



**TOWN COUNCIL WORK SESSION**  
**TOWN HALL COUNCIL CHAMBERS**  
**MONDAY, MARCH 27, 2023 AT 6:00 PM**

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**<https://us02web.zoom.us/j/83546577904>**

**AGENDA**

**CALL TO ORDER**

**DISCUSSION ITEMS**

- [1.](#) LIV Design proposal for College & Church Streets (*Travis Morgan*)
- [2.](#) On-street Parking (*Travis Morgan*)
- [3.](#) Accessory Dwellings (*Travis Morgan*)
- [4.](#) Medic Resolution 2023-3
5. Closed Session pursuant to NCGS 143-318-11 (3) - attorney-client privilege
6. Closed Session pursuant to NCGS 143-318-11 (6) - a personnel matter

**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.

# Workshop Meeting

## Pineville PLANNING & ZONING

**To:** Town Council  
**From:** Travis Morgan  
**Date:** 3/27/2023  
**Re:** **Liv Development Plan** (*proposed revision update*)

### **Town Property redevelopment old PD lot and College Street:**

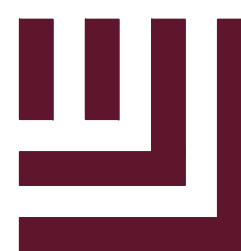
Liv Development has elevations and site plan for discussion. Staff hasn't had enough time to do a complete review but below are staff comments.

#### SITE PLAN:

- \*Building number has changed from 3 building along the North side of College to 2 buildings.
- \*Fire department corner building development design and detail is missing.
- \*Some parking is expanded into RR right of way. Will likely need an agreement and lease with the RR. Who pays?
- \*On street parking as shown will require road widening and removal of maturing elm trees along College St. On street parking is a plus usually but need to consider closure for parades or bicycle lane?
- \*Size of commercial space not show?
- \*Needs additional loading and trash facilities particularly for the commercial building portion
- \*Appears short on parking particularly on the North College Street part.
- \*Units noted but not bedroom count. Need bedroom type proposal to help determine appropriate parking
- \*I have concern for the far east driveway on College as it is so close to Polk Street for possible backups onto Polk.
- \*Need to confirm sidewalk widths

#### ELEVATIONS:

- \*These are the first formal elevations submitted
- \*Recommend compliance with the Downtown Overlay, no architecture waivers or notes as shown
- \*Recommend enhanced commercial storefronts more glass and more architectural detail
- \*Recommend more brick to overlay standards
- \*Recommend more elaborate top cornice detail similar to town hall
- \*Recommend fiber cement clapboard rather than the panels shown as more weather resistant for general walls and exposed locations.
- \*Recommend nicer built in railings rather than bolt on type as appears
- \*Recommend general more brick detailing and foundation detail again like town hall
- \*Confirm mail and similar services will be within development property
- \*Recommend all black type windows rather than mix of white/dark windows as shown
- \*Buildings on College have some nicer brick details and ground floor walk up steps as shown are appreciated.
- \*No freestanding sign or signage shown. Any thoughts? Otherwise, will be per ordinance.



McADAMS

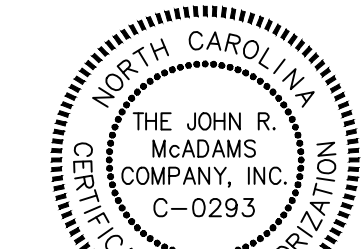
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. ROBERT ADAMS
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 250
BIRMINGHAM, ALABAMA 35209

