



WORK SESSION
TOWN HALL COUNCIL CHAMBERS
MONDAY, JUNE 26, 2023 AT 6:00 PM

[HTTPS://US02WEB.ZOOM.US/J/87376850609](https://us02web.zoom.us/j/87376850609)

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

- [1.](#) Text Amendment (*Travis Morgan*)
- [2.](#) Coventry Lot Line (*Travis Morgan*)
- [3.](#) Social District (*Travis Morgan*)

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. Three days' notice is required.

Workshop

Pineville

PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 6/26/2023

Re: 200 North Polk Text Amendment (*Information Item*)

REQUEST:

Sarah Ghannam on behalf of Ryan Khalil of Backyard Brew proposes a text amendment to the Pineville Zoning Ordinance. The proposal seeks to amend the ordinance to allow for food trucks and similar to be permitted year-round (365 days) which is a change from the 56 days currently allowed.

BACKGROUND AND DETAIL:

Applicant first filed a zoning violation appeal contesting the need and applicability of a temporary event permit under “mobile food sales” classification and was heard and denied by the Board of Adjustment on 3/23/23. The Board of Adjustment upheld the current Zoning Ordinance and administration. The Board also provided the applicant through May 18th to propose a text amendment or conditional plan to avoid code enforcement and to resolve the issue.

Applicant turned in the text amendment proposal on May 18th. The requested text amendment provides for a 365-day (yearly) permit for mobile food and beverage vendors. It does not state information on mobile vendors as a primary use on a property, accessory use on a property, or if and when property should meet zoning provisions like sidewalk, landscape screening, or parking. The property they are interested in (404 North Polk) does not meet current zoning requirements.

STAFF COMMENT:

I oppose the assentation that the ordinance is not clear. 7.8 of the Zoning Ordinance clearly states “Temporary Structures and Uses”. Uses meaning uses and activities of land including mobile food sales as listed on the “temporary event permit” in the Ordinance and permit itself. Many municipalities are reworking food truck ordinances but the applicant does not clarify similar jurisdictions that allow year-round mobile food vendors especially on non-conforming properties.

The proposal goes against our brick-and-mortar businesses that have a long-term investment in the Town and who have been made to meet zoning ordinance provisions at substantial cost. Permanent or long term (57 days or longer) businesses or uses of private property are made to meet permanent zoning requirements and investment.

Food trucks or similar as a secondary use on a conforming property I have a lesser concern. I am open to consider events like a monthly “food truck Friday’s” on private property.

I do not recommend the proposed applicant text amendment.

I have taken the opportunity to update the existing ordinance language to capture other standard requirements outside of this ordinance however. See the following:

7.8

Ordinance section:

TEMPORARY STRUCTURES AND USES

Temporary structures, **businesses, activities, zoning uses, and similar** when in compliance with all applicable provisions of this Ordinance, and all other ~~ordinances of the Town of Pineville~~ **requirements such as food and health code, building code, fire code, North Carolina ABC Commission, and similar** shall be allowed. **The above temporary activities not in compliance with these requirements shall not be permitted and shall be considered a violation.**

7.8.1 The following temporary structures and uses shall be permitted:

Certain outdoor uses or activities ~~other than~~ **excluding** Town of Pineville events that are of a temporary nature are permitted in every zoning district so long as a temporary event permit has been submitted and approved by the planning director or their designee and must meet both the specific conditions listed on the temporary event permit and the general regulations below:

- A) The proposed use will not materially endanger the public, health, welfare and safety.
- B) The proposed use will not have a substantial negative effect on adjoining properties.
- C) Activities located in any right-of-way or sight triangle are prohibited.
- D) Handicap access shall be maintained at all times.
- E) Additional commercial signage is prohibited.
- F) A temporary event permit application that has been has been approved by the Town
- A) Failure to satisfy all requirements will automatically void any approved permit.
- B) Violations shall be computed daily:
 - First Citation \$50.00
 - Second Citation \$200.00
 - Third and Subsequent Citations \$500.00

PROCEDURE:

This meeting is to familiarize you with the applicant's request go over updates, modifications, and recommendations. The process follows standard legislative majority vote process. Any action would be after additional Planning Board action and a Public Hearing. This is a workshop meeting and first reading before you as council.

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: Sarah Ghannam Phone: 704-550-3720
Applicant's Mailing Address: 7401 Carmel Executive Park Dr, Ste 111, Charlotte, NC 28226

Property Information:

Property Location: _____
Property Owner's Mailing Address: _____
Property Owner Name: _____ Phone: _____
Tax Map and Parcel Number: _____ Existing Zoning: _____

Which are you applying (Check all that apply):

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

Fill out section(s) that apply:

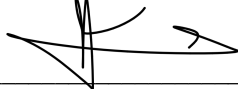
Rezoning by Right:
Proposed Rezoning Designation _____

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

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

Text Amendment: To permit mobile food and beverage sales that are sustained business and not temporary events
Section 7.8 Reason Attached
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

5/18/2023

Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

Sarah Ghannam
Bolling & Ghannam, PLLC
May 18, 2023

Town of Pineville
Town Council
505 Main Street
Pineville, NC 28134

Subject: Proposal for Text Amendment - Section 7.8 of the Pineville Zoning Ordinance

Dear Town Council,

Please find enclosed a proposal for a text amendment to Section 7.8 of the current of the Pineville Zoning Ordinance. This amendment aims to address certain ambiguities arising from the current ordinance and provide a comprehensive framework for the regulation of mobile food and beverage vendors (MFV) sales in our community.

