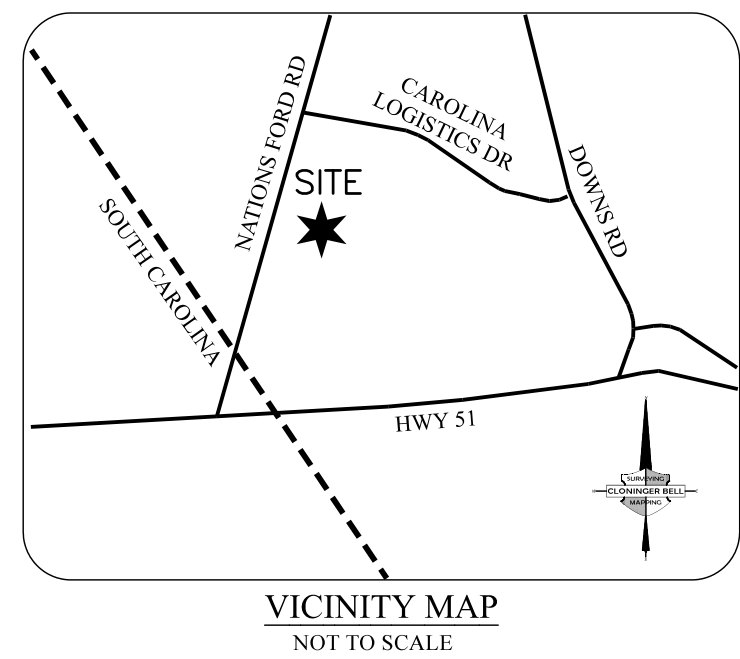




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#### GRAPHIC SCALE



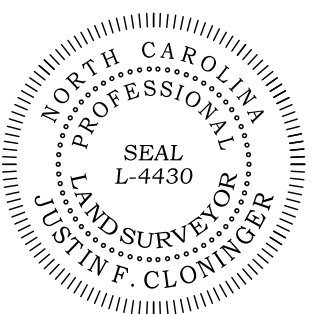
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COUNTY OF MECKLENBURG  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 39323-729 & 39323-677); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-38 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8th DAY OF SEPTEMBER, A.D., 2025.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

#### PRELIMINARY

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



		CREW: JB		DRAWN: CH	REVISED:	SCALE: 1" = 40'	DATE: SEPTEMBER 8, 2025	FILE NO. 5552
		CLONINGER BELL SURVEYING & MAPPING, PLLC 107 RIVERSIDE DR. MCADENVILLE, NC 28101 704.864.9007 LICENSE P-2326						





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: November 2025 Town Council Meeting**

Agenda Title/Category:	<b>Door-to-Door Solicitation Ordinance</b>			
Staff Contact/Presenter:	<b>Ryan Spitzer</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b> <b>X</b>	<b>No</b>	If yes, list:	<b>Town Ordinance</b>
Background:	Officers are the PPD raised concerns about their enforcement of the new door-to-door solicitation ordinance adopted by Town Council (specifically not allowing any door-to-door solicitation). The PD's attorney concurred with the officers' concerns regarding the officers not having qualified immunity if taken to court. Administration has met with the PD to hear their concerns.			
Discussion:	The Town needs to have a Public Hearing on this matter but did not have enough time to post in the newspaper. The Public Hearing will take place at the December 9 <sup>th</sup> Meeting. Since the Town received a lot of public input, we thought it would be beneficial to explain the reason for the changes prior to the Public Hearing.			
Fiscal impact:				
Attachments:	<ol style="list-style-type: none"> <li>1. Staff Memo</li> <li>2. Solicitation Ordinance</li> </ol>			
Recommended Motion to be made by Council:				

# Memorandum



**To:** Mayor and Town Council  
**From:** Ryan Spitzer  
**Date:** 11/7/2025  
**Re:** Door-to-Door Solicitation Update

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## **Overview:**

The changes made to the Door-to-Door Solicitation part of Chapter 111 are the following:

1. Include an allowed time for door-to-door solicitation. Staff is proposing **9am to Dusk or 6pm**, whichever is sooner. The jurisdictions around Pineville all have time-based allowances. This should alleviate the fears of PD officers not having qualified immunity.
2. Company will need to get a permit from the Town of Pineville and pay a fee.
3. Company will have to supply IDs of those who will be going door to door.
4. Town could require a bond.

At the Work Session Town Council wanted staff to recommend a bond amount. Staff has recommended \$5,000. This is in line with what other jurisdictions in Mecklenburg County require, if they require a bond at all. The three northern towns all require the \$5,000 bond with Mint Hill and Matthews not requiring a bond. Charlotte does not require a permit

These can all be found in Section 111.02 and 111.03



## ORDINANCE 2025-\_\_\_\_\_

### AMENDING CHAPTER 111 OF THE TOWN OF PINEVILLE CODE OF ORDINANCES REGARDING PANHANDLING PEDDLERS AND HAWKERS

**WHEREAS**, NCGS §20-175 and § 160A-178 allows a town to have the authority to regulate panhandlers, peddlers, and solicitors.

**WHEREAS**, the public purpose of this ordinance is to protect the health, safety, and welfare of the residents of the Town of Pineville, North Carolina, and the public at large by regulating door-to-door solicitation and peddling upon public property. The Town has identified reasonable time, place and manner restrictions on door-to-door solicitations and peddling upon public property to reduce crimes such as fraud, larceny, burglary, identity theft and home invasion; to protect its residents from intrusive or dangerous solicitations; and to assist law enforcement personnel in the performance of their duties. This ordinance is not intended to circumvent constitutionally protected speech and/or acts.

### GENERAL PROVISIONS

#### **Sec.111.01. DEFINITIONS:**

For the purposes of this Chapter, the following words and phrases shall have the meanings ascribed to them by this section:

#### **Door-to-Door Solicitation (Private Property):**

- A. Any person who goes from door-to-door without invitation, upon the private property of another person for the following purposes:
  - (1) Offering the sale of goods and/or services of any description whatsoever.
  - (2) Distributing circulars, brochures, pamphlets, flyers, or other similar printed material to advertise goods or services offered for sale by any person.
  - (3) Making or conducting surveys for research purposes, marketing, opinion polls, rating data and any such similar work, which, by nature, involves door-to-door activity.
  - (4) Distributing informational, political, religious, or educational literature.
  - (5) Political canvassing.
  - (6) Seeking donations, contributions, or anything of value.

**Goods:**

Any items, merchandise, or wares, including, but not limited to, food, beverages, magazine subscriptions, books and periodicals, offered for sale, regardless of the manner of delivery of such goods.

**Panhandling:**

The act of soliciting or begging for money without threat or menace outside on public sidewalks and publicly maintained plazas and parks is excluded from the definition of peddling and does not require a permit, as long as there is not a violation of traffic laws or Town ordinances, disorderly conduct, or a hazard to the public.

**Peddling (Public Property):**

- A. Any person who offers the sale of goods/services of any description whatsoever while situated upon public property.
- B. Any person who seeks contributions, donations or anything of value while situated upon public property.
- C. Any person who distributes promotional/branded items, printed pamphlets, brochures, flyers, leaflets, or other printed material while situated upon public property.

**Person:**

Any individual, corporation, partnership, sole proprietorship, political, civic, or religious organization.

**Public Property:**

Any real property owned, leased, possessed, and/or controlled by the Town of Pineville, including areas designated for peddling.

**Private Property:**

Any real property owned by any person.

**Services:**

Any service, including, but not limited to, home improvements, window cleaning, tree cutting, cable/internet packages and/or pest control offered for sale, regardless of the manner of delivery of such services.

**Special Events:**

Peddling at Town sponsored or sanctioned events, markets, festivals, activities, or similar events in the Town are exempt from the provisions of this Chapter as they have their own application processes and associated fees.

**Sec. 111.02. Door-to-Door Solicitation (Private Property)**

- (1) It shall be unlawful for any person to enter upon any private property in the Town for the purpose of door-to-door solicitation, without first having secured a Town issued permit to do so in accordance with section 111.03.

- (2) It shall be unlawful for any solicitor to enter upon any private property when such property is posted with a sign stating "No Soliciting Allowed" or other words to that effect, even if granted a permit for solicitation.
- (3) It shall be unlawful for any solicitor to enter upon any private property of another and refuse to leave such property after having been notified by the owner or occupant of such property, or his/her agent, to leave the same and not to return to such property.
- (4) It shall be unlawful to provide false information on the application for a door-to-door solicitation permit.
- (5) It shall be unlawful to engage in door-to-door solicitations between the hours of 6:00 p.m. or the start of dusk, whichever is earlier and 9:00 a.m. Monday through Saturday.
- (6) It shall be unlawful to engage in door-to-door solicitations at any time on Sunday.
- (7) All vehicles used by solicitors shall clearly display the company name for which soliciting is being done.
- (8) Solicitors shall display a company issued photo ID and their Town issued solicitation permit while engaging in door-to-door solicitations in the Town of Pineville.
- (9) No more than four (4) door-to-door solicitation permits per calendar year shall be issued to any one company, individual, corporation, partnership, sole proprietorship, or other such entity.

### **Sec. 111.03. Door-to-Door (Private Property) Solicitation Permit Application**

Applicants seeking a door-to-door solicitation permit under this section shall pay the non-refundable application fee of \$10 for such permits. Applicants shall submit a written application for the permit using the door-to-door solicitation permit application available at Town Hall or upon request from the Town Clerk. All business applicants must be registered to do business in the State of North Carolina. The permit shall set forth:

- (1) The name and address of the business, organization, person(s), or group for whom door-to-door solicitation is being conducted. The applicant must be a duly authorized representative of the business, company, group, or organization for which the permit is sought.
- (2) The names of all individuals who will be engaging in door-to-door solicitation on behalf of the business/organization, along with a copy of a valid government issued photo ID. (Minors must be accompanied by an adult).
- (3) A description of the nature of the business/organization and the goods, services, or wares being offered for sale.
- (4) A description of the types of donations/contributions accepted or when applicable, a description of promotional and/or printed materials being distributed.
- (5) All door-to-door solicitation applications shall be submitted a minimum of seven (7) days in advance of, but no more than ninety (90) days in advance of the date that you want to begin solicitation; time being of the essence. Permits are valid for seven (7) consecutive days from the date of issuance.
- (6) A statement as to whether the applicant or any person engaging in door-to-door solicitation on behalf of the applicant has been convicted of any crimes (felony or misdemeanor) involving assault, larceny/fraud, damage to property, disorderly conduct, any crime of domestic violence, and/or sell/distribution of illicit drugs/controlled substances, and if so, the details thereof.

- (7) The make, model, year, color, and license plate number of each vehicle used by the applicant(s) during the period of door-to-door solicitation within the town. Copies of the applicant's operator's license, vehicle registration, and insurance certificate.
- (8) One (1) recent photograph, taken within the past ninety (90) days, of the applicant and any person(s) who will be engaging in door-to-door solicitation on behalf of the applicant, which shall be approximately two and one-half by two and one-half (2 ½" x 2 ½") inches in size, showing the head and shoulders of the applicant/participants in a clear and distinguishing manner. Minors are not required to provide a photograph but must be accompanied by an adult who has provided a recent photograph.
- (9) The last five municipalities wherein the applicant has received a door-to-door solicitation permit.

#### **Sec. 111.04. Peddlers Regulations (Public Property)**

Applicants seeking a peddler's permit under this section to solicit, set up a table, kiosk, stand, easel, cart, wagon, canopy, tent or other similar structure/vessel upon public property to engage in peddling of any sort whatsoever on public property, unless associated with a Town sponsored event, shall submit a written application for the permit using the peddling permit application available at Town Hall or upon request from the Town Clerk. All business applicants must be registered to do business in the State of North Carolina.