MAIN & COLLEGE STREET
CONSTRUCTION DRAWINGS
PINEVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

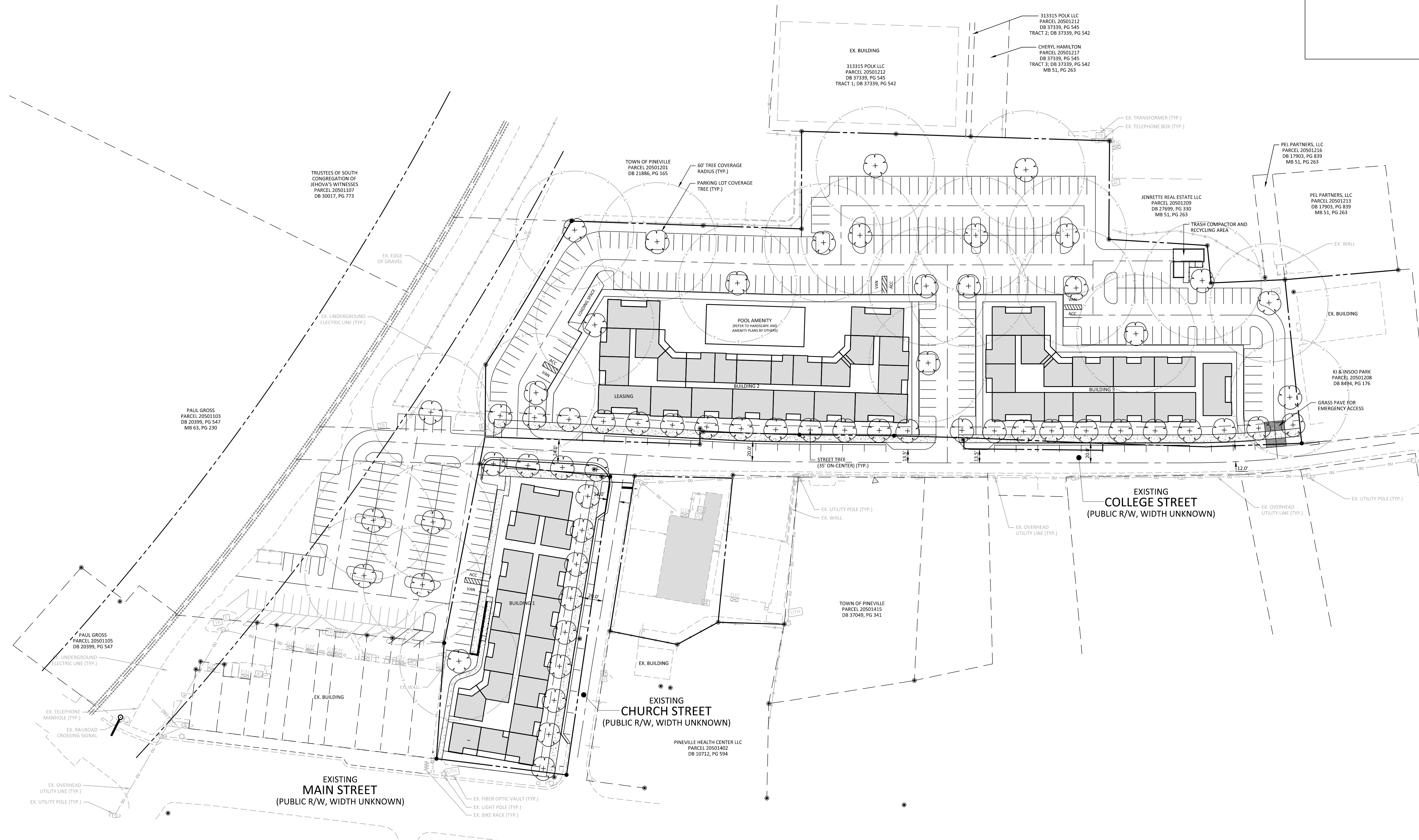
PLAN INFORMATION

PROJECT NO. SPEC22587
FILENAME SPEC22587-OAS1
CHECKED BY JBW
DRAWN BY SRM
SCALE 1"=50'
DATE 08.04.2022

SHEET

OVERALL SITE PLAN

C2.00



EXISTING LEGEND

- EXISTING IRON PIPE/REBAR
IRON PIPE SET
EXISTING CONCRETE MONUMENT
CONCRETE MONUMENT SET
CALCULATED POINT
CALCULATED POINT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
WATER VAULT
BACKFLOW PREVENTER
FIRE HYDRANT
TELEPHONE BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE
ELECTRIC METER
ELECTRIC BOX
AIR CONDITIONING UNIT
TRANSFORMER
LIGHT POLE
POWER POLE WITH GUY ANCHOR
CATCH BASIN
STORM DRAINAGE MANHOLE
DROP INLET
FLARED END SECTION
BOLLARD
SIGN
MAILBOX