Section 7.8 is named "Temporary Structures and Uses," which permits temporary structures within the Town of Pineville. The section acknowledges outdoor uses/activities, construction office units/trailers, sales office for subdivisions, manufactured homes, and mobile storage containers. However, it fails to expressly acknowledge mobile food and beverage vendors. The ordinance currently classifies mobile food and beverage vendors under section 7.8.1, which permits the broad category of outdoor uses and activities. Section 7.8.1 states, in part: "Certain outdoor uses or activities other than Town of Pineville events that are of a temporary nature are permitted ... so long as a temporary event permit has been submitted and approved by the planning director ... " Under the current temporary event permit, can only operate for 56 days of a calendar year.

One of the primary concerns with the current ordinance is its vagueness, making it difficult for business owners to ascertain what is allowed in terms of mobile food and beverage sales in Pineville. Additionally, most mobile food and beverage vendors are not simply temporary events or activities, but rather sustained businesses that should be governed by a separate set of rules tailored to their unique characteristics. The way the ordinance is currently written essentially excludes mobile food and beverage vendors and the only manner they may operate is under a catch all provision. This text amendment seeks to add a new provision to expressly govern mobile food and beverage vendors as businesses and not as a part of events or activities.

In light of the objectives outlined by the Town of Pineville, including fostering continued growth, improving land use, traffic, and parking, and enhancing the overall quality of life, this proposed text amendment seeks to align with these goals. Mobile food and beverage vendors often make efficient use of vacant lots and create an opportunity for pass-through traffic to spend their money in the Town.

Furthermore, it is worth noting that numerous municipal bodies have updated their ordinances in recent years to accommodate the emerging and popular trend of mobile food and beverage sales or “food trucks.” Many of the regulations proposed in this text amendment are derived from other municipalities in the greater Charlotte area, many of which have amended their laws to allow mobile food and beverage vendors. The locals of Pineville have expressed their enthusiasm for these businesses, which contribute to the town's growth, economic sustainability, and overall enhancement.

The text amendment is proposed in the attached Exhibit A and is accompanied by Exhibit B, which is a sample Zoning Permit.

As an attorney and a Pineville resident, I believe that the proposed text amendment strikes a balance between supporting the local economy and maintaining the high standards set forth by the Town of Pineville. It will provide clear guidelines for mobile food and beverage sales, ensuring compliance with regulations while enhancing the vibrancy of our community.

Thank you for your time and consideration of this matter. I kindly request that this proposed text amendment be added to the agenda for a town council meeting for further discussion and deliberation. Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,

Sarah Ghannam
Attorney at Law

7401 Carmel Executive Park Dr | Suite 111 | Charlotte, NC 28226
Direct: 704-550-3720 | Office: 704-550-3737 | Fax: 704-270-9310

**Zoning Ordinance Text Amendment
Town of Pineville**

Definitions:

Mobile Food Vendor (MFV) is a service establishment operated from a vehicle or trailer that sells food and/or drinks (excluding alcoholic beverages).

Chapter 7, Sections 8, 8.1: Temporary Structures and Uses

Amend to add a new provision as follows:

- 7.8.7** Mobile Food and Beverage Vendors (MFV) are permitted in every zoning district so long as the specific conditions and the general regulations listed below are met:
- A) MFV Permit: One \$175.00 permit per property must be submitted and approved by the Town, valid for 365 days.
 - B) MFV operators shall obtain written authorization from the property owner that the MFV is permitted to operate from the property.
 - C) Every MFV must display their approved Zoning Permit in the front window of the cart or trailer, while in use.
 - D) Each MFV serving food must provide a valid Mecklenburg County Permit in accordance with the Mecklenburg County Health Code.
 - E) Each MFV shall always maintain their carts or trailers in a clean and presentable condition. It is the responsibility of the operators to promptly remove all trash, and litter from the site at the conclusion of each business day.
 - F) Activities located in any right-of-way or sight triangle are prohibited.
 - G) MFV must not cause any nuisance, noise, or signage violation.
 - H) Failure to satisfy all requirements may void any approved permit.
 - I) All MFV must meet all federal, state, and local regulations regarding the sale of prepared food.
 - J) Violations shall be computed daily:
 - First Citation \$50.00
 - Second Citation \$200.00
 - Third and Subsequent Citations \$500.00

Town of Pineville
Application for MFV Permit – Mobile Food and Beverage Vendor

Applicant's Name: _____ Phone: _____

Business Name: _____

Hours of Operation: _____

Property Address: _____

Property Owner: _____

Property Address: _____

Description of Service _____

Agreed upon and signed on this ____ date of _____, 20__.

Applicant's Signature

I (the above signed) have read and understand the requirements of this permit and will follow them as directed. Failure to do so will result in the revoking of this permit, fines, and/or other corrective measures.

MFV Permit Details

Fee: \$175.00

Duration: 365 days after approval of permit

Town of Pineville staff shall issue permits for MFV after review and all local, state and federal requirements have been met including Health Department Permits, if applicable. Property owner permission must be secured before permit approval. All vendors must meet any and all federal, state, and local regulations regarding the sale of prepared food.

Applicant shall, at the time the application is made, present any additional information (maps, drawings, statements, certifications, etc.) requested by the Town necessary to determine that the issuance of the Permit will be in the best interest of the Town and will not materially endanger the public health or safety if granted. The approval of this permit should not be

interpreted as the Town of Pineville accepting responsibility for any action or liability resulting from any action related to the establishment and activities related to the issuance of this permit.

Outdoor music permitted provided a nuisance or noise violation is not created at any time. No MFV may present a public hazard or nuisance and all activities must not be in the right-of-way. Each MFV shall always maintain their carts or trailers in a clean and presentable condition. It is the responsibility of the operators to promptly remove all trash, and litter from the site at the conclusion of each business day.