- (1) It shall be unlawful for any peddler to engage in peddling without having first secured a permit to do so from the Town.
- (2) It shall be unlawful to provide false information on a peddler's permit application.
- (3) It shall be unlawful to engage in peddling between the hours of 5:00 p.m. and 8:00 a.m.
- (4) Peddling is only allowed in Town owned parking lots, sidewalks, Town hall green area.
- (5) Peddling cannot block access to any building or sidewalk preventing ADA accessibility.
- (6) Peddlers shall be limited to twenty-four (24) peddling permits per calendar year.
- (7) Peddler's permits shall be displayed while the permittee is engaging in peddling activities.
- (8) Permits are \$10 per day, or \$50.00 for a seven (7) day period.

#### **Sec. 111.05. Peddling (Public Property) Permit Application**

Applicants seeking a peddler's permit pursuant to Sec. 111.03 of this section shall pay the non-refundable application fee for such permit sought. Applicants shall submit a written application for the permit using peddling permit application available at Town Hall or upon request from the Town Clerk. All business applicants must be registered to do business in the State of North Carolina. The permit shall set forth:

- (1) The name and address of the business, organization, person(s), or group for whom a peddlers permit is being sought. The applicant must be a duly authorized representative of the business, company, group, or organization for which the permit is sought.
- (2) The names of all individuals who will be peddling on behalf of the business/organization, along with a copy of a valid government issued photo ID. (Minors must be accompanied by an adult).
- (3) A description of the nature of the business/organization and the goods, services, or wares being offered for sale.

- (4) A description of the types of donations/contributions accepted or when applicable, a description of promotional and/or printed materials being distributed.
- (5) The desired start date. (Peddling from your assigned location may continue for seven (7) consecutive days from the permit issuance date. Assigned dates, times, and locations will be reflected on the permit.)
- (6) All applications shall be submitted a minimum of seven (7) days in advance of, but no more than thirty (30) days in advance of the date that peddling is to begin.
- (7) A statement as to whether the applicant has been convicted of any crimes (felony or misdemeanor) involving assault, larceny/fraud, damage to property, disorderly conduct, any crime of domestic violence, and/or sell/distribution of illicit drugs/controlled substances, and if so, the details thereof.
- (8) One (1) recent photograph, taken within the past ninety (90) days, of the applicant, which shall be approximately two and one-half by two and one-half (2 ½" x 2 ½") inches in size, showing the head and shoulders of the applicant/participants in a clear and distinguishing manner. Minors are not required to provide a photograph but must be accompanied by an adult who has provided a recent photograph.
- (9) The last five municipalities wherein the applicant has received a peddlers permit.

#### **Sec. 111.06. Bond required**

Before any door-to-door solicitation or peddler's permit shall be issued under the provisions of this article, the applicant therefor shall furnish a bond in a sum up to **\$5,000.00** to the Town signed by the applicant and signed as surety by some surety company authorized to do business in the state, conditioned upon the final delivery of goods and/or services (as defined in this article) in accordance with the terms of any order obtained prior to delivery and also conditioned to indemnify any and all purchasers or customers for any and all defects in material or workmanship that may exist in the goods/services sold by the principal on such bond, at the time of delivery, and that may be discovered by such purchaser or customer within 30 days after delivery.

The bond shall be for the use and benefit of all people that may make any purchase or place any order to the principal on said bond, or to any agent or employee of the principal. If the applicant/permit holder works for a bonded and insured company, a certificate of insurance from that company will suffice.

Only one bond shall be required of each applicant, even though such applicant shall have one or more agents or employees; provided such bonds be made to cover the activities of all such agents or employees.

No permit shall be issued under the provisions of this division until the applicant shall have complied with all the provisions and requirements of this article.

#### **Sec. 111.07. Revocation.**

Any permit issued under the provisions of this Chapter is subject to revocation for the violation by the permittee of any applicable provision of NC law or Town ordinance, rule, or regulation.

#### **Secs. 111.08. Penalty.**

Any person who violates any provision of this Chapter shall be punished by a civil penalty not exceeding five hundred (\$500) dollars. A separate offense shall be deemed committed on each

day during or on which a violation occurs or continues.

**Sec. 111.09. Validity.**

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF PINEVILLE**, that the Code of Ordinances be amended as indicated above.

Adopted this   <sup>th</sup> day of November, 2025. Effective on date of signing.

\_\_\_\_\_  
David Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Snyder, Town Clerk





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: November 2025 Town Council Meeting**

Agenda Title/Category:	<b>Public Parking Lot – Johnston Drive</b>		
Staff Contact/Presenter:	<b>Ryan Spitzer</b>		
Meets Strategic Initiative or Approved Plan:	<b>Yes</b>	<b>No</b> <b>x</b>	If yes, list:
Background:	NCDOT would not allow the parking lot construction using federal funds because it was not a part of the original project scope.		
Discussion:	The Town will have to conduct a two-part process for the construction of the parking lot. The first will be to enter into an agreement to produce design documents and permitting. The second will be a contract to build the parking lot		
Fiscal impact:	<b>\$20,000</b>		
Attachments:	1. Potential parking lot design		
Recommended Motion to be made by Council:			

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 11/7/2025

**Re:** Public Parking lot – Next to new Johnston Drive

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## **Overview:**

Business owners and residents who shop, eat, and visit Downtown Pineville have asked for additional parking options in the downtown area. The Town will have available land left over from where the town had to purchase a property for the Johnston Drive Realignment project.

The Town had originally asked NCDOT to include the public parking lot in an amended scope of the Johnston Realignment after we received a direct grant from the Federal Government. NCDOT and the FHWA would not amend the scope because the parking lot was not in the original project.

However, due to the direct grant from the Federal Government the Town is anticipating having an excess of approximately \$900,000 in the project budget that was going to be the Town's original match to the project. The Town can use this money for the initial cost of Phase I, which will be the engineering work and land development process at a cost of \$20,000 (this will need to be accomplished prior to construction). After the engineering documents are complete, town staff will bring back the anticipated construction costs as a Phase II to ask Town Council if they would like to solicit bids for the construction of the parking lot.





## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: November 2025 Town Council Meeting**

Agenda Title/Category:	Appointment to MPTA Board			
Staff Contact/Presenter:	Ryan Spitzer			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	Strategic Initiative
	x			
Background:	Per the P.A.V.E. Act, Article 34, Section 160A-905, each of the six towns in Mecklenburg County will appoint to the anticipated MPTA Board.			
Discussion:	The Town received two applicants. The Committee met and is recommending Mr. Jeffrey Robbins to be the Town’s representative. The Committee is also recommending Town Council appoint Chris Tucker as the Town’s alternate.			
Fiscal impact:				
Attachments:	Applications and Resumes of our two applicants.			
Recommended Motion to be made by Council:	Motion to appoint Jeffrey Robbins as the Town’s representative to the MPTA with Chris Tucker as the Town’s Alternate representative			

# MPTA Application Timeline & Procedure

## Monday, September 22nd

Application

Process Begins

*(Applicants to complete the Application online and attach their resume).*

## Friday, November 7th

Application Process Ends

## Monday, November 24th

Deadline to submit to Town Council with appointment scheduled for December 9th Work Session

- The Committee will review applications as they are received.
- The Committee may also conduct in-person interviews with prospective applicants using the attached criteria document.
- Interviews will be scheduled the week between November 10th and November 19th, if necessary.

Name \*

Angele Chantal Brown

Today's Date \*

October 7, 2025

Address \*

[REDACTED] Pineville NC 28134

Home Phone

Cell Phone \*

Home Address \*

12005 Crooked Stick Place Pineville NC 28134

Please explain briefly why you are seeking appointment to this board: \*

I am seeking appointment to this board to become more involved in the needs of the community. I am interested in using my legal expertise to assist with the growing needs of the community and make a positive impact in the community.

Do you have demonstrated professional experience or qualifications in the following (please check each one that you have experience in):

- ☒ Law
- ☒ Finance
- ☐ Engineering
- ☐ Public Transportation
- ☐ Urban Planning
- ☐ Logistics
- ☐ Government
- ☐ Architecture
- ☐ Economic Development
- ☐ Other:

Please describe any other professional experience you may have that would be relevant to this board:

I have worked as a Paralegal in the mortgage industry, worked with litigation matters, and held meetings with high level management concerning legal policies and procedures. I have professional experience n hearing and handling various new points in order to produce the best outcome for businesses. My legal professional experience has afforded me the opportunity to welcome stressful situations, firm deadlines, and various viewpoints. I have both a Paralegal Degree, a J.D. and I am a Notary Pubic for North Carolina.

Please describe any committees, organizations, or other boards you may have participated on or educational background you have that would qualify you for a position on this board:

I have been involved in various legal organizations which have afforded me the opportunity to meet and interact with various high level professional individuals. Most recently I have been involved with the American Bar Association to gain insight into community needs and different means to resolve problems within the community.



Please tell us anything else about yourself that would be beneficial to this board:

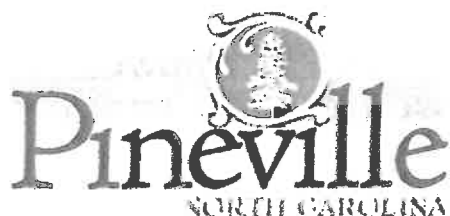
I enjoy opportunities to be involved in the community and enjoy meeting individuals in the community. I have lived in Charlotte for 8 years and moved to Pineville this past May and have started taking time to explore the area and become more involved in the Pineville community. I enjoy making a positive difference in the community and meeting all types of individuals which I believe makes me a more well-rounded individual.

Please email your resume/CV to [Lsnyder@pinevillenc.gov](mailto:Lsnyder@pinevillenc.gov) to complete your application.

- ☒ I will submit my resume to [Lsnyder@pinevillenc.gov](mailto:Lsnyder@pinevillenc.gov)
- ☐ I will mail/drop off my resume to the Town of Pineville Town Hall at 505 Main Street

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Google Forms



## Application for Board Appointment

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

Fax: 704-889-2293

Name: Angele Chantal Brown  
Date: September 29, 2025

Address: 2045 Crooked Stick Lane Pineville NC, 28134  
Home Phone: (336) 813-0933

Email Address: angelebrown87@yahoo.com  
Cell Phone: (336) 813-0933

Please indicate which Board you are interested in: Metropolitan Public Transit Authority, Board of Adjustment, Hazard Mitigation

Please explain briefly why you are seeking appointment to this board:

I am seeking appointment to these board to become involved in the mobility and public transportation of the communities. I am interested in using my legal expertise to assist with the growing needs of the community. I would like to be involved in the communities and make a positive impact in the community.

Please describe any professional experience you may have that would be relevant to this board:

I have worked as a Paralegal in the mortgage industry, worked with litigation matters, and held meetings with high level management concerning legal policies and procedures. I have professional experience on hearing and handling various view points in order to produce the best outcome for businesses. My legal professional experience has afforded me the opportunity to welcome stressful situations, firm deadlines, and various viewpoints. I have both a Paralegal Degree, J.D., and I am a Notary Public for North Carolina.

Please describe any committees, organizations or other boards you may have participated on or educational background you have that would qualify you for a position on this board:

I have been involved in various legal organizations which have afforded me the opportunity to meet and interact with various high level professional individuals. Most recently I have been involved with the American Bar Association to gain insight into community needs and different means to resolve problems within the community.

Please tell us anything else about yourself that would be beneficial to this board:

I enjoy opportunities to be involved in the community and enjoy meeting individuals in the community. I have lived in Charlotte for 8 years and moved to Pineville this May and have started taking time to explore the area and become more involved in the Pineville community. I enjoy making a positive difference in the community and meeting all types of individuals which I believe makes me a more well-rounded individual.

