

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

**WORK SESSION MINUTES
MONDAY, APRIL 25, 2022 AT 6:00 PM
PINEVILLE COMMUNICATIONS BLDG**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, April 25, 2022 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Les Gladden, Chris McDonough, (Amelia Stinson-Wesley via zoom call)
Town Clerk: Lisa Snyder
Planning & Zoning Director: Travis Morgan

Absent: Town Manager Ryan Spitzer

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Council Member Les Gladden made a motion to open the meeting and Council Member Chris McDonough seconded the motion. There were ayes by all and the meeting opened.

MILLER FARM

Planning & Zoning Director Travis Morgan reviewed the items for discussion from the last meeting with Council. This is a conditional rezoning request for the Miller property located at 13328 Rock-Hill Pineville Road from R-44 zoning to RMX(CD) zoning for residential uses only consisting of single family and townhome development.

Development summary: Total units are down 340; 98 townhomes with 242 single-family. Mr. Morgan shared the map and outlined the streets around the area. There are several product types. It is the large tract across from McCullough. The development shown has three transportation access points: one on Nations Ford Road, and two onto Highway 51. Entry 1 is aligned with Miller Road; Entry 2 is aligned with Marfield; Entry 3 is at Nations Ford Road.

Applicant requests public hearing at the May 10th Council Meeting.

Council Member Les Gladden compared problems with McCullough and reiterated that he does not want to repeat those with this project. Water connection points were discussed to provide the best reliability, safety, and water quality to avoid water outages, as has been happening more frequently in the area.

The applicant Chris Robusto, of Dan Ryan Homes, and Katie Bradley from Timmons, discussed their plan for the water loop connection with Charlotte Water. Council Member Gladden questioned the layout and distance from the fire hydrants. Mr. Robusto replied that they are working with Charlotte Water on that development and are testing ten fire hydrants on the property and will meet Town hydrant spacing. There will be a 12" water line which will bring in a lot of

water and create a water loop to connect Nations Ford pipes to Hwy 51 and Downs Road current service, to avoid long dead-end pipes.

Discussion around development quality and standards codified into the proposed development notes must be consistent with, or exceed McCullough standards, as built. Mayor Pro Tem Ed Samaha asked what is McCullough like? Mr. Morgan replied that they have porches, porch railings, architectural styles, and various other design elements. He added that the South Carolina piece and the Nations Ford parcel are not included in the rezoning. Staff wants to hold the existing traffic analysis just as it relates to Highway 51 and to prohibit additional curb cuts onto Hwy 51 particularly. Mr. Gladden reminded new Council members that we don't have any control of the Miller property on the South Carolina side, in case anyone asks. The development being discussed is entirely in North Carolina. Mr. Robusto stated that the barns and silos are on the South Carolina side.

Mr. Morgan discussed the HOA versus maintenance on the park. The Town will maintain the parks to Town standards and will remove the notes related to, as dictated by HOA. He summarized the green areas and requested two easement access points for the rear, undeveloped, dedicated open-space area. Mr. Robusto and Ms. Bradley agreed to give the Town access easements and stated that it would be better for the Town overall.

Mayor Pro Tem Samaha asked about traffic flow. Mr. Morgan touched on the Traffic Study and described the movement and turning points, pedestrian crossings, and a traffic signal at Miller Road, and revised dual-protected lefts at the Marfield intersection as previously discussed. Initial support from NCDOT has been given, but final design, including the Marfield intersection, will need to meet final NCDOT review.

Council Member Gladden advised Mr. Robusto that we are going to hold them to their plan and that they we do not have a problem pulling county permits if they aren't doing their part and we expect them to uphold with their plan.

Mr. Gladden reviewed the elevations of some of the houses. He discussed with Mr. Busto about product widths, locations on the plan, noted no front-loaded garages, alley-loaded product, or side driveway rear garage product, and requested a rendering of what the side driveway product street view would look like. Mr. Gladden recommended seeing additional detail on some of the smaller houses to give them more character, and asked about distances between homes. Mr. Gladden asked that Mr. Robusto send the street view and 48-foot line-ups to Mr. Morgan for review.

Mr. Morgan noted the applicant request for public hearing at the next meeting and that he put a newspaper ad, just in case, to put this on the May Council Meeting calendar. The Mayor reminded Mr. Robusto that we will need their submissions at least the week before the meeting. Mr. Robusto asked when the decision could be made. Mr. Morgan explained the time-line and explained that there could be a public hearing in May, a decision could be made after the close of the public hearing, or the hearing could be continued depending on questions, feedback and details needed. Mayor Edwards reminded Mr. Robusto that all of the notes have to be resolved. Mr. Morgan shared with Jim Knowles of the Planning Board, who was in attendance, that Planning Board can attend just as the public is invited, but it would not be an official Planning Board or vote.

