



**TOWN COUNCIL WORK SESSION MINUTES  
MONDAY, JANUARY 24, 2022 @ 5:30 PM  
THE HUT IN PINEVILLE**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, January 24, 2022 @ 5:30 p.m.

**ATTENDANCE**

Mayor: Jack Edwards

Council Members: Amelia Stinson Wesley, Les Gladden, Ed Samaha, Chris McDonough

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Planning & Zoning Director: Travis Morgan

Mayor Jack Edwards called the meeting to order at 5:30 p.m. Council Member Chris McDonough made a motion to open the meeting and approve the agenda. Council Member Les Gladden seconded the motion. There were ayes by all and the meeting opened.

**AGENDA ITEM 1**

Planning and Zoning Director, Travis Morgan, stated that this meeting is workshop informational only to give the latest development information to Town Council and to begin the process with the two new Council members regarding the Miller property.

Director Morgan outlined the staff report presented to Council, in particular, the applicants request to conditionally rezone the existing R-44 zoning designation to the proposed RMX (CD). The development proposal would allow for up to 343 housing units consisting of 139 townhomes and 204 single family homes. Also noted were the two areas not included in the rezoning that are kept by the current owners; the property adjacent to the South Carolina line, and property along some of the Nations Ford Road frontage. There are three full movement entrances to the proposed development; one adjacent to Marfield Lane, one by Miller Road, and a third onto Nations Ford Road. Staff recommended no additional entrances onto Hwy 51 in particular to keep the Traffic study valid. He stated that the total parking meets the Town requirements; total development required: 860 spaces; total provided: 1551 spaces.

The product-type for the townhomes being proposed are two-story and three-story townhomes. The two-story units are 20–26' wide; the three-story units are 16-20' wide. Townhomes are to be all alley loaded garage units.

Single-family homes consist of 48' wide and 61' wide lots and have a side load driveway and a rear garage, or possible rear alley access. Mr. Morgan discussed and recommended public open space and pedestrian crossing possibilities on the diagram shown to Council.

With regard to traffic improvements, the provided traffic study included three left-hand turn lanes and each entrance (Marfield, Miller Road and Nations Ford Road). Final Traffic design has to go to NCDOT for approval.

Staff report contains the comment highlights, including confirming that alleys are meeting the standards for Town trash service, no shared driveways for the residential units, confirm street trees and streetlights along US Hwy 51, assume at least one stop

light is needed; the need for pedestrian crosswalks in the area; open space requirements; water to create a "loop" between Nations Ford Road and Downs Road, as coordinated with Charlotte Water.

Council Member Les Gladden wanted to see right hand deceleration lane(s) into the development and wanted to confirm the townhome section met parking requirements within that specific area if they were to stand alone. Council Member Ed Samaha asked about the density of the townhome area and about the traffic study that was done especially as it related to COVID related decreases from normal. He noted wanting townhome component to be similar to the percent that exists in McCullough. Chris Todd, Senior Project Manager for the Timmons Group, replied that it's a pretty recent traffic study and they did actual counts on site and they were working with NCDOT regarding approved traffic count, percent growth, and improvements. Mayor Edwards noted that the percentage of townhomes were an issue at prior meetings and did not look to have changed that much at all from our last meetings. Council Member Samaha asked about price points for the townhomes and desire to have more parks or pocket parks though the development similar to existing McCullough neighborhood.

James Martin, Director of Land Development, replied that there could be some spaces that could be pocket parks and added that they are willing to work with the Town and are open to work with those areas of concern. Price points were stated to be about \$325,000 to the low \$400's or low \$500's for single-family units. He feels that offering a variety of price points and a variety of products is attractive to some buyers as it relates to their desire for higher percentage of townhome units.

## AGENDA ITEM 2

The second portion of the Work Session was with U S Developments. Town Manager Ryan Spitzer updated newest Council Members with where the Town is at with this project. He noted a change in that U S Developments now wants to purchase all of the 6.5 acres at one time.

Richard Petersheim and Tom Wright with Planning Design did a presentation on the College Street project with retail next to the Main Street businesses and across from the Fire Station. They are offering 74 units with the entire first floor retail and the second/third floors would be residential. Mr. Wright explained the front main street elevation and its purpose of these buildings. He said that the buildings would create a feeling of pedestrian space with lots of brick and quality buildings, very elegant, including 9-foot ceilings, quartz countertops, steel appliances for the residential. They stated that the timetable would be two years for all four potential buildings to be complete.


There was a brief break before the Closed Session.

**Closed Session (pursuant to NCGS 143.318.11(4) economic development):** At 7:08 pm, a motion was made by Council Member Stinson-Wesley followed by a second made by Council Member McDonough to move into Closed Session. An ongoing real estate item was discussed. Council Member Ed Samaha moved to leave the Closed Session with Council Member Stinson-Wesley providing a second. Motion passed and Closed Session ended at 7:30 pm.

**ADJOURNMENT:** Work Session adjourned at 7:30 pm to allow for the start of the Town Council Meeting immediately following.

  
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Jack Edwards, Mayor

ATTEST:

  
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Lisa Snyder, Town Clerk