Signature : Angele Chantal Brown Date : 9/29/2025

**Angele Chantal Brown**

**[REDACTED ADDRESS]**  
 angelebrown87@yahoo.com

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## **EDUCATION**

**North Carolina Notary Public**

November 2023

Notary #202333400127

**Charlotte School of Law, Juris Doctor**

May 2017

Charlotte, NC

Activities: American Bar Association  
 Student Division

**Forsyth Technical Community College**

May 2012

Associate in Applied Science: Paralegal Technology  
 Winston Salem, NC

Honors: Phi Theta Kappa

**University of North Carolina at Charlotte**

December 2009

Bachelor of Arts: Political Science

Charlotte, NC

Honors: Honors (all semesters)

## **PROFESSIONAL AND LEGAL EXPERIENCE**

**Next Level Gymnastics Academy**

September 2018 - Present

Rock Hill, SC

Team Coordinator

- Update and maintain Team Handbook with policies and procedures
- Research and schedule Team Competitions for the competitive season
- Update Team Manual with detailed instructions regarding all Team specifics
- Respond to any inquiries regarding Team material

**Wells Fargo**

February 2019 – June 2019

Charlotte, NC

Legal Operations Specialist

- Reading, interpreting, researching and processing subpoenas, levies and other legal documents on behalf of Wells Fargo.
- Determining the proper course of action and coordinating correspondence.
- Responding to inquiries from external customers, internal team members, government agencies and outside attorneys.

**S. Com - Crown Castle**

April 2018 - November 2018

Charlotte, NC

Contract Specialist

- Prepared and drafted service and real estate contracts ensuring the language in the contracts met the company's legal requirements.
- Analyzed contract requirements, special provisions, terms and conditions to ensure compliance with appropriate terms, conditions, laws, regulations, corporate policies and business procedures.
- Partnered with internal or external business teams communicating standard processes relative to contract development and execution.
- Forecast and manage deliverable timelines

**Synergy Legal Staffing**

August 2017 - January 2018

Charlotte, NC

Document Review

- Review and analysis of litigation documents for relevancy and privilege
- Quality control/assurance of litigation documents prior to producing to opposing counsel

**Hire Counsel**

January 2017

Charlotte, NC

Document Review

- Review and analysis of litigation documents for relevancy and privilege
- Quality control/assurance of litigation documents prior to producing to opposing counsel

**Snyder's Lance, Inc.**

May 2016-December 2016

Charlotte, NC

Legal Intern

- Drafted and finalized Master Service Agreements
- Updated litigation files on the electronic database
- Conducted legal research for litigation cases and employment law cases
- Worked on drafting and completing the Policy Handbook
- Worked with outside counsel in the discovery process for litigation matters
- Assisted with product marketing review to meet legal compliance requirements

**United Guaranty**

September 2012 – July 2014

Greensboro, NC

Paralegal II

- Handled all company policies and maintained an internal database of all the policies including legal and compliance policies
- Worked with attorneys on the laws and regulations research for the law department and maintained an internal database of the research
- Maintained internal governance committee records and documents
- Lead meetings with department managers concerning the policies and laws of the company
- Conducted legal research to track laws and regulations updates and changes pertaining to the company
- Documented procedures on how to conduct legal research
- Participated in the Employee Engagement Committee to assist with planning the 50<sup>th</sup> Anniversary of the Company and catering events for United Guaranty employees

**Wells Fargo Wealth Management**

September 2010 - April 2012

Winston-Salem, NC

Securities Operations Specialist

- Handled clients trust accounts
- Prepared and summarized journal entries of assets, liabilities, and other financial transactions
- Detected when customer margin availability dropped below government regulations avoiding fines for the clients and company
- Sent notice to financial advisors if account appears fraudulent
- Audited in-kind journal transfers and money market exchanges
- Worked directly with financial advisors, sales assistants, and brokers to ensure they were in compliance with all FCC banking rules and regulations
- Reduced risk of errors by screening all reports submitted to management

**Charles L. Morgan, Jr. Law Office**

August 2009 - February 2010

Charlotte, NC

Legal Internship

- Assisted attorney throughout criminal litigation process
- Handled confidential and legal documents
- Communicated directly with incarcerated clients who were convicted of felonies and updated them on status of their case

# MPTA Application Timeline & Procedure

**Monday, September 22nd**

Application

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*(Applicants to complete the Application online and attach their resume).*

**Friday, November 7th**

Application Process Ends

**Monday, November 24th**

Deadline to submit to Town Council with appointment scheduled for December 9th Work Session

- The Committee will review applications as they are received.
- The Committee may also conduct in-person interviews with prospective applicants using the attached criteria document.
- Interviews will be scheduled the week between November 10th and November 19th, if necessary.

Name \*

Jeffrey Robbins

Today's Date \*

November 4, 2025

Address \*

237 Juana's Drive, Pineville, NC 28134

## Home Phone

[REDACTED]

## Cell Phone \*

[REDACTED]

## Home Address \*

[REDACTED] Pineville, NC 28134

Please explain briefly why you are seeking appointment to this board: \*

I have a background in transportation, and I believe with my experience and engagement with the City of Charlotte, as nonprofit, I am well-suited for a role on the board.

Do you have demonstrated professional experience or qualifications in the following (please check each one that you have experience in):

- ☐ Law
- ☐ Finance
- ☐ Engineering
- ☒ Public Transportation
- ☐ Urban Planning
- ☒ Logistics
- ☐ Government
- ☐ Architecture
- ☒ Economic Development
- ☐ Other:

Please describe any other professional experience you may have that would be relevant to this board:

I have 15 years of experience in logistics and another 10 years in transportation strategy and planning for a major logistics firm that works globally on transportation and community engagement.

Please describe any committees, organizations, or other boards you may have participated on or educational background you have that would qualify you for a position on this board:

I hold an MBA and Master Certification in Sustainability. I believe my focus on air pollution and reducing tailpipe emissions, advocacy for clean transportation solutions, and experience leading community engagement equip me for a role on the board.



Please tell us anything else about yourself that would be beneficial to this board:

I have been a resident of Pineville for 14 years and have been a resident of Mecklenburg County for 16 years, and I believe we all have a civic duty to participate in areas we believe are important. I want to contribute to the well-being of our city and state, and this is my way of working to create solutions that benefit our residents.

Please email your resume/CV to [Lsnyder@pinevillenc.gov](mailto:Lsnyder@pinevillenc.gov) to complete your application.

- ☒ I will submit my resume to [Lsnyder@pinevillenc.gov](mailto:Lsnyder@pinevillenc.gov)
- ☐ I will mail/drop off my resume to the Town of Pineville Town Hall at 505 Main Street

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Google Forms

**JEFFREY W. ROBBINS** Pineville, NC | (704) 606-5544  
 jwrobbins84@gmail.com | [LinkedIn Profile](#)



## SUMMARY

Visionary and results-driven leader with over two decades of experience spanning **Nonprofit Leadership, Environmental Sustainability, and Global Business Development**. Proven expertise in driving strategic growth, product innovation, and market expansion across diverse industries, including clean energy, transportation, and technology. Adept at building high-performing teams, cultivating strategic partnerships, and implementing impactful initiatives in **Climate & Equity, Community Development, and Fundraising**. Recognized for transforming complex challenges into robust business solutions and sustainable organizational growth, consistently delivering exceptional financial and operational results.

## CORE COMPETENCIES

- Nonprofit Leadership & Management
- Environmental Sustainability & ESG
- Climate & Environmental Justice
- Community Engagement & Development
- Strategic Planning & Execution
- Product Development & Lifecycle Management
- Global Marketing & Sales Strategy
- P&L Management & Budget Oversight
- Cross-functional Team Leadership
- Diversity, Equity, & Inclusion (DEI)
- Process Improvement (Lean/Kaizen)
- Supply Chain & Logistics Optimization
- Partnership Development
- Change Management
- Data Analysis & Reporting

## SELECTED ACHIEVEMENTS

- **Drove significant export growth** by partnering with the U.S. Department of Commerce, generated **\$3.5M in new small business exports** to Europe and Asia, and expanded the international customer base by **12%**.

- **Pioneered a new distribution service** for Apple's iPhone launch, enabling 24-hour direct-to-consumer shipping from Asia and generating **\$42M in annual shipping revenue**.
- **Directed product development initiatives** that launched new transportation services and enhanced existing products, generating over **\$1.1B in annual revenue**.
- **Guided a team of 21 product and group managers** in driving substantial growth for critical safety products (SCBA, thermal imaging, communications, gas monitoring) across first responder and industrial markets.
- **Co-developed and launched FedEx Corporate Services' inaugural DEI program**, "PeopleFirst," impacting over 500 employees across sales, marketing, and IT services.
- **Collaborated with over 35 C-level and senior management directors** at Motorola to define a comprehensive DEI program that integrated diversity metrics with bonus payouts.
- **Orchestrated 5+ Lean and Kaizen events** within four months, re-engineering customs clearance and pick-up/delivery processes, resulting in nearly a **full day's reduction in shipping times**.
- **Conducted a comprehensive life cycle and value-chain sustainability analysis** for Intel (graduate capstone project), achieving a score of **99 out of 100**.

## PROFESSIONAL EXPERIENCE

**CleanAIRE NC**, Charlotte, NC | August 2022 – Present **Executive Director/CEO** Leads a statewide nonprofit advocating for strong clean air policies and environmental justice.

- Direct a comprehensive portfolio of programs, including a community science initiative with **300+ air quality monitors**, environmental health and justice, education (CleanAIRE Academy), and advocacy across nearly 30 North Carolina counties.
- Engage and grow a membership base of **4,000+ active members** in clean air and environmental equity initiatives.
- Champion a clean, equitable transition to green energy and transportation, promoting EV infrastructure deployment, access to green spaces, and microtransit mobility.
- Advance community-developed/owned mixed-use cultural, residential, and commercial property programs to foster community equity and ownership opportunities.

**The Diverse Paragon**, Charlotte, NC | October 2019 – August 2022 **Managing Director**  
Provided strategic consulting services to diverse clientele, focusing on market positioning and operational efficiency.

- Guided a medium-sized manufacturer (\$325M annual revenue) in devising a comprehensive distribution strategy, market needs analysis, and sales leadership, **reducing COGS by 9%**.
- Formulated and implemented robust forecasting and Sales & Operations Planning (S&OP) methodologies, enhancing inventory planning and supply chain operations, resulting in a **25% cost reduction** on annual material procurement of \$60M.

**Trader Interactive, Norfolk, VA | February 2020 – October 2021 Director B2B Product Marketing** Led B2B product marketing efforts, enhancing sales capabilities and driving revenue growth.

- Designed and delivered sales techniques, marketing materials, and product sales training, **upskilling a 150-member sales team** and improving dealer engagement with **7,500+ dealers** within four months.
- Introduced **14 critical marketing campaigns** across four business sections, yielding a **30% open rate** and a **6% marketing qualified engagement rate**, contributing **\$13M in Q2 2021 revenue**.
- Directed a team of 150 field sales account executives and 30 inside sales representatives, providing strategic guidance and training recommendations to maximize sales performance.

**Rentokil North America, Charlotte, NC | April 2016 – October 2019 Director Commercial Pest Marketing** Managed a significant B2B commercial pest category and oversaw marketing and sales integration for acquisitions.

- Managed a **\$400M B2B Commercial Pest category** and a **\$5M agency and marketing P&L**.
- Administered the commercial new customer integration of **\$20M in acquisitions** of commercial pest companies.
- Upgraded digital marketing policy and customer segmentation, boosting pipeline revenue potential to **\$140M**.
- Planned and executed targeted customer drives across 10 market verticals, heightening customer retention and achieving an **\$80M uplift** in revenue from 2016 to 2019.
- Commanded a **\$35M business case** for corporate brand transformation and identity reformation for Rentokil North America, gaining public insights for acceptable renaming.

**Scott Safety (Division of Tyco Life Safety Products), Monroe, NC | April 2013 – April 2016 Associate Director | Senior Manager Product Marketing** Oversaw product marketing operations, driving profit growth and enhancing product strategy.