Property Owner's Verification

I, _____, as the legal owner of the property located at
(Legal Name)
_____, do
(Property Address)

hereby authorize _____ to act on my behalf for the purpose of
(Applicant's Name)

obtaining Zoning approval for a MFV Permit.

Agreed upon and signed on this ____ date of _____, 20__.

Property Owner Signature

Property Owner Name (Print)

Mailing Address

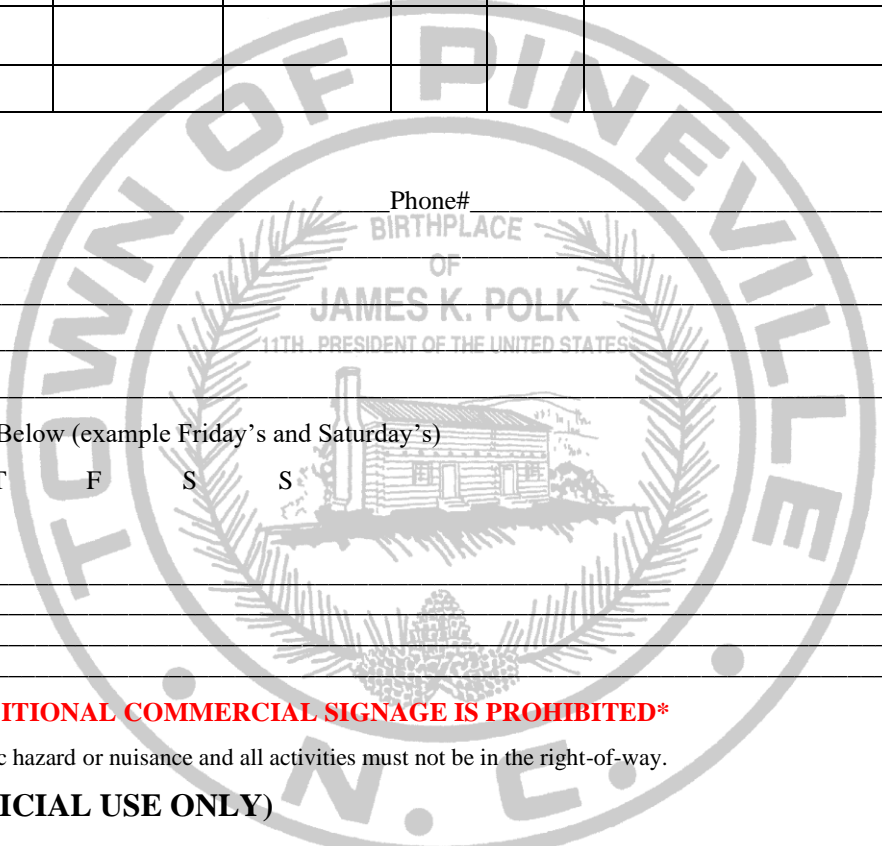
Town Official Signature

PERMIT #: 



Temporary Event Permit

Event*	✓	Resident or Town Business y/n	Non-Resident or Town Business y/n	Tent y/n	Tent size	Miscellaneous
Yard Sale (Residential)						
Commercial Sales (Merchandise Sales, Sidewalk Sales, etc...)						
Mobile Food Sales						
Holiday Limited Events (Christmas Trees, Pumpkin Sales, Fireworks, etc...)						
Charitable Events (NFP)						
Carnivals						



Applicant(print): _____ Phone# _____

Business Name: _____

Address of Event: _____

Hours of Event: _____

Dates of Event: _____

For Repetitive Days Circle Below (example Friday's and Saturday's)

M T W T F S S

Description of Activities:

TEMPORARY OR ADDITIONAL COMMERCIAL SIGNAGE IS PROHIBITED

*No event may present a public hazard or nuisance and all activities must not be in the right-of-way.

Fee Calculation (OFFICIAL USE ONLY)

Event	Flat Rate	Tent Size	SQFT	Price/SQFT	Subtotal	Total

Signature of Town Official _____ Date _____

Signature of Applicant _____ Date _____

I (the above signed) have read and understand the requirements of this permit and will follow them as directed. Failure to do so will result in the revoking of this permit, fines, and/or other corrective measures.

Applicant shall, at the time the application is made, present any additional information (maps, drawings, statements, certifications, etc.) requested by the Town necessary to determine that the issuance of the Permit will be in the best interest of the Town and will not materially endanger the public health or safety if granted. **The approval of this permit should not be interpreted as the Town of Pineville accepting responsibility for any action or liability resulting from any action related to the establishment and activities related to the issuance of this permit.**

Temporary Event Permit Details

Town of Pineville staff shall issue permits for temporary structures and outdoor activities after review and all local, state and federal requirements have been met. Handicap accessibility must be maintained at all times. Property owner permission must be secured before permit approval. Charitable events must show non-profit or charitable status such as through 501(c)(3) or similar. ~~Each permit shall be for a period of time not to exceed 14 operational days per permit (yard sales limited to 1 day between the hours of 7am and 5pm at a maximum of 1 per quarter yearly).~~ Below is a table explaining the use and the associated costs if applicable. If the use is not listed, staff will determine the appropriate classification. ***Town business license and all other County, State, and Federal laws apply.***

Fees listed below are cumulative and accrue through such items as with or without a tent *in addition* to other fees listed per category where applicable.