SITE LEGEND

- SIGNAGE
ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
STANDARD CURB AND GUTTER
SPILL CURB AND GUTTER
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CENTERLINE
TREE PROTECTION
RAILROAD TRACKS
GUARD RAIL
STORM DRAIN
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS LINE
WATER LINE
SANITARY SEWER LINE
GAS LINE
FENCE LINE
SURVEYED PROPERTY LINE
PROPERTY LINE NOT SURVEYED
CONCRETE SIDEWALK OR HEAVY DUTY CONCRETE
NEW FULL DEPTH PAVEMENT
EX. PAVEMENT TO BE MILLED AND OVERLAYED

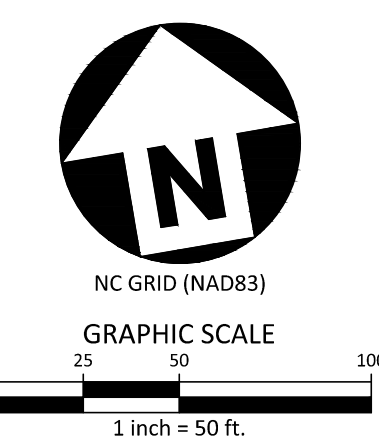
SITE DATA

Table with site data including developer, prepared by, tax ID numbers, acreage, zoning, and proposed use.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES

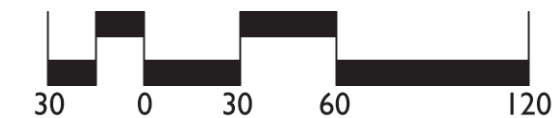
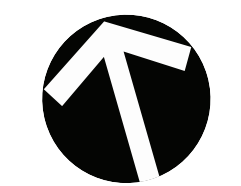
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL



Know what's below. Call before you dig.

Vertical text on the left edge of the page.

DEVELOPMENT SUMMARY	
<b>BUILDING 1 - MIXED USE</b>	
MULTI-FAMILY (15 UNITS/ 5 FL)	± 74 UNITS
COMMERCIAL SPACE (GROUND FLOOR GF)	± 5000 SF
TOTAL PARKING PROVIDED FOR BUILDING 1 (INCLUDING ON STREET)	± 165 SPACES
<b>BUILDING 2</b>	
MULTI-FAMILY (14 UNITS/ 6 FL)	± 70 UNITS
<b>BUILDING 3</b>	
MULTI-FAMILY (12 UNITS/ 4 FL)	± 48 UNITS
<b>BUILDING 4</b>	
MULTI-FAMILY (12 UNITS/ 4 FL)	± 48 UNITS
<b>TOTAL MULTI-FAMILY UNITS FOR BUILDINGS 2-4</b>	<b>± 240 UNITS</b>
TOTAL PARKING PROVIDED FOR BUILDINGS 2-4 (1.6 PER UNIT, INCLUDING ON STREET)	± 274 SPACES
<b>BUILDING 5 - MIXED USE</b>	
(2 STORY) (OFFICE / FOOD AND BEVERAGE)	± 6190 SF
TOTAL PARKING PROVIDED FOR BUILDING 5 (4.2 PER 1000SF INCLUDING ON STREET)	± 26 SPACES





**02** MAIN STREET  
1/8" = 1'-0"



**01** CHURCH STREET  
1/8" = 1'-0"



# LIVANO PINEVILLE

Main & Church, Pineville, NC

3/15/2023 | 1/8" = 1'-0"





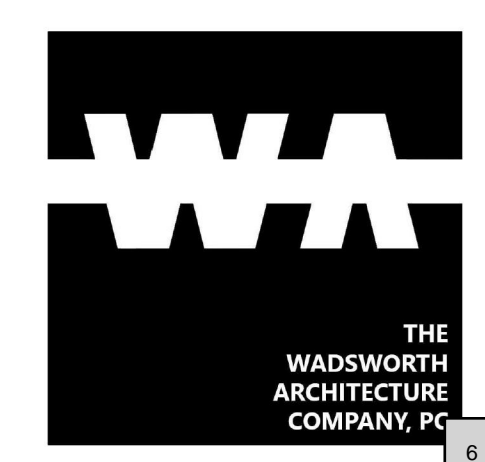
**02** BLDG 3 COLLEGE STREET  
1/8" = 1'-0"



**01** BLDG 2 COLLEGE STREET  
1/8" = 1'-0"



**LIVANO PINEVILLE**  
 Main & Church, Pineville, NC  
 3/15/2023 | 1/8" = 1'-0"





# Workshop Meeting

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 3/27/2023

**Re:** **Community Meeting Cone/Olive on street parking** (*Informational Item*)

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**On Street Parking:**

Citizen complaints at our community meeting about parking on both sides of existing narrow roads on Cone and Olive.