- Controlled a **\$4.5M marketing P&L budget**, ensuring financial transparency and leading **13 product line managers**.
- Commanded central teams in gaining customer insights via research to market new SaaS and connected products, driving a landmark profit of **\$36.2M (21%)** in three years.
- Maintained close coordination with sales leadership, designing and implementing new product strategies, and uplifting client retention rate to **62%** through effective go-to-market sales and distributor processes.
- Coordinated diverse functions (marketing communications, manufacturing engineering, sales, operations, finance, customer service) for thorough policy implementation, resulting in a **revenue spike and 21% profit increase**.

- Categorized an 8-10 member products team by designated product area, encouraging efficient process completion and resulting in a **30% time-saving (18 days)** in the overall development cycle.

**Scott Safety (Division of Tyco Life Safety Products)**, Monroe, NC | November 2009 – April 2013 **Senior Manager Global Channel Marketing** Provided strategic marketing and channel support to international partners.

- Provided marketing communication support to **3,400 international channel partners** and value-added resellers, ensuring clarity and accelerated target achievement.
- Increased market share by **8%** in the supplied air products segment (from 12% to 20%) by delivering efficient training materials and tools through the partner portal and sales enablement activities.
- Secured a **42% involvement rate** in the NPS program, comprised of unique ideas for distributor engagement, and enhanced distributors' full product portfolio utilization from **48% to 72%**.

**Bamboo Worldwide, Inc.**, Chicago, IL | October 2008 – May 2009 **Chief Operating Officer** Managed operations for a marketing, innovation, and branding consultancy.

- Managed operations, organized processes, attracted new clients, and generated \$6.9M revenue for a small, marketing, process design, and brand-building organization.
- Assisted in increasing earnings potential by developing sales fulfillment tools and processes to effectively streamline sales, marketing, and customer engagement functions.

**FedEx Services**, Memphis, TN | February 2006 – October 2008 **Senior Manager Product Development and Innovation** Directed global distribution projects and services, driving significant revenue growth.

- Directed initiatives for global distribution projects and services, helping to maintain a **7-9% growth rate**.
- Managed a **\$7M budget** and **13 direct reports**, driving over **\$1.1B in revenue** by leading a team of project managers utilizing a stage-gate process for service and product enhancements.
- Leveraged voice of customer and ethnographic activities, collected consumer insights, performed qualitative and quantitative research, improved process mapping, and utilized Lean/Kaizen events to **increase revenue by 18%** over 12 months.

**FedEx Services**, Memphis, TN | August 2004 – February 2006 **Field Marketing Manager** Managed field-level marketing and sales support across key markets.

- Managed field-level advertising, promotions, sales support, customer prospecting, and event/relationship marketing for the service portfolio across 27 markets in the Pacific Northwest and Northeast Illinois.



- Leveraged NFL, NBA, NASCAR, PGA Golf, and other sponsorship assets to educate customers, delivering a **21% return on marketing investment on \$105M in incremental revenue.**
- Created an event tracking and measurement system, indicating events influenced over **\$50M** in assigned markets over 12 months.

**FedEx Services, Memphis, TN | December 2000 – August 2004 Senior Product Manager & Marketing Principal, International Marketing** Oversaw global distribution products and services, driving international export revenues.

- Oversaw global distribution products and services, supply chain management, sales training/support, and marketing communication, including product strategy and service development initiatives, generating export revenues over **\$290M.**
- Generated **\$35M in revenue** for express distribution products through annual/quarterly product life-cycle analysis, improved sales processes, and marketing campaigns designed to increase awareness and customer efficiencies.
- Led product development efforts, enabling a suite of distribution and supply chain products in Europe with incremental revenue of **\$12M in year one.**

**Motorola, Semiconductor Product Sector | 1990 – 2000**

## EDUCATION & CERTIFICATIONS

- **Nonprofit Leadership and Management** – Duke University, Durham, NC (2022)
- **Sustainability Studies Graduate Certification** – Arizona State University, AZ (2022)
- **Certification of Completion, Global Reporting Initiative (GRI)** – Arizona State University Partnership (2022)
- **Supply Chain Management Systems and Software Certificate of Completion** – MIT (2003)
- **MBA International Business Management** – Thunderbird School of Global Management, Phoenix, AZ (2000)
- **BS Industrial and Organizational Psychology** – Arizona State University, AZ (1996)
- **Six-Sigma Green Belt Process Certificate of Achievement** – Motorola University (1994)

## AWARDS & HONORS

- **Tyco Business Integrity Award** (recognized for global anti-discrimination in business best practices) (2013)
- **Outstanding Leader Award at Tyco** (awarded to the top 10% managers throughout divisions) (2012)
- Nominated for **FedEx Five-star Award** 4 consecutive years; received **5 FedEx Shining Star Awards** (2000-2005)
- **Perfect Attendance, 5-year award**, Motorola SPS (1995-1999)

## PROFESSIONAL ORGANIZATIONS

- National Black MBA Association (NMBBAA) – Member (2000 – Present)
- American Marketing Association (2019 – 2021)
- Council of Supply Chain Management Professionals (CSCMP) (1998 – 2009)

## TECHNICAL SKILLS

- Google Workspace
- MS Office Suite
- Salesforce
- Pardot
- HootSuite
- HubSpot

## VOLUNTEER EXPERIENCE

- EJCAN Board Member (2023 – Present)
- GreenBiz Event Volunteer (2021 – 2022)
- Charlotte Foodbank (2021 – 2024)
- City of Pineville, NC, HOA Representative (2018 – 2020)
- Read Charlotte Corporate Partner Participant (2017 – 2019)
- Traditions Home Owners Association, President, Budget Committee, & Social Committee (2015 – 2018)
- University of Memphis Mentoring Program (2007 – 2009)
- Clovernook, Services for the Blind and Visually Impaired, Board Member and Operations Co-lead (2003 – 2006)



## TOWN COUNCIL AGENDA ITEM

**MEETING DATE: November 2025 Town Council Meeting**

Agenda Title/Category:	<b>Cone Mill Brownfields Extension</b>			
Staff Contact/Presenter:	<b>Ryan Spitzer</b>			
Meets Strategic Initiative or Approved Plan:	<b>Yes</b> <b>x</b>	<b>No</b>	If yes, list:	<b>Comprehensive Plan</b>
Background:	The buyer for Cone Mill must get an updated Brownfields Agreement from NCDEQ to put townhomes on the property. They have finished the testing and submitted the report to NCDEQ. The timeline for getting the report back from NCDEQ falls out of the timeframe that was in the PSA.			
Discussion:	Extension of the Brownfields Period to July 20, 2026.			
Fiscal impact:				
Attachments:	<ol style="list-style-type: none"> <li>1. Staff Memo</li> <li>2. Fourth Amendment to the PSA</li> </ol>			
Recommended Motion to be made by Council:				

# Memorandum



**To:** Mayor and Town Council  
**From:** Ryan Spitzer  
**Date:** 11/7/2025  
**Re:** Cone Mill Development – Brownfields Extension

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## **Overview:**

The buyer of Cone Mills had to update the current Brownfields Agreement with NCDEQ to see if they would be able to construct townhomes on the site. They have submitted the testing and reports to NCDEQ. NCDEQ has stated it would take until the end of Q1 in 2026 (March 2026) to have a determination on the testing back. It would then take the Town and buyer at least two months to review NCDEQ's determination and to negotiate any of the outcomes that were unforeseen. However, the report did not show anything that was unexpected or that was not in the original Brownfields analysis that the Town did several years ago.

The current agreement between the buyer and Town has the Brownfields Agreement needing to be agreed upon and completed by January 17, 2026. This was the last extension they could ask for per the agreement. With NCDEQ stating they will not be able to have a determination by this date, the buyer is asking for an extension. Town staff agrees with this request and suggest extending the Brownfields Agreement finalization until the end of Q2 in 2026 (June 2026). Town staff is also suggesting that Town Council require the buyer to put down a certain amount of money that will be "hard" for granting the extension. The buyer has said they are willing to put \$10,000 down for the extension; however, Town Council can ask for more if you all think granting the extension is costing the town more given the value of time.

The Closing date is still set for April 23, 2027, in the PSA. This is when the buyer will have to pay the Town. Staff is not recommending changing this date. With NCDEQ stating they will have their report done by the end of Q1 of 2026, this will still give the buyer 12 months to go through permitting.

## FOURTH AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This FOURTH AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("**Fourth Amendment**") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2025 by and between **CONE MILL DEVELOPMENT VENTURES, LLC**, a North Carolina limited liability company ("**Buyer**"), **THE TOWN OF PINEVILLE**, a North Carolina municipal corporation ("**Town**") and **PINEVILLE REDEVELOPMENT AND INVESTMENT, INC.**, a North Carolina nonprofit corporation (hereinafter referred to as "**Pineville Redevelopment**"), and collectively with the Town, "**Seller**").

### RECITALS

**WHEREAS**, Seller and Buyer entered into that certain Agreement for Purchase and Sale of Real Property dated October 23, 2024, as amended by that certain First Amendment to Agreement for Purchase and Sale of Real Property dated March 21, 2025, as further amended by that certain Second Agreement for Purchase and Sale of Real Property dated May 20, 2025, and as further amended by that certain Third Amendment to Agreement for Purchase and Sale of Real Property dated September 16, 2025 (as amended, the "**Agreement**"), for the purchase and sale of certain real property located at (i) 200 Dover Street and 306 Dover Street in Pineville, North Carolina, owned by the Town and having Mecklenburg County Tax Parcel Numbers 221-051-11 and 221-051-17; and (ii) a portion of that certain real property located at 436 Cone Avenue in Pineville, North Carolina, owned by Pineville Redevelopment and having Mecklenburg County Tax Parcel Number 221-051-07, all as more particularly described in the Agreement; and

**WHEREAS**, Seller and Buyer have agreed to amend the Agreement as set forth herein.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the Recitals, the mutual agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer, intending to be legally bound, hereby agree as follows:

1. **Capitalized Terms; Incorporation.** All terms used in this Fourth Amendment with an initial capital letter which are not otherwise defined herein shall have the meanings given to such terms in the Agreement.
2. **Brownfields Period.** The Brownfields Period (as defined in Section 33 of the Agreement) is hereby extended to July 20, 2026. The parties acknowledge that Buyer shall have no further options to extend the Brownfields Period without Seller's prior written consent. In consideration for the extension to the Brownfields Period as contemplated in this Fourth Amendment, a portion of the Earnest Money in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) shall become non-refundable upon full execution of this Fourth Amendment, except in the event of Seller default under the Agreement.
3. **Agreement in Full Force and Effect.** Except as otherwise modified hereby, the Agreement remains otherwise unmodified and in full force and effect and is hereby ratified, confirmed and continued in all respects. In the event of any conflict between the terms of the Agreement and the terms of this Fourth Amendment, the terms of this Fourth Amendment shall control.



4. Governing Law. This Fourth Amendment shall be construed and interpreted under the laws of the State of North Carolina.
5. Miscellaneous. The parties hereby acknowledge and agree that the recitals set forth above are true and accurate as of the date hereof. Seller represents and warrants that the person executing this Fourth Amendment on its behalf is authorized to execute and deliver this Fourth Amendment and that all necessary approvals and consents have been obtained to bind Seller under this Fourth Amendment and the Agreement in accordance with their terms. Buyer represents and warrants that the person executing this Fourth Amendment on its behalf is authorized to execute and deliver this Fourth Amendment and that all necessary approvals and consents have been obtained to bind Buyer under this Fourth Amendment and the Agreement in accordance with their terms.
6. Transferees, Successors and Assigns. This Fourth Amendment shall inure to the benefit of and shall be binding upon Seller, Buyer, and their respective transferees, successors and assigns.
7. Execution Counterparts. This Fourth Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but when taken together which shall constitute one and the same instrument. Signature pages to this Fourth Amendment may be delivered electronically as a .PDF or DocuSign form with the same force and effect as if original "wet" signatures had been delivered to each party hereto.

*[Signatures appear on following page]*

**IN WITNESS WHEREOF**, Seller and Buyer have entered into this Fourth Amendment as of the day and year first above written.