Event*	Current Pineville Resident or Business Owner	Non-Resident or Business Owner	With Tent (per square foot)	Per Day without Tent	Miscellaneous
Yard Sale (Residential)	n/a	n/a	No Charge	No Charge	Limit 1 every three months 7am-5pm
Commercial Sales (Merchandise Sales, Sidewalk Sales, or other commercial event.)	\$50 Per Permit	\$100 Per Permit	\$.00/100 SF \$.25/101-1000 SF \$.15/1001+ SF	n/a (base price listed)	See Additional Requirements
Mobile Food Sales	\$5 Per Permit	\$5 Per Permit	n/a	n/a	See Additional Requirements
Holiday Limited Events (Christmas Trees, Pumpkin Sales, Fireworks, etc...)	\$5 Per Day	\$5 Per Day	No Charge	No Charge	Limit 4 per year per property
Charitable Events (NFP) Church Events, Fundraisers, Governmental/Civic Activities	No Charge	No Charge	No Charge	No Charge	See Additional Requirements
Carnivals	\$100 Per Day	\$100 Per Day	n/a	n/a	See Additional Requirements
Outdoor Band/Music**	No Charge	No Charge	No Charge	No Charge	See Additional Requirements

****Outdoor rated decorative home and garden goods for sale such as plants and outdoor seating are exempt from this permit provided items maintain handicap accessibility and do not contain obvious signage visible to drivers on public roads. All businesses except home and garden centers must have approved outdoor rated items located directly adjacent to the building façade and not within any parking lot. Home and garden centers are permitted additional outdoor rated items such as grills and garden sheds provided minimum parking, screening and safety are met.***

*****Outdoor bands or music are permitted without a temporary event permit provided all other permit provisions are met. Music must be for the benefit of customers already visiting an existing establishment such as a restaurant, is not destination event such as a concert, and is not a noise nuisance to surrounding locations.***

ADDITIONAL REQUIREMENTS

- Additional commercial signage prohibited.
- Signage attached to decorative lamps or streetlights are subject to immediate confiscation and fines of \$50 plus painting and repair costs.
- Outdoor music permitted provided a nuisance or noise violation is not created at any time.
- Mobile vendors (*Prepared Food Carts*) must provide a Valid Mecklenburg County Permit, a Health Department Permit and list days of operation. Must provide consent from property owner and must operate during the business hours of the business.
- Temporary Events are limited to a total of 4 events per year per property **for a total of 56 days per calendar year excluding residential yard sales.**
- **Residential yard sales limited to 1 day between the hours of 7am and 5pm at a maximum of 1 per quarter per calendar year.** Parking shall not block emergency vehicles or street traffic.
- Residential yard sales are permitted 1 on site and 3 off site signs at a maximum of 4 square feet each and must be removed no later than 24 hours after the event is over. No signs are allowed on town property.
- Downtown businesses on Main Street are not required to apply for temporary permits so long as the event is on a public sidewalk and a minimum of 5 feet of clear sidewalk passage is maintained for pedestrian and handicap accessibility.
- Alcohol sales must provide ABC Permits and all other required permits.
- ~~Business Licenses are *not* included in the cost of the event.~~
- Not for Profit Businesses must provide Federal Exemption ID: 501(c)(3).

TEMPORARY PERMIT DEFINITIONS

Alcohol Permit

Staff shall issue permits for alcohol use at temporary events after review and approval from businesses with an existing valid ABC permit. **All other necessary permits must also be secured by the applicant prior to the issuance of the Town's temporary permit.**

Home and Garden Center

A business that is primarily engaged in the selling of both home and garden goods including plants, garden tools, garden equipment, construction materials, paint, and appliances.

Temporary Permits - Outdoor Activity

Issues considered by staff shall include but not be limited to: Access to public streets, on-site parking, location and safety of structure, hours of operation, public safety concerns. Permits shall last no longer than fourteen (14) operational days, at which time they expire and a new permit is needed. Any permit issued may still be subject to other federal, state, or local ordinances. Permits may be revoked at any time for false information or violations.

Vendor Carts (Prepared Foods)

Staff shall issue permits for temporary structures and outdoor activities after review and approval. All vendors and related equipment must be located outside of the street right-of-way. All vendors must meet any and all federal, state, and local regulations regarding the sale of prepared food.

Applicant shall, at the time the application is made, present any additional information (maps, drawings, statements, certifications, etc.) requested by the Town necessary to determine that the issuance of the Permit will be in the best interest of the Town and will not materially endanger the public health or safety if granted. **The approval of this permit should not be interpreted as the Town of Pineville accepting responsibility for any action or liability resulting from any action related to the establishment and activities related to the issuance of this permit.**

WORKSHOP MEETING

Pineville

PLANNING & ZONING

To: Town Council
From: Travis Morgan
Date: 6/26/2023
Re: Coventry Plan Amendment (*Informational Item*)

BACKGROUND:

The former Baynard property at the NW corner of Highway 51 and Downs Road was approved with a conditionally approved site-specific plan for 166 townhomes of January 12 2021. The development is called Coventry now by StanleyMartin.

PROPOSAL:

Ron Willing on behalf of Stanley Martin homes requests your consideration to adjust the lot lines between the townhome community and the commercial/industrial property to the North. As part of the driveway approval NCDOT required a sight distance easement across the commercial/industrial property in question located at 12616 Downs Road currently owned by Yoshino Properties. In exchange for the easement; the amount of property shown from the Coventry development is to be deeded over to Yoshino properties. Since the property line is also the zoning line; a rezoning of the portion of property is needed.

FROM: Coventry **TO:** Yoshino properties

SIZE: approximately 20 feet by 110.38 feet or 2,207.6 square feet

ACTION 1 REQUESTED: Minus area as shown from Coventry conditional approved plan to give to Yoshino Properties

ACTION 2 RECOMMENDED: Rezone RMX(CD) Coventry piece shown on the attached proposed recombination survey to G-I (industrial) to match existing Yoshino property zoning to the North.

STAFF COMMENT:

The proposal requires Council approval since changes the property within an existing conditional zoning approval and adjusts zoning district lines to avoid split zoning a property. The approved Coventry Townhome development had a 20-foot-wide landscape buffer running along the Northern property line. Staff recommends the proposal with the condition that the 20-foot landscape buffer remains and is curved South around the new property line as proposed. See attached.