We have discussed on street parking concern being Cone Avenue between Dover and Johnston and Olive Street before. This is regarding regular and emergency vehicles being able to make it through if vehicles are parked on opposite sides of the road.

Enforcement; especially after hours, has been an issue and will continue to be an issue. Restricting parking to one side will favor one group and there does not seem to be a clear reason to select one side versus the other. I recommend prohibiting street parking both sides on that section of Cone Avenue. I prefer the orange painted curb with "no parking" lettered on the paint over the vertical signs. We can consider Olive Street as well. We can offer and expand residential beautification grant for driveway widening projects there to offset enforcement and encourage driveway parking.



# Workshop Meeting

## Pineville PLANNING & ZONING

**To:** Town Council

**From:** Travis Morgan

**Date:** 3/27/2023

**Re:** **Community Meeting: Secondary Dwellings** (*Informational Item*)

### **On Street Parking:**

Citizen concern and interest in secondary/accessory dwelling units otherwise known as “mother-in-law suites.”

We had discussed revising secondary dwelling regulation after the last general ordinance update. I strongly recommend clarifying and simplifying allowances for accessory dwellings. The demand for housing in our area seems to be ever increasing and I am concerned no action regarding accessory dwellings or similar options will lead to increase in the destabilization and destruction of existing neighborhoods.

Aside for homes with accessory dwellings units (ADU’s) being more valuable, ADU’s help preserve existing lots and existing homes making them less likely for large lots to subdivided, bulldozed, and redeveloped. Balancing parking needs and ADU size and lot size are also considerations.

### **EXISTING:**

#### **Dwelling, Secondary**

An accessory dwelling either attached or part of the principal residential use or separate from the principal use in the form of a guest house or garage apartment provided that such dwelling meets this ordinance and provided that no accessory building containing such use is constructed on a lot until the construction of the main building has commenced. Secondary dwellings shall be inseparable from the principal residential use for the purposes of subdivision or sale. The principal dwelling on the lot containing the private residential quarters shall be owner-occupied.

#### **6.5.35 Dwelling, Secondary**

Secondary dwelling units or “in-law suites” within residential districts are permitted to meet housing needs following the requirements of this section and within this ordinance.

- A) Any secondary dwelling unit shall be located in the rear yard or above a garage of a single-family residential lot or single-family residential use and be subordinate in height and size to the primary dwelling.
- B) Secondary dwelling units may be created behind or as a second story within detached garages provided that the height of the accessory unit and/or garage does not exceed the height of the principal structure on the lot. Not more than one (1) secondary dwelling unit is permitted. There shall be a two (2) story height maximum.

- C) The secondary dwelling unit may not be larger than fifty (50) percent of the gross heated floor area of the principal structure or eight hundred (800) square feet, whichever is less.
- D) At least one (1) additional parking space shall be provided.
- E) Secondary dwelling units shall be located, designed, constructed, landscaped and decorated in such a manner to match the appearance of the principal building.

The property owner(s) on which the secondary dwelling unit is to be located shall occupy at least one (1) of the dwelling units on the premises.

**PROPOSED:**

**Dwelling, Secondary**

An accessory dwelling is a residence that is smaller and subordinate in nature to a larger existing primary dwelling. A secondary dwelling can be either attached or part of the principal residential use or separate in the form of a detached guest house or garage apartment provided that such dwelling meets all ordinance and permitting requirements. Secondary dwellings shall be inseparable from the principal residential use for the purposes of subdivision or sale.

**6.5.35 Dwelling, Secondary**

Secondary dwelling units or "in-law suites" within residential districts are permitted to meet housing needs following the requirements of building code, this section and Town ordinances.