**BUYER:**

**CONE MILL DEVELOPMENT VENTURES, LLC**

By: \_\_\_\_\_

Name: Kirk Broadbooks

Title: Member

**SELLER:**

**TOWN OF PINEVILLE**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PINEVILLE REDEVELOPMENT AND  
INVESTMENT, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## Human Resources

Linda Gaddy, PHR SHRM-CP MSHR  
lgaddy@pinevillenc.gov  
(704) 889-2362

**To:** Ryan Spitzer, Town Manager  
Members of the Town Council

**From:** Linda Gaddy

**Date:** 10/28/2025

**Re:** Human Resources Monthly Report

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Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of October 2025.

### **New Hires:**

**Robert Ashman**, Part time Park Aide  
**Domnic Pillo**, Probationary Police Officer

### **Resignation/Termination:**

**Shaquille Burke**, Police Officer  
**Jonathan Clary**, Firefighter Driver

### **Retirements:**

**Linda Gaddy**, Human Resource Director

### **Transfers:**

none

### **Promotions:**

none

### **Current Openings:**

**Police Officer:** 3 openings for lateral hire, receiving applications.

**B.L.ET. Police Trainee**, interviewing

**911 Telecommunicator**, 1 opening after a trainer becomes available, receiving applications

**Human Resources Director**, offer accepted

**Public Works – Maintenance Technician**, interviews in progress

**Parks & Rec – P/T Recreation Assistant**, accepting applications

**Public Works – Building Maintenance Supervisor**, interviewing

**Firefighter Driver**, posting job opening

## **Departmental Update:**

### **Employee Appreciation and events:**

Staff attended a showing of the movie “Roofman” that was filmed in Pineville last year. One complimentary ticket was provided to each employee for Friday October 10th at the AMC Theater, Pineville.

The Town’s Trunk or Treat event was Friday October 24 from 5:00 – 6:30 pm. Employee groups decorated their trunks and donned costumes to greet and treat many families and trick or treaters.

The annual Holiday Party is planned for Friday, December 19<sup>th</sup> at 11:00 am at Spare Time Entertainment. Please plan to join us!

We continue to reward police officers who achieve an NC Law Enforcement certificate or an education degree with additional pay, as well as those internal second language interpreters with additional pay, and recognize all kinds of staff achievements in the employee newsletter The Pine Needle every month.

We utilize The Pine Needle to recognize employee accomplishments and special life events, announcements and reminders of important events and dates, and to share wellness and other resources with staff. It is also a great way to recognize our employees’ heritage during months like Hispanic Awareness month.

### **Recruiting:**

We are seeking three experienced Police Officers and several B.L.E.T. trainees for the next class session. We also have a few trainees attending B.L.E.T. classes that in June and July. We have an offer accepted for our next Human Resource Director. Looking to replace a Public Works Maintenance Technician, a Parks & Rec P/T Recreation Assistant, and a Public Works – Building Maintenance Supervisor, as well as Firefighter.

### **Wellness:**

We are encouraging employees to get influenza vaccinations by providing paid time to go get the vaccination nearby. We do not have a large enough group to get a provider to offer these on-site, but health insurance does cover the cost.

We continue to issue reimbursements to employees through the wellness benefit which rewards and encourages healthy living (physical, financial and lifestyle wellness). Budgeted wellness dollars reimburse employees for approved expenses in a wide range of categories to fit all lifestyles. This has been a popular program, therefore we have continued it this year. This encourages the staff to take care of themselves, which also benefits the Town in many ways from lower turnover, higher productivity and less missed work, as well as lower medical claims.

We are also planning a new employee resource group that will be formed to get employee feedback and ideas for wellness and appreciation needs and ideas. Representatives of each employee group would meet once a month to develop plans for both wellness and appreciation and how best to

communicate and involve all staff. Various staff have shown interest in different wellness initiatives, so this group will focus on finding out what is top priority for our staff.

The next Destress and Refresh event is planned for November.

### **Safety:**


We had one incident in September, deemed not preventable with property damage only.

The hearing test van was here in September which conducted annual hearing tests for those who operate equipment that can affect their hearing. Everyone who tested is receiving their results with any recommendations for follow up with an audiologist.

Our safety consultant conducted our annual mock OSHA self-inspections. Most all departments showed zero safety concerns. Safety equipment inspections by our vendor were conducted on October 9<sup>th</sup> at all of our facilities. Recommendations for equipment repairs are being made to AEDs and fire extinguishers.

All staff are completing cyber security user safety training this month. This is new training for our existing staff. It will also be required training for all new hires to reduce the risk of data breaches.

The Town is in the process of applying for Safety matching grants from the North Carolina League of Municipalities. Any approved grant funds will help us improve safety and security in one or more of our departments.



**Did you know  
"Roofman" was filmed  
in Pineville last year?**

**The movie comes out on  
October 9, and we want  
to see the movie with  
you!**

**Friday, October 10<sup>th</sup> at 3:45 PM, Town employees  
are invited to come to the AMC Theater in Pineville  
and enjoy the movie as a team!**

**If you are interested in attending, please email Kayla  
by Monday, October 6<sup>th</sup> to confirm your ticket!**

**[kpatone@pinevillenc.gov](mailto:kpatone@pinevillenc.gov)**  
\*Excludes tickets for non-employees and concessions\*





***Parks Recreation  
 Best Employee Trunk!***







## PUBLIC WORKS

# Department Update

To: Town Council

From: Chip Hill

Date: 11/01/2025

Re: Public Works Updates

**Johnston Drive Alignment:** Sealand/RCC Concrete have focused on completing the majority of the concrete flatwork (curb, gutter, sidewalk, ramps) throughout Phase 2, as well as installing the additional work associated with the driveway into the Town's parking lot. At the existing Johnston Drive and NC-51, the existing water line reconfiguration to abandon 6" water line has now been completed. Sealand is now moving towards completion of items in Phase 1 that could not be completed due to the phasing of the project and the need to facilitate access for businesses throughout the project. This includes finalizing the new signal, completing concrete flatwork on phase 1, and completing the final surface & new line striping plan.

**Main Street Crosswalks:** The Town received notification from NCDOT that they would not fund the money for the installation of the crosswalk. With this information, the Town is waiting to see if the upcoming sales tax revenue referendum passes. The passing would help in funding the project.

**Parkway Crossing:** The Town engineers have received the final report for all the pipe repairs. Mecklenburg County approved the Engineer's Certification & Report for the initial phase of pipe repairs. Our understanding is that the Developer will move forward with the punch out on the affected streets.

**Preston Park:** Prefinal completed July 2-14, 2025. Repairs are underway and will be inspected prior to final lift being put down. Repairs for first phase are complete. Overlay for phase 1 is scheduled 8/30 and 9/2. Final overlay was completed in early September. Boxes have been pointed up and cleaned out. Most of the boxes have been inspected and are good. 10/08/2025 – conducted a partial final inspection and stopped the inspection because developer was not ready and had not completed the punch list items. An inspection report was emailed to the developer and the Town by Mecklenburg County.

**McCullough:** Mecklenburg County met with ESP and Pulte to discuss the pipe videos for McCullough. Pulte said that all the pipe repairs and follow up videos are done, and ESP is trying to help them compile and certify the reports. Due to the size of the project with over 120 pipe segments, they will submit the reports in phases by plat and/or pipe system. We expect to receive these reports in the coming weeks. **Status unchanged since last month.**

**Miller Farms:** The sidewalk along NC 51 was installed prior to asking for an inspection. Town engineer reviewed the installation after the fact and identified some deficiencies. Town engineer notified the Contractor of the deficiencies as well as the missing HC ramps for the entrance median. He is still waiting for them to address these issues. **Status unchanged.**

**Chadwick Park:** The developer has started the repairs, and progressing is going as expected. The developer has until December 31, 2025 to complete the repairs.

**Coventry:** The contractor, Prestige, has requested permission to start Phase II. Mecklenburg County will not give authorization to start until they receive certification from the engineer on Phase II storm drain system.

**Euroline Transportation Warehouse:** Final inspection conducted on August 25. There are some land development items to address. BMP as built has not been approved. Mecklenburg County is not ready to release. **Status unchanged.**

\*see attached spreadsheet of easement permits pending/issued FY26

**PERMITS ISSUED/PENDING****COMPANY****Fiscal Year 2026**

Charlotte Water/Zach Pellicone  
 Segra/Tyler Figaro/Teresa Cartee/TEP Group  
 Comporium/Utility Design/Bryce Laws  
 Charlotte Water/Samuel Yuhas  
 Charlotte Water/Geneva Montgomery  
 Google Fiber/Hannah O'Keeffe/Network Building  
 Charlotte Water/Geneva Montgomery

**LOCATION**

10249 Park Cedar Drive  
 9120 Willow Ridge Rd/Goodsell Ct  
 10215 McIntyre Ridge Rd (from Meck Cty Line)  
 702 Morrow Avenue/N. Polk Street  
 9919 Industrial Dr/Pineville Distribution St  
 13135 Dorman Road  
 11161 Miller Road/Founders Park Lane

**STATUS PERMIT NO**

Issued PW20250708PARKCEDAR10249  
 Issued PW20250708WILLOWRIDGE9120  
 Issued PW20250718MCINTYRERIDGE10215  
 Issued PW20250827MORROWAVENUE702  
 Issued PW20250930INDUSTRIALDR9919  
 Issued PW20251027DORMANRD13135  
 Issued PW20251021MILLERROAD11161



**Pineville Communications Systems**

**Internet Results for Month Ending 10-31-2025**

Revenue Area		Start Quantity	New Services Added	Disconnects	Ending Quantity
ILEC	Residential	502	5	-6	499
	Business	81	0	0	83
CLEC	Residential	597	12	-12	597
	Business	23	0	0	23
Total		1203	17	-18	1202





## 100M to 1Gig Speed Offering Take Rate

Internet Results for Month Ending 09-30-2025

Ending as of 10-31-2025

	ILEC		ILEC		Net Difference
Speeds	Residential	Business	Residential	Business	
100M		32		33	1
200M		4		4	0
300M	231		231		0
400M		8		8	0
600M	61		59		-2
1 GIG	133	27	138	28	<u>6</u>
	496		501		5
	CLEC		CLEC		Net Difference
Speeds	Residential	Business	Residential	Business	
100M		4		4	0
200M		3		3	0
300M	206		209		3
400M		3		3	0
600M	93		95		2
1GIG	196	11	194	11	-2
	516		519		3
	TOTAL	1035			

\*Total Internet Customers is 1202 for the end of October with a total of 1020 customers suscribing to over 100M = 85%



## Line Counts for October 2025

Results for Month Ending 1		Start Quantity	New Services Added	Disconnects	Ending Quantity
ILEC	Residential	93	1	-1	93
	Business	239	0	-1	238
CLEC	Residential	96	4	0	100
	Business	30	0	0	30
Total		458	5	-2	461

# Communications & Electric Update

November 2025

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## 11th Annual Food Drive Underway

Our **11th Annual Food Drive** is officially underway!

This year's effort is especially important, as the ongoing government shutdown has increased demand at local food pantries.

### Key Points:

- Every item collected goes directly to the **Pineville Neighbors Place Food Pantry**
  - Helps support families in need throughout our community
  - Donations can be dropped off at **505 Main Street**, our business office lobby
- 

## Electric & Heating Assistance Programs

Cooler temperatures often mean higher heating and energy costs. To help our customers, we continue promoting assistance programs like **LIHEAP**, which provides support for utility bills.

### Information is available through:

- Bill inserts
- The Town of Pineville website
- Our Facebook page

We are committed to ensuring those who qualify know where and how to access these resources.

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## Annual Downtown Merchants Holiday Window Decorating Contest

The holiday season is approaching, and preparations for the **Downtown Merchants Holiday Window Decorating Contest** are underway.