PROCEDURE:

This meeting is to familiarize you with the applicant's request. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback.

Office Use Only:

Application #:

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

Zoning Application

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

Applicant's Name: Stanley Martin Homes, LLC Phone: 704-808-1132
Applicant's Mailing Address: 820 Forest Point Cr Suite 100, Charlotte, NC 28273

Property Information:

Property Location: 12628 Downs Road, Pineville, NC 28134
Property Owner's Mailing Address: 820 Forest Point Cr Suite 100, Charlotte, NC 28273
Property Owner Name: Stanley Martin Homes, LLC Phone: 704-808-1132
Tax Map and Parcel Number: 20504119 Existing Zoning: RMX

Which are you applying (Check all that apply):

Rezoning by Right Conditional Zoning Conditional Rezoning Text Amendment

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use Remove selected area from prior approved Coventry plan
Acreage _____ Square Feet _____ Approximate Height _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

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

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


Signature of Applicant

5/31/23
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

County of Mecklenburg

I, _____, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Exemption Certificate

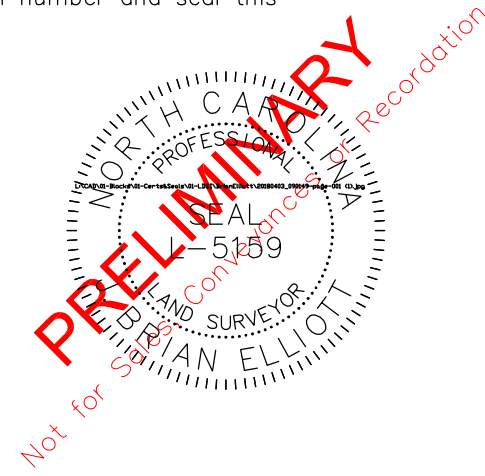
I hereby certify that this subdivision of land is exempt from the Town of Pineville Subdivision Ordinance.

Planning Director _____ Date _____

I, J. Brian Elliott, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ Page see map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page see map; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended; this survey is of another category of subdivision such as recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision found in the Town of Pineville Subdivision Ordinance.

Witness my original signature, registration number and seal this 20th day of December, 2022.

Registration No.: L-5159 N.C.



Point Legend:

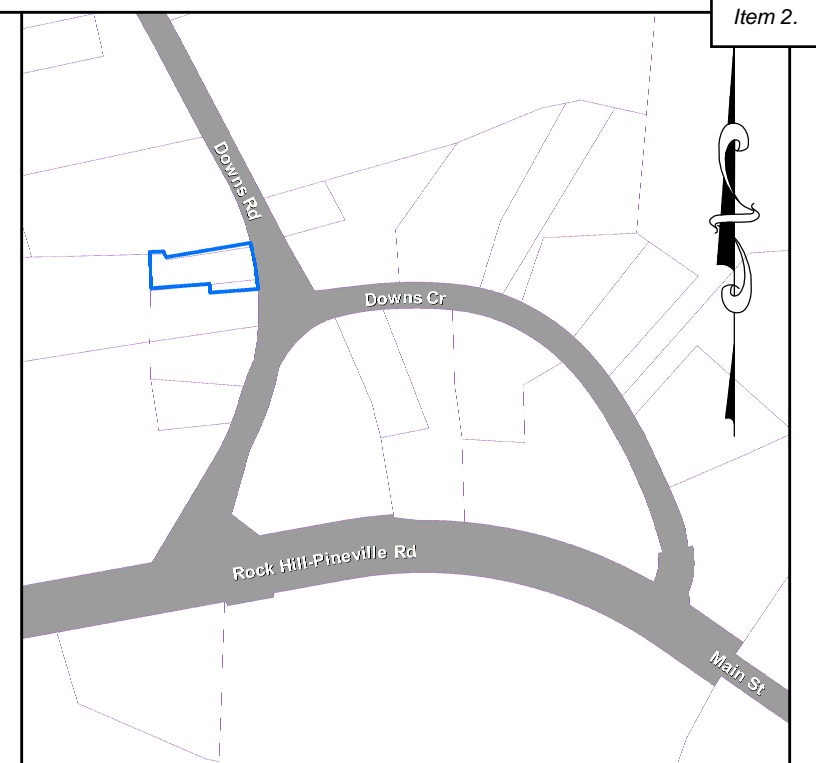
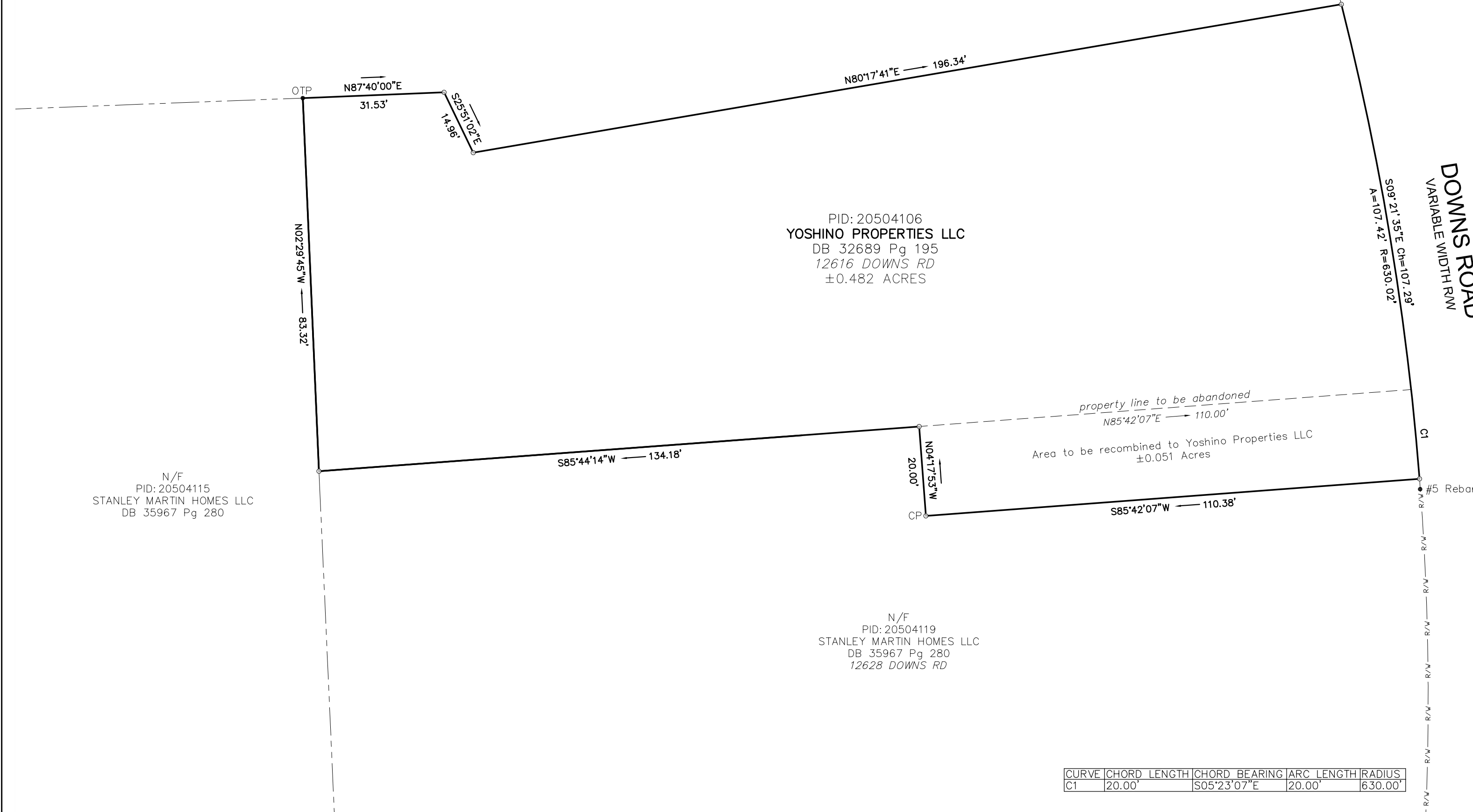
- Monumentation-
- OTP Open Top Pipe
- CP Calculated Point
- Miscellaneous-
- N/F Now or Formerly
- CGF Combined Grid Factor