- A) Not more than one (1) secondary dwelling unit is permitted per property.
- B) Certificate of occupancy required.
- C) Secondary dwelling must be located in the rear yard behind a primary residence or a minimum of twenty (20) feet behind the overall front elevation of the primary residence.
- D) Must be located a minimum of five (5) feet away from any property line or other structure including all eaves, porches, chimneys, and similar above ground structures, except steps.
- E) In no instance shall an accessory dwelling be complete with certificate of occupancy before the primary home has a certificate of occupancy.
- F) The secondary dwelling unit shall be a maximum of eight hundred (800) gross heated square feet
- G) Cannot exceed the height of the primary residence.
- H) There shall be a two (2) story height maximum.
- I) May be located above a garage
- J) If located above a garage; only the ground floor area shall be counted toward the total maximum accessory structures size. Garage must remain a garage, retain garage doors, not to be enclosed, or heated/cooled.
- K) At least one (1) additional parking space shall be provided.
- L) Secondary dwelling units shall be located, designed, constructed, and decorated in such a manner to match the appearance of the primary residence.
- M) The property owner(s) on which the secondary dwelling unit is to be located shall occupy at least one (1) of the dwelling units on the premises.
- N) A primary residence must be in zoning and building code compliance before a secondary dwelling can be built.



**RESOLUTION NO. 2023-3**

**RESOLUTION OF THE TOWN OF PINEVILLE, NC  
PROPOSED MEDIC RESPONSE  
RECONFIGURATION**

**WHEREAS**, the Town of Pineville has a core value that says Pineville must be a safe place to live, work, and raise a family, so the Town will work in partnership with the community to prevent crime and protect lives, property, and the public realm; and

**WHEREAS**, the Town’s strategic plan includes an operational excellence goal to provide efficient and high-quality public services and facilities through thoughtful and proactive planning, reasonable stewardship of Town resources and a professional and committed workforce; and

**WHEREAS**, public safety is one of the core responsibilities of the Town of Pineville and of critical importance to the Town Council;

**WHEREAS**, the Pineville Fire Department provides critical fire protection and emergency medical services and is an asset to our community; and

**WHEREAS**, the Pineville Fire Department is a first responder agency under contract with MEDIC to provide first responder/emergency medical services (EMS) with the Town of Pineville; and

**WHEREAS**, MEDIC has proposed a response reconfiguration designed to better manage their limited resources and assets of the system while providing better responses to higher acuity EMS calls and minimize more risky lights and sirens responses; and

**WHEREAS**, MEDIC can implement this change without the approval of the Town of Pineville; and

**WHEREAS**, the Pineville Fire Department and Town Council are cautiously optimistic that the changes will be beneficial to the citizens of Pineville and the operations of the Pineville Fire Department; and

**WHEREAS**, the Town of Pineville and the Town Council have concerns about any impacts to the Pineville Fire Department’s ability to provide services to the community and concerns that EMS calls in Pineville will not all have a Pineville Fire Department response; and

**WHEREAS**, the Town of Pineville and Town Council have concerns about the length of time first responders could be required to remain on call, due to the new response configuration, thus diverting from resources from fires, wrecks, or other calls for service; and

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Town Council do hereby request the following should the proposed reconfiguration go into effect:

1. That the Pineville Fire Department be provided with all the call data for the calls originating in Pineville simultaneously when MEDIC receives the data so that the Pineville Fire Department has the same information that MEDIC does and to ensure that fire department personnel have the needed information to change the response priority if warranted.
2. That the Pineville Fire Department be dispatched to all EMS calls for service in Pineville's jurisdiction as determined per the current protocol.
3. That MEDIC, the Pineville Fire Department and all other interested parties conduct frequent briefings to analyze the data and discuss the proposed new reconfiguration to determine if there are any impacts to the Pineville Fire Department, to the citizens of Pineville, and the other communities in the county.
4. That promptly upon the determination of any material deficiencies in services to the citizens of Pineville and the Pineville Fire Department, the Town Council expects MEDIC to immediately take action to rectify the situation; expected actions include but are not limited to, adjustments top the new configuration, new changes to the configuration, or a return to the previous configuration.
5. That MEDIC provide the Town of Pineville with call-specific data as it relates to response times to get to a scene, time on call, actual fractile vs proposed fractile, number of calls, and other data points that MEDIC measures.

This Resolution is to be submitted to MEDIC, Mecklenburg County Board of Commissioners, and the other local governments in Mecklenburg County.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Jack Edwards, Mayor

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