Stay tuned for:

- Contest details
  - How local businesses can participate
  - Opportunities to bring festive cheer to Pineville
- 

## Communications & Electric Projects in Progress

Contractors with **PCS** and **PEC** are actively working to expand services in our community.

**Current projects include:**

- **Miller Farms Subdivision:** Installing conduit, handholes, pedestals, and transformers to provide electric and communications to future residents
  - **New Fire Department on N. Polk Street:** Completing work to support service connections
- 

**Thank you for staying informed and supporting our community initiatives!**



## PINEVILLE POLICE DEPARTMENT

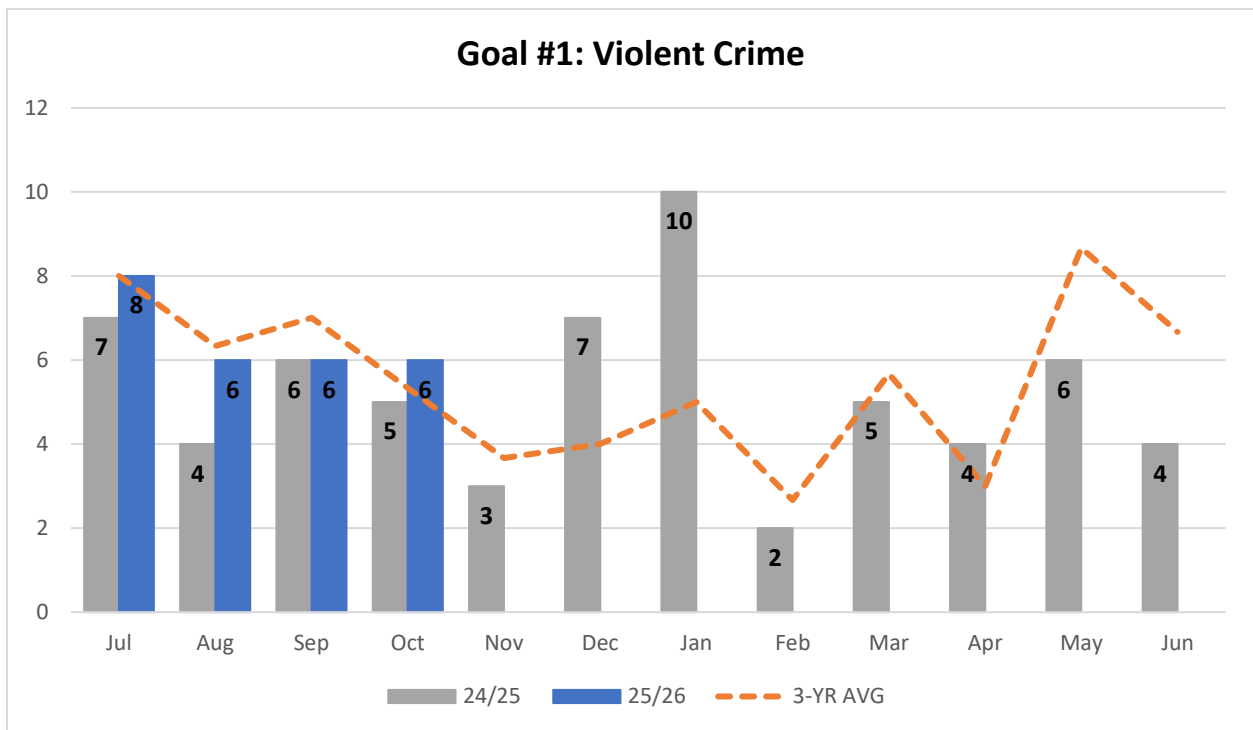
# MONTHLY REPORT

## October 2025

### Crime Goals

Below is the evaluation of the police department's crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2025 – June 2026, the goal is to reduce violent crime and reduce all crime by 5%.

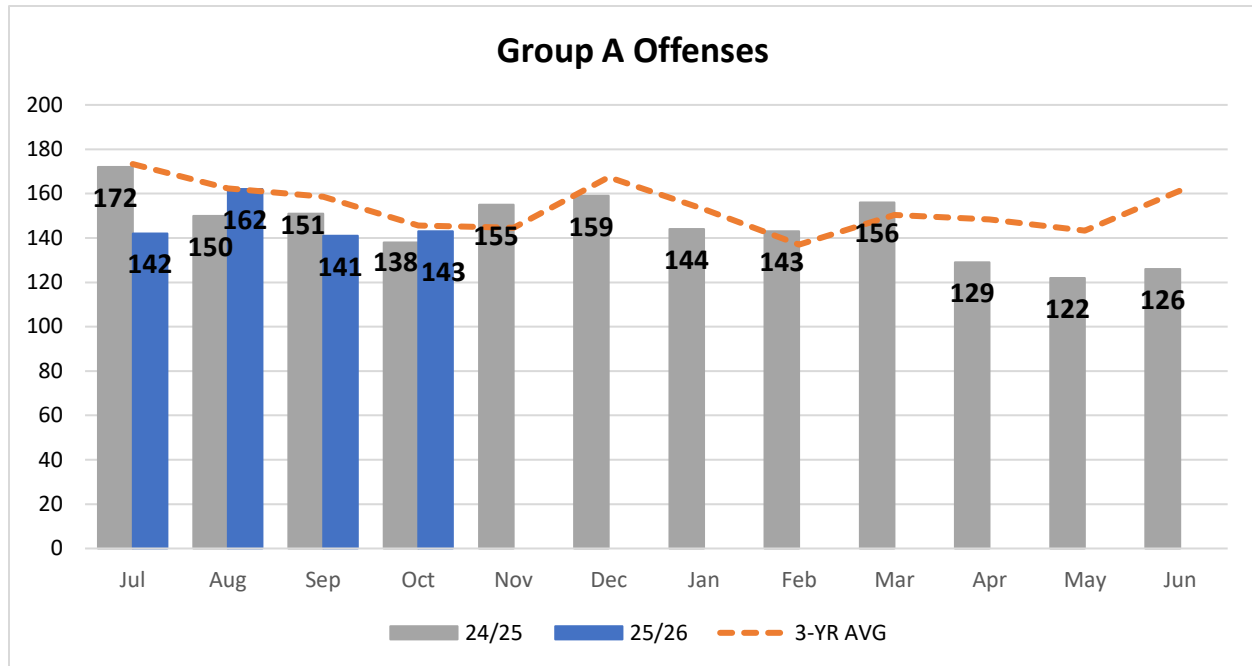
### Goal #1: Violent Crime



Comparison to Jul '24 to Oct '24: **18%**

Comparison to Jul to Oct- 3 Year Average: **-3.7%**

## Group A Crime (All Crime)



\* data is subject to change; unfounded removed

**Comparison to Jul '24 to Oct '24: -3.8%**

**Comparison to Jul to Oct- 3 Year Avg: -8%**

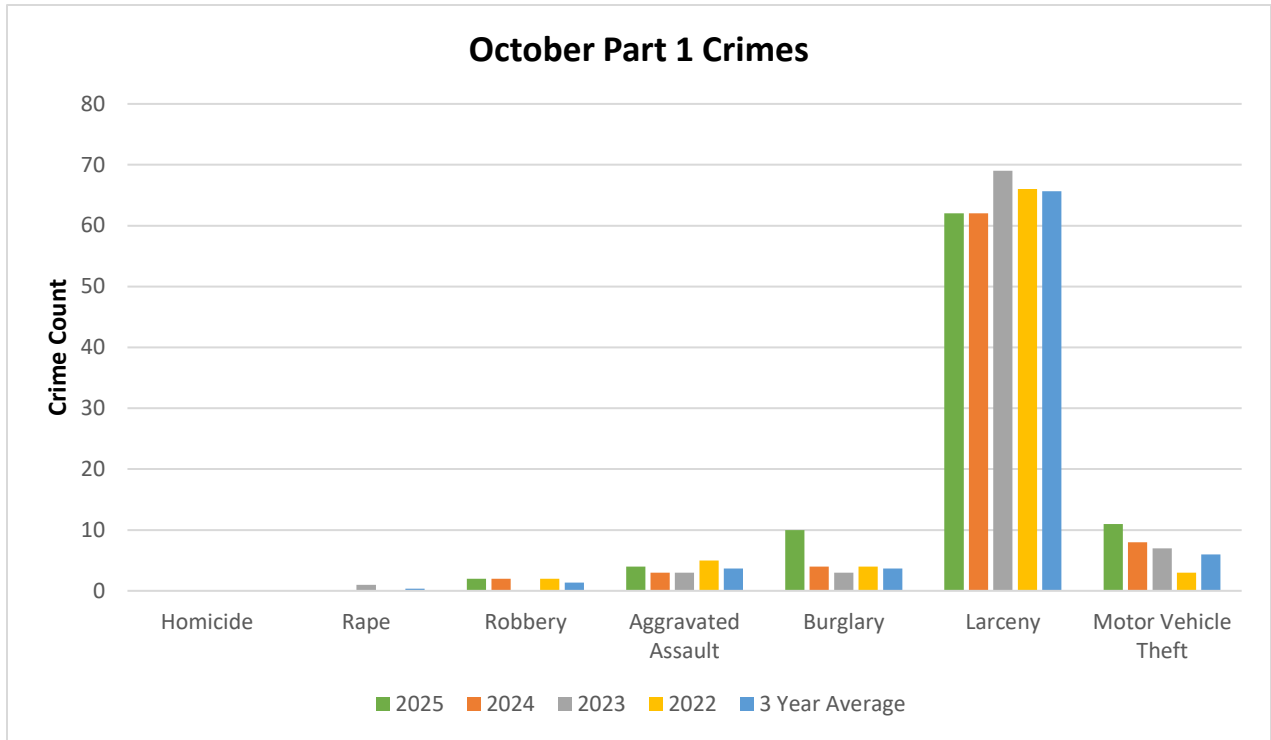
## Monthly Crime Statistics

Below is a table and bar graph of the counts for Part 1 Crimes in October. For comparison, the same is shown for the past 3 years. The average of the 3 years was calculated.

October Crime Stats						
Part 1 Offenses						
	2025	2024	2023	2022	3 Year Average	ETJ
Homicide	0	0	0	0	0	0
Rape	0	0	1	0	0	0
Robbery	2	2	0	2	1	0
Aggravated Assault	4	3	3	5	4	2
Burglary	10	4	3	4	4	0
Larceny	62	62	69	66	66	3
Motor Vehicle Theft	11	8	7	3	6	0

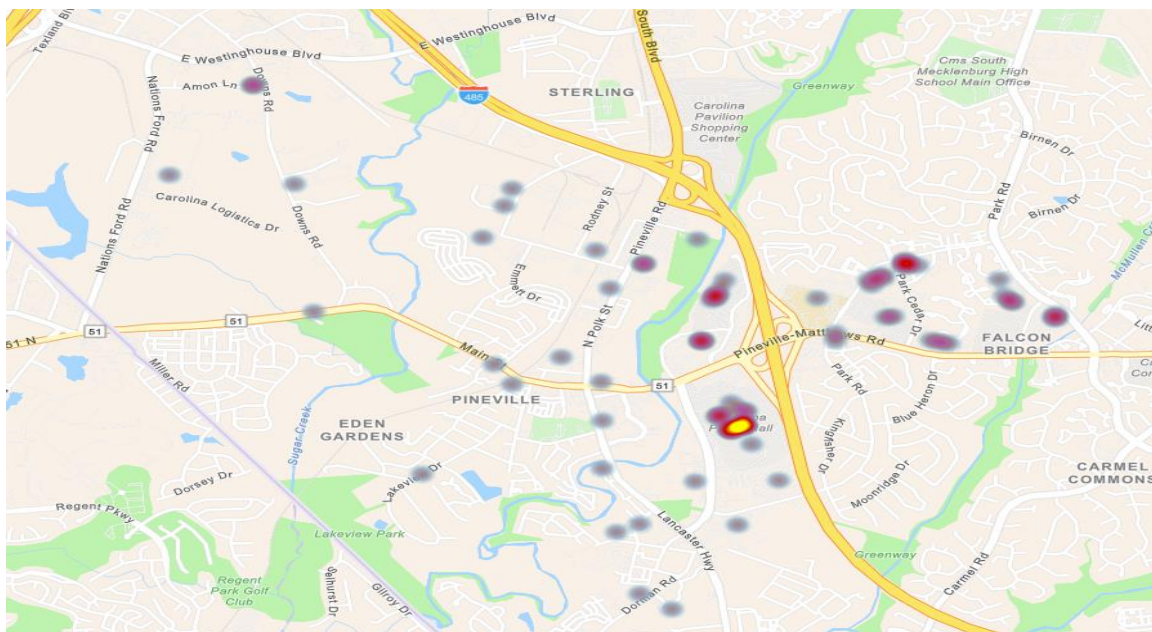
\* ETJ statistics included in total number of offenses