N/F
PID: 20504107
HH DOWNS LLC
DB 19667 Pg 653
12600 DOWNS RD

PID: 20504106
YOSHINO PROPERTIES LLC
DB 32689 Pg 195
12616 DOWNS RD
±0.482 ACRES

N/F
PID: 20504115
STANLEY MARTIN HOMES LLC
DB 35967 Pg 280

N/F
PID: 20504119
STANLEY MARTIN HOMES LLC
DB 35967 Pg 280
12628 DOWNS RD



Vicinity Map - Not to Scale

- General Notes:
1. Deed Reference - DB 32689 Pg 195
 2. Tax Parcel ID - 20504106
 3. Current Owner - YOSHINO PROPERTIES LLC
 4. All bearings are NC Grid bearings.
 5. All distances are shown horizontal.
 6. Grid distance = Horizontal distance x Combined Grid Factor (0.99985540)
 7. Area - ±0.482 ACRES
 8. Areas have been determined by coordinate computation.
 9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 10. Zoning - G-1
 11. This property is located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference FIRM Map: 3710443900L Dated: SEPTEMBER 2, 2015
 12. This survey was performed without benefit of a Title Commitment Report. GPI Geospatial, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
 13. The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.
 14. The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.

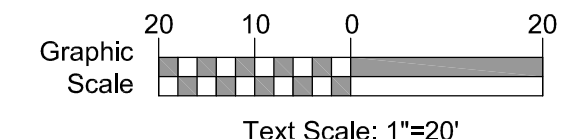
**Recombination Survey of
12616 Downs Road
YOSHINO PROPERTIES LLC**

Project: 12616 Downs Road
Town of Pineville
Mecklenburg County
North Carolina

prepared for:
Stanley Martin Homes LLC

1		#####
2		
3		
4		
No.	Revision	By Date

GPI Geospatial, Inc.
201 West 29th Street
Charlotte, NC 28206
Phone: (704) 337-8329
Fax: (704) 308-3153
License No.: F-1388
www.gpinet.com



Date: 12/20/2022	Plot Date: 05/31/2023
Project Number: 2200924.00	
Drawn By: JBE	
Reviewed By: SFM	
Sealed By: JBE	Sheet 1 of 1

CURVE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	RADIUS
C1	20.00'	S05°23'07\"E	20.00'	630.00'