MASTER PLAN

Jonathan Whitehurst with Kimley Horn, and Mr. Morgan outlined the Comprehensive Plan and noted the need to get it adopted. It does not replace current zoning, subdivision ordinance, or similar. It is a visioning document and is also required by the State to be done. The plan needs to be adopted before July 1st. They reviewed what has been done up to this point. He reminded Council that it is a living document and subject to adjustments before adoption or updates in the future, as Council deems needed. Generally, the Plan is good for five to ten years, depending on growth and changing variables, such as future light rail alignments. It sets goals, identifies community desires, areas of directed growth, opportunity areas, and areas to preserve. The comprehensive plan should be used to inform zoning and rezoning decisions.

Council Member Chris McDonough asked what would happen if we didn't have a Plan. Council Member Gladden replied that if we didn't have a Plan, we couldn't apply, or would limit our ability, for grants. Mr. Whitehurst also added that if the zoning got challenged, you'd want to make sure that you knew the plan and use it to support you. It's your ability to enforce your zoning.

Council Member Gladden brought up the tearing down of houses and putting up quads or duplexes, and asked if this is the time that we need to address to either be in favor or against it, in the Plan? It's a big push in Raleigh and all over. What would we do to preempt this? Mr. Morgan replied that we're trying to steer that development pressure to other more dense neighborhoods, or zones where it is best suited in an effort to preserve historic and older established lower density neighborhoods.

Mayor Edwards thought there was some legislation passed regarding this. Mr. Morgan did not know if it was passed yet. At least with this Plan, it is not that specific. Mayor reminded Council that we must stay in touch with our state legislature. We need to text, write, call. If we don't take an interest ourselves, it's not going to pass. The money is coming from realtors, developers and builders. They're going to get their way. Legislators do listen. Leslie Harris and Alexandria Salvador are our representatives.

Mr. Gladden discussed short-term rentals, air bnb's and the single-night parties that are held. There should be a minimum of one-night's stay and have something in place. We have to look at what we can do based on legislation that's on the books. Mr. Morgan said that there are some safeguards we have in Town Ordinances related to parking nuisance, trash, and similar items. There is no good answer specifically on that and permitted regulation we are aware of yet. It's a challenge. We have to stay informed on the legalities as they are currently being brought up in other localities and with the State.

Mr. Gladden talked about the future of the Plan and possible adjustments, and other things we will be facing. We need to even out the numbers and promote more residential. Is this the place for that?

Mr. Morgan thinks we'll see, and continue to see, redevelopment, and currently, there doesn't appear to be a shortage of residential interest and demand. The Plan does touch on this. We are in a position that we have limited land available and need to consider what type of housing Council would like to see and where. Mr. Gladden said that we're going to see someone come in that wants to tear down apartments and rebuild newer complexes. Mr. Morgan replied there is a strong likelihood of that, but those would need to come through Council, as conditional uses. Mr. Morgan noted that could be an opportunity to provide newer housing unit options the Town does not currently provide, including mixed use residential types, including units with yards, and commercial space, along with added walkability with sidewalk and other features.

Mr. Morgan discussed public engagement and takeaways including the word diagram. The bigger the word, the more it was mentioned. People mainly want restaurants, walkability and shops, over other things. There are five Gateway areas, the entryways to the Town. They demand a little bit more from the design and aesthetics. Mr. Morgan continued to review the remaining areas in the Plan.


Jonathon Whitehurst, from Kimley Horn, summarized the pros and cons of the Plan and encouraged people to explore the amenities of the Town. Jim Knowles reminded Council that handicapped accessibility should also be noted and taken into consideration as part of "walkability." Mr. Morgan concurred that this is important to note, as well.

Mr. Morgan said if there were no additional questions, the desire and next step is to vote to adopt the Plan. He received the Planning Board's recommendation to approved last week at the conclusion of the Planning Board meeting. He is hoping for adoption of the Plan at an upcoming Council Meeting. Mayor Edwards reiterated that we need to approve this in May or June. Mr. Morgan will roll out the changes on the Town website.

Mayor Pro Tem Samaha complimented Mr. Morgan and Mr. Whitehurst for their work.

A motion to close the Work Session was made by Council Member Gladden with a second made by Mayor Pro Tem Ed Samaha. (**Motion passed 4-0**)

The Work Session closed at 8:13 pm.



Jack Edwards, Mayor

ATTEST:



Lisa Snyder, Town Clerk