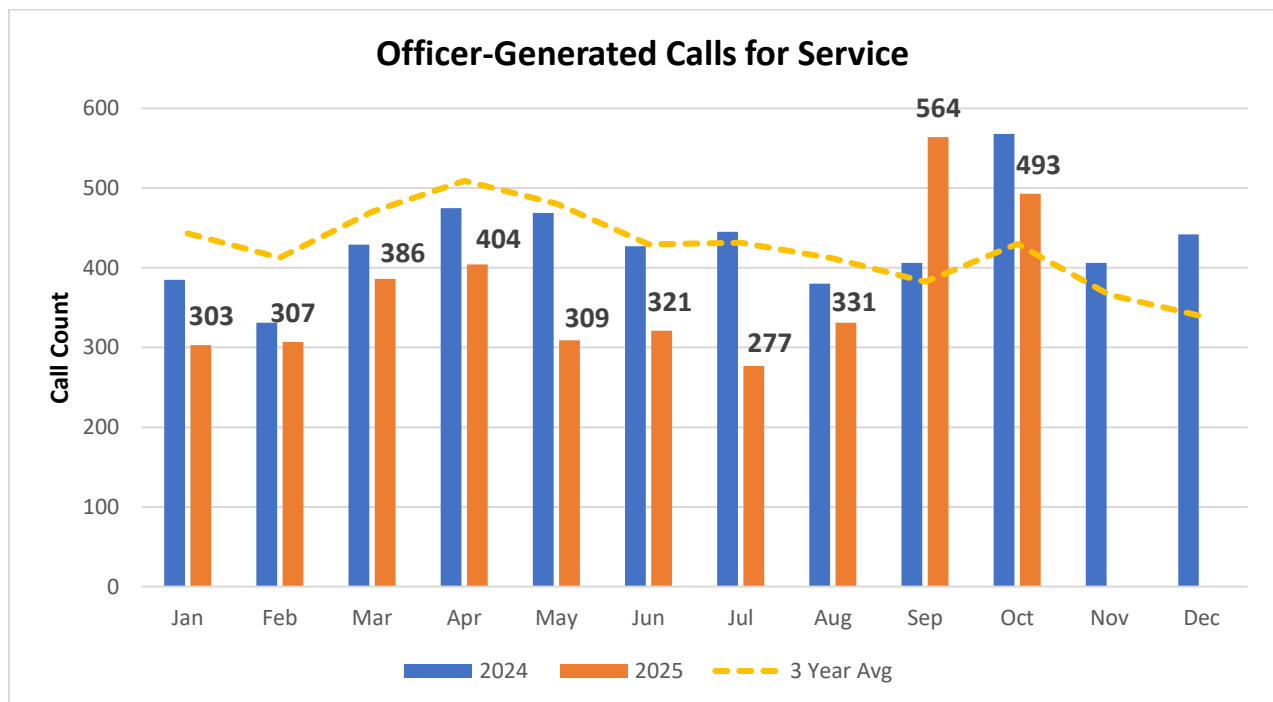
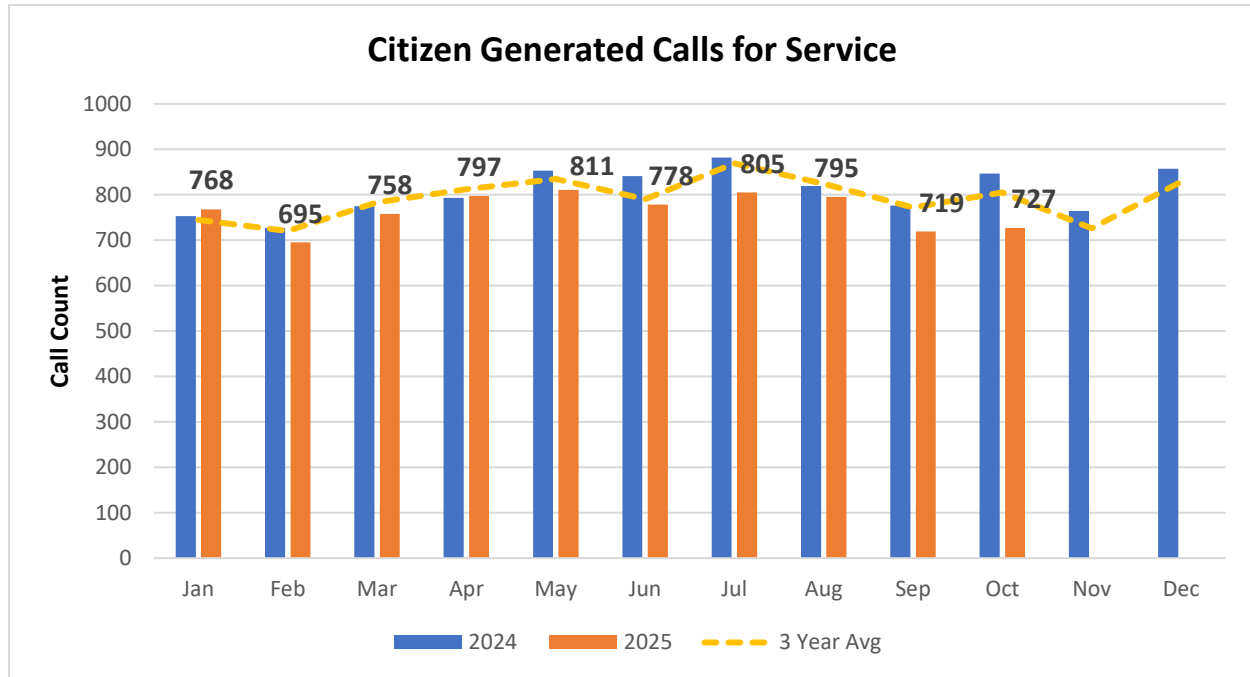
## Top Crimes Mapped

Property crime makes up the majority of our crime. Specifically, these crimes are shoplifting, all other larceny, burglary, motor vehicle theft, and theft from motor vehicle. The heat map below shows these crimes mapped and their hot spots. The hot spot includes Carolina Place Mall.

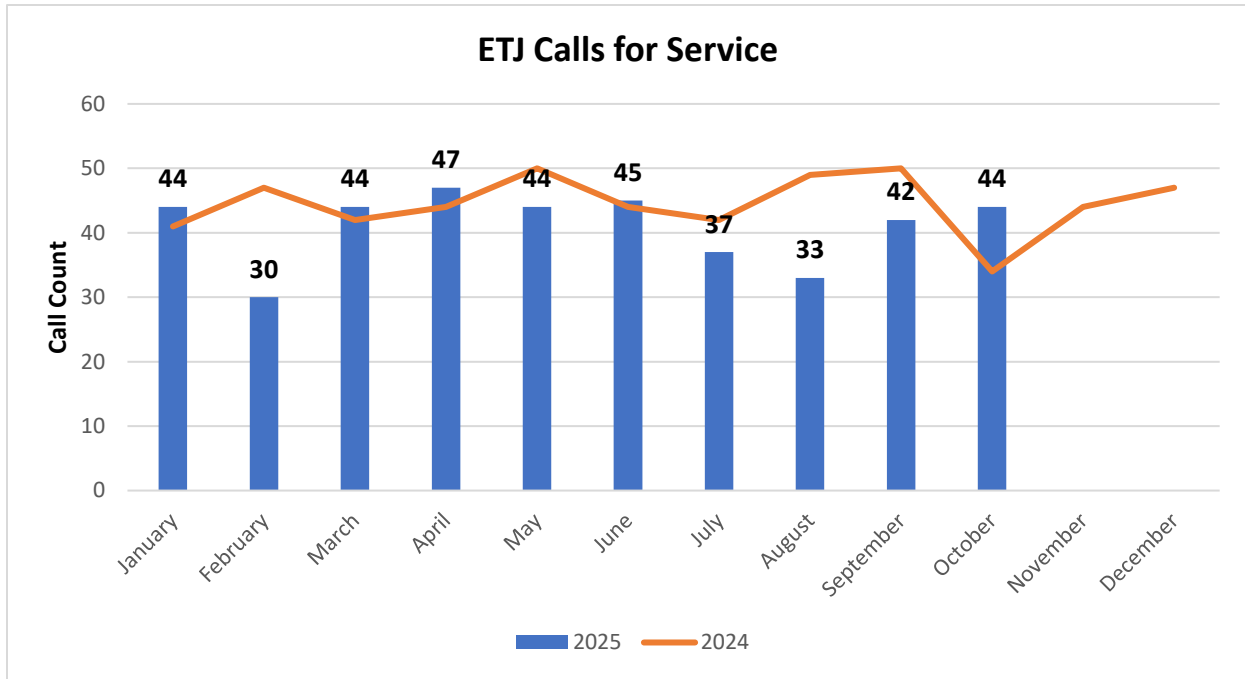


## Calls for Service

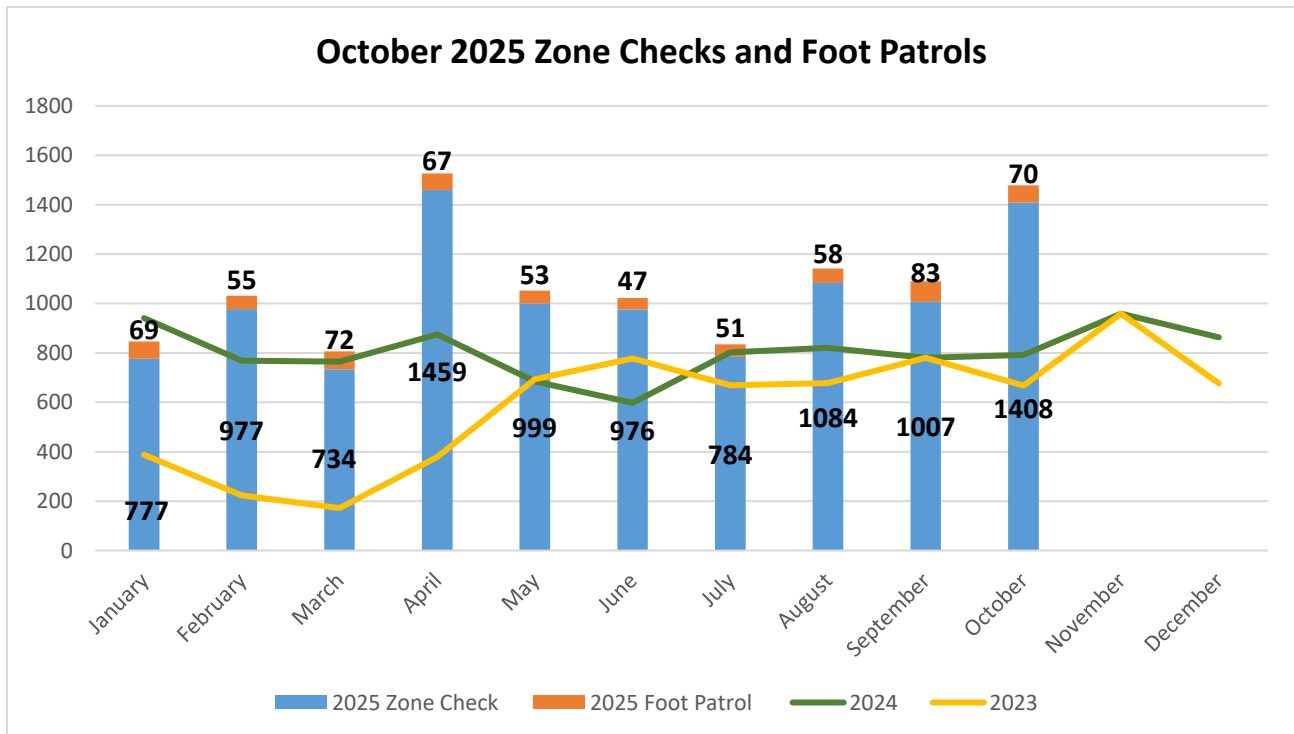
The graphs below display the number of calls for service in comparison to previous months, year, and 3-year average. The first graph is citizen-generated calls. The second graph is officer-generated calls. The final graph is the ETJ.