SMALL BUSINESS
ASSOCIATION

2023
Social District
Proposal

Created by
Sara Longstreet,
Carolina Scoops Ice Cream, LLC
Owner



2023 Social District Proposal for Downtown Pineville

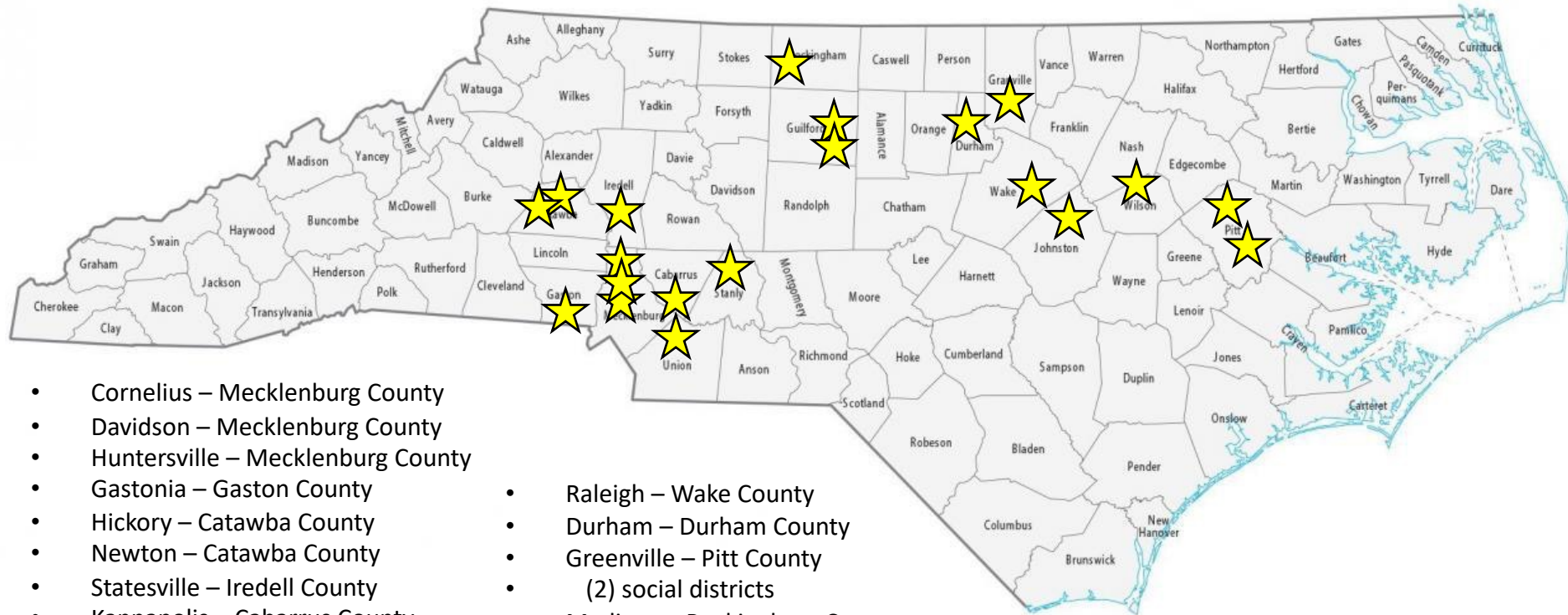
- Social district is defined as areas where people can walk with open, to-go containers of alcoholic beverages in a contiguous area. A social district may include both indoor and outdoor areas of businesses within the defined district during the days and hours established for the social district.



2023 Social District Proposal for Downtown Pineville

- In September 2021, Governor Roy Cooper passed new law allowing establishment of social districts in the state of North Carolina
 - (House Bill 980 – ABC Omnibus Legislation)
 - Kannapolis was the first established social district in NC
- Now there are ~20 municipalities that have established social districts in their towns or cities with small towns leading the way!
- Benefits include:
 - Help continue the revitalization of Downtown Pineville and drive foot traffic to our small businesses
 - Attract new businesses and economic growth to our town
 - Boost socialization at our community events

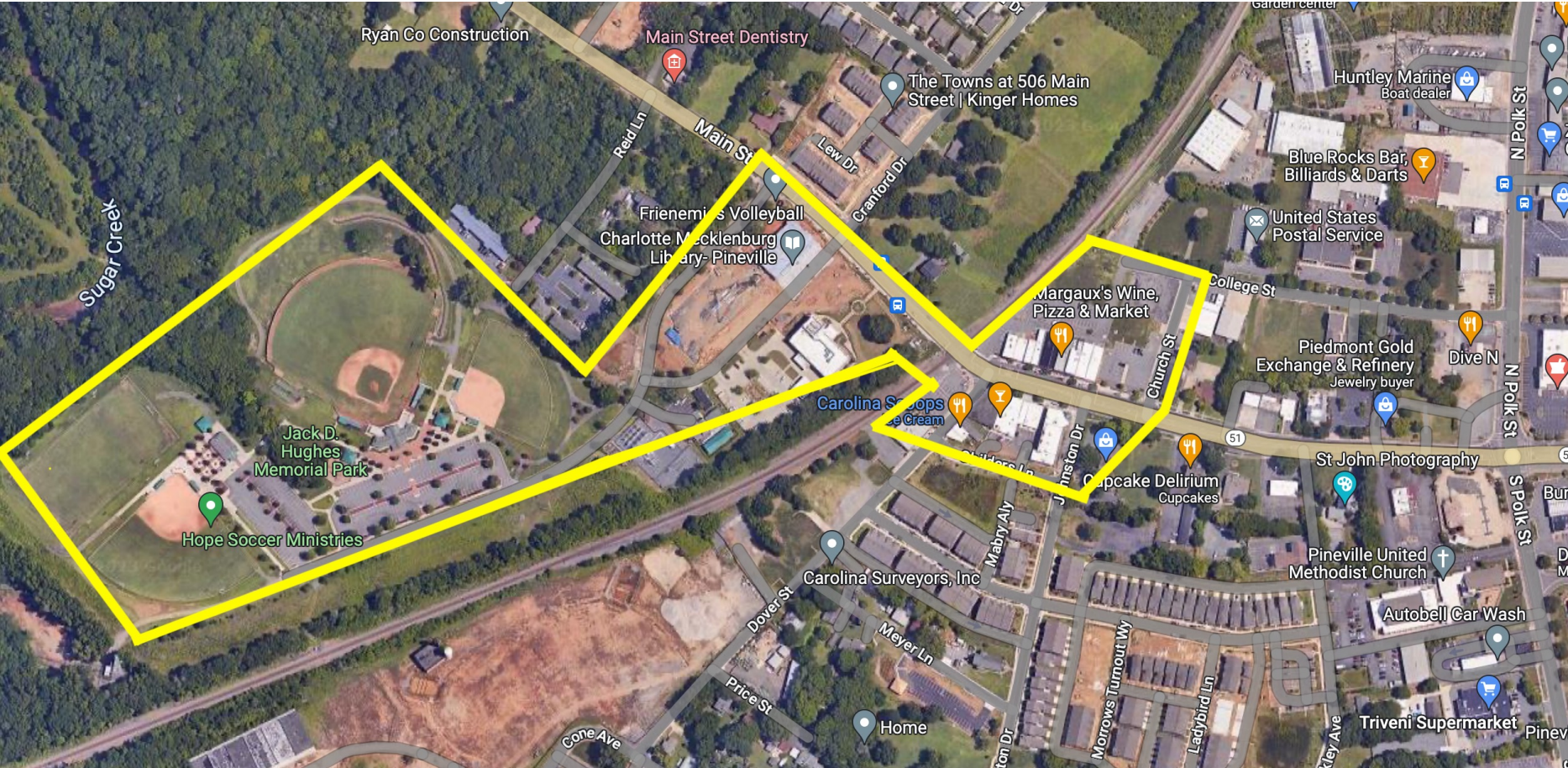
Established Social Districts in NC



- Cornelius – Mecklenburg County
- Davidson – Mecklenburg County
- Huntersville – Mecklenburg County
- Gastonia – Gaston County
- Hickory – Catawba County
- Newton – Catawba County
- Statesville – Iredell County
- Kannapolis – Cabarrus County
- Monroe – Union County
- Norwood – Stanly County
- Greensboro – Guilford County
 - (2) social districts
- Raleigh – Wake County
- Durham – Durham County
- Greenville – Pitt County
 - (2) social districts
- Madison – Rockingham County
- Selma – Johnston County
- Oxford – Granville County
- Wilson – Wilson County

Downtown Pineville Social District

- Proposed social district area includes Downtown Pineville Main Street and Jack D. Hughes Memorial Park



Downtown Pineville Social District

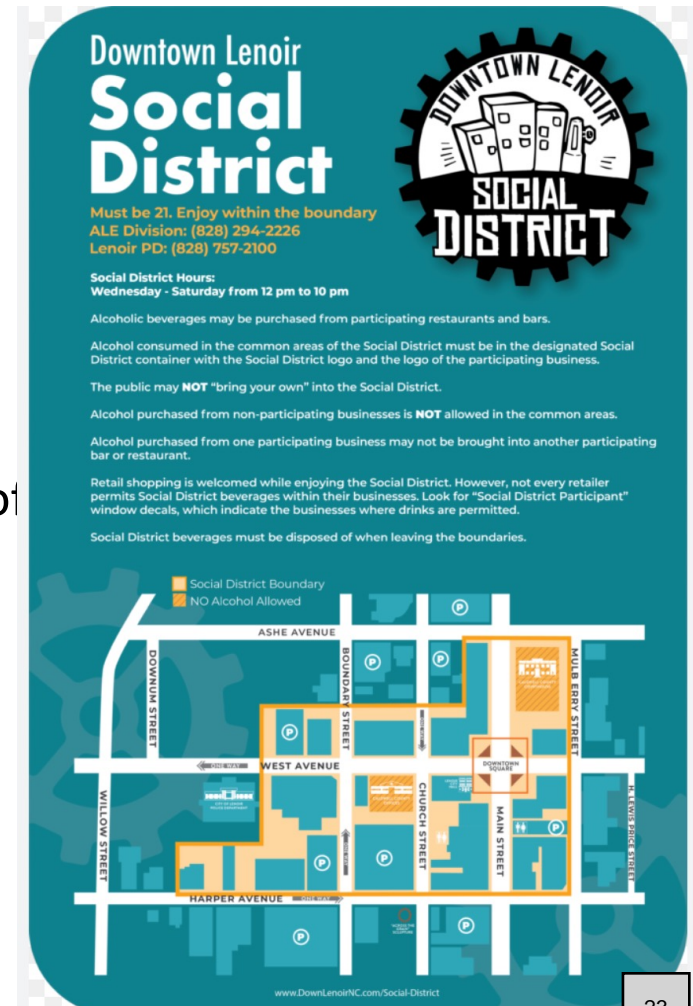
NC ABC Commission Requirements

- Town of Pineville required to post this info on the town website:
 - Management & maintenance plans
 - Drawings of social district boundaries
 - Days & hours of social district
- Town of Pineville must complete and submit social district registration form to NC ABC Commission with this info below:
 - Detailed map of social district with boundaries
 - Copy of ordinance established
 - Photos/ images of signage required
 - Copy of social districts management & maintenance plan
 - *ABC Commission registration form link on slide 12*

Downtown Pineville Social District

Signage Requirements

- Signage must include:
 - Social district geographic area
 - Days & Hours alcoholic beverages can be consumed within the social district
 - Telephone # for ALE Division & Pineville Police Dept
 - Clear statement that alcoholic beverage purchased in a social district shall only be consumed in the social district & disposed of before persons exit the social district
 - Do not litter
 - Permanent uniform signage have to be posted throughout the district & approved by CDOT
 - Signs no larger than 18" x 18"
 - Signs can be metal or corrugated