\*zone checks and foot patrols removed



## Zone Checks and Foot Patrols



## October Traffic Enforcement

### Traffic Enforcement Type and Dispositions

Enforcement	Count
Traffic	289
Citation Issued	65
Warning	214
Report Taken	5

\*Officer Generated Stops

### Locations of Traffic Enforcement

Street	Count
PINEVILLE-MATTHEWS RD	105
POLK ST	31
CAROLINA PLACE PKY	29
MAIN ST	20
PARK RD	19
CENTRUM PKY	10
LEE ST	9
LOWRY ST	5
CRANFORD DR	4
ROCK HILL-PINEVILLE RD	4
LEITNER DR	3
TOWNE CENTRE BLVD	2
CHURCH ST	2
51/JOHNSTON RD	2
I-485 INNER HWY	2
PLUM CREEK LN	2
JOHNSTON RD	2
LANCASTER HWY	2
MEADOW CREEK LN	2
TRUIST PVA IN CARMEL COMMONS	1
BRIAN CIR	1
COMMERCE DR	1
I-485 OUTER HWY	1
SABAL POINT DR	1
DOWNS RD	1
COLLEGE ST	1

KINNERTON PL	1
PINEVILLE-MATTHEWS RD/BLU HERON RD	1
EMMETT DR@ AIDAN WAY	1
ROCK HILL-PINEVILLE RD/BIRCHWOOD FARMS RD	1
LAWYERS RD	1
hunter trail	1
EXTENDED STAY ON 51	1
PARK CEDAR DR	1
51/BUE HERRON	1
PINEVILLE MATTHEWS RD/ BLUE HERON	1
BARN YARD FLEA MARKET	1
PINEVILLE-MATTHEWS RD/BAYBROOK LN	1
FRANKLIN ST	1
HARMON LN / RUDOLPH PLACE	1
MAIN ST SOCIAL DISTRICT	1
CRUMP RD/WESTINGHOUSE	1
WESTINGHOUSE @ CRUMP	1
S. BLVD/CAROLINA PAVILION	1
WILLOW RIDGE RD	1
SAM MEEKS RD	1
OAKLEY AVE	1
TREVIA WOODS	1
OLD PARK DR	1
DOWNS CIR	1
PAPAS HOUSE BEER AND WINE ON MAIN ST	1
DOVER ST	1
MILLER RD	1
<b>Grand Total</b>	<b>289</b>

## **October Co-Responder Activity**

### **October 2025**

#### **35 Clients**

9 Adult Mental Health  
4 Adult Mental Health/Crisis  
2 Adult Mental Health/Homelessness  
3 Adult Mental Health/ Substance Use  
2 Substance Use  
6 Family Conflict  
5 Homelessness  
3 Child Mental Health  
1 Unknown

#### **19 Initial Contacts**

15 from calls for service  
2 from outreach  
2 from referrals

#### **Of those 19 initial contacts:**

6 were diverted from the hospital  
7 were diverted from Jail  
0 arrested  
4 were transported to the hospital by medic  
1 refused services  
1 unable to make contact

#### **61 Follow-Up Contacts**



**October Community Engagement**

- 10/2 Chamber of Commerce Golf tournament
- 10/3 National Night Out
- 10/4 Touch a Truck
- 10/11 Potato Drop Pineville Neighbors
- 10/16 Fall Festival
- 10/17 Fall Festival
- 10/18 Fall Festival
- 10/18 Habitat for Humanity Build
- 10/22 Town Safety Meeting
- 10/23 Youth Citizens Academy
- 10/24 Trunk or Treat for Town
- 10/24 Trunk or Treat Subaru
- 10/25 Trunk or Treat Grace Life
- 10/26 Trunk or Treat Harrison United Methodist
- 10/29 Homeless Taskforce Meeting
- 10/30 Youth Citizens Academy

October

2025

Youth Volleyball and Youth Soccer programs continued practices and games throughout the month. Beautiful weather and enthusiastic participation made each session enjoyable for players, coaches, and families. The Adult Basketball season is going strong, with teams competing at a high level and showing great sportsmanship each week.

Another wonderful Fall Fest is in the books! Beautiful weather, large crowds, and happy patrons made this year's festival a tremendous success. The event featured food trucks, vendors, amusement rides, great live music, children's shows, and more—something for everyone to enjoy.

Our Halloween Trunk or Treat event was also a huge hit, with hundreds of children and parents collecting candy from 11 creatively decorated trunks. Festive Halloween music and a special visit from the dancing mom zombies, the "Mombies," added to the fun atmosphere.

Twelve seniors also enjoyed a delightful field trip to Hodges Family Farm on October 14th, where they experienced hayrides, pumpkin picking, and a visit to the farm's charming gift shop.

Construction began in October on our newest playground. The updated design will feature bright colors, innovative play structures, and exciting new elements that will provide a fun and engaging space for children and families to enjoy for years to come.





October

2025





October

2025





October

2025





October

2025





October

2025

## **General Programming – Belle Johnston**

**Pickleball:** Wednesday evenings, Saturday Mornings – 54 participants

**Karate:** Wednesdays - 17 participants

**Sound Bath** – 4 participants

**Cookie Decorating** – 10/9 – 14 participants

**Paint Class-** 10/13 – 14 participants

**Cardio Funk** – Tuesdays – 32 participants

**Pottery Workshop** – 10/11 – 20 participants

**Senior Drive Thru** – 10/10 – 41 participants

**Grab n Go for Kids – Trunk or Treat** – 10/24 – 365 participants

**Pre-school Open Gym** – Wednesday mornings. 104 participants

**ASAP Pickleball** – Thursday mornings. 20 participants

**Family Bingo Night** – 10/10 – 41 participants

**Senior Field Trip** – Hodges Family Farm – 10/14 – 12 participants

**Senior Game Day** – 10/3 – 25 participants

## **Lake Park**

**Bootcamp with Cam** – Bootcamp meets 5:45am – 6:45am M/W/F in Lake Park. 84 participated

**Tai Chi** – Thursday evenings and Saturday mornings – 11 participants

**Storytime in the Park** – Wednesdays – 107 kids/98 adults

**Fitness Court Class** – Wednesday Evenings – 18 participants

October

2025

## **The Hut**

**Senior Fit** – Senior Fit takes place at the Hut M – Thursdays. 239 participants

**Yoga** – 46 participants

## **Facility Rentals**

**The Hut:** 2 Rentals

**The BJCC Dining Room:** 3 Rentals

**Large Shelter:** 6 Rentals

**Medium Shelter:** 6 Rentals

**Tot Lot at Lake Park:** 0 Rentals

**Shelter 1 at JH:** 0 Rentals

**Shelter 2 at JH:** 1 Rentals

**Shelter 3 at JH:** 1 Rentals

## **Jack Hughes**

### **Youth Athletics**

Youth soccer league ended on October 11<sup>th</sup> with the final games. All players received end of season medals.

Youth Volleyball practices/games continued in October.

### **Adult Athletics**

Adult basketball games continued throughout October with games on Mondays & Wednesdays.

### **Jack Hughes Tournaments/Special Events**

October 4-5: Perfect Game Tournament

October 11-12: Perfect Game Tournament

October 16-18: Fall Fest

October 19 – November 2: Fields are closed for maintenance.

### **Baseball Field Usage**

On Deck continued their fall season on Fields 1, 2, & 4 in October.

PCAA continued their fall season on Fields 1, 2, and 4 in October.

Charlotte Catholic continued fall workouts on the stadium and Field 1 in October.

October

2025

## Multipurpose Field Usage

Pineville Soccer utilized Field 3 in October for practices and games.

Hope Soccer ended their fall season on field 3 in October.

## Social Media

### Facebook

Post Reach: 4,113

Views: 124,158

Total Page Followers: 6,747

New Follows: 78

### Instagram

New Followers: +481

Total Followers: 4,339

## Park Maintenance Update

### Lake Park

Daily park Check

Monthly Building inspection

Cut and blow leaves as needed

Moved tables for national night out

Put up construction fence for new playground

Get tractors clean for trunk or treat

Cleaned bus inside and out|

Repair water fountain at large shelter

Sprayed weeds in rocks around lake

Hut

Monthly building inspections

Trash removal as needed

Cut as needed

Leaf removal as needed

### Jack Hughes

Daily park check

Field prep for last tournaments

Paint soccer fields

Monthly building inspections

Cut park and fields as needed

Assembled new bike racks

October

2025

Equipment maintenance as needed  
Fence repairs field 2  
Aerate seed and fertilize athletic fields  
Flag irrigation heads on fields for aerations  
Spread dirt from new playground in Lake Park under powerlines  
Layout parking spots in fields at JH and Dover St. for Fall Fest  
Move bleachers for fall fest  
Place light towers around park and parking lots for Fall Fest  
Set up barricades for parking for Fall Fest  
Fall fest cleanup and break down  
Break down and remove soccer goals for end of season  
Pick up and return message boards to Mathews PD  
Blow leaves as needed

**Dog Park**

Inspect and remove limbs as needed

**Town Hall**

Trash removal and daily check  
Daily fountain check

**Cemetery**

Mowing and limb removal as needed  
Daily check

**Upcoming Events**



# Department Update

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 11/12/2025

**Re:** Town Planning Updates

### PLANNING:

**10915 Carolina Place:** Possible new restaurant rebuild.

**13315 Dorman:** Possible new by-right residential development.

### CODE ENFORCEMENT:

<p><b>Grass:</b> 10215 McIntyre 810 Lakeview 8226 Pineville-Matthews Rd 9960 Pineville-Matthews Rd</p> <p><b>Minimum Housing:</b> 10817 Copperfield</p>	<p><b>Dumpster:</b> 323 Main St 10827 Pineville Rd 716 Brian Cr 519 Amon Ln 10329 Park Rd 11415 Carolina Pl Py</p> <p><b>Lighting:</b> 10330 Stineway 10334 Stineway</p> <p><b>Fence:</b> 260 Eden</p> <p><b>Commercial Vehicle:</b> 11715 Carolina Place</p> <p><b>Development without Permit:</b> 265 Eden</p>	<p><b>Parking on the lawn:</b> 9628 Industrial 122 Olive 907 Cone 10900 rail tye</p> <p><b>Signs:</b> 729 windage 10120 Johnston rd 106 B Church 412 Cone 10403 Park Rd A 10225 Feldfarm 10106 Johnston rd 10124 Johnston Rd</p> <p><b>Community Appearance/Junk Vehicle:</b> 605 Towne Centre Bv(homeless camp) 401 towne centre 1005 ccone 1001 cone 907 cone 10215 park rd</p>
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# December

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9 Town Council Mtg 6:30 pm	10	11	12	13
14	15	16	17	18	19 Holiday party at Spare Time 11:00 – 2:00	20
21	22	23 Holiday	24 Holiday	25 Holiday	26 Holiday	27
28	29	30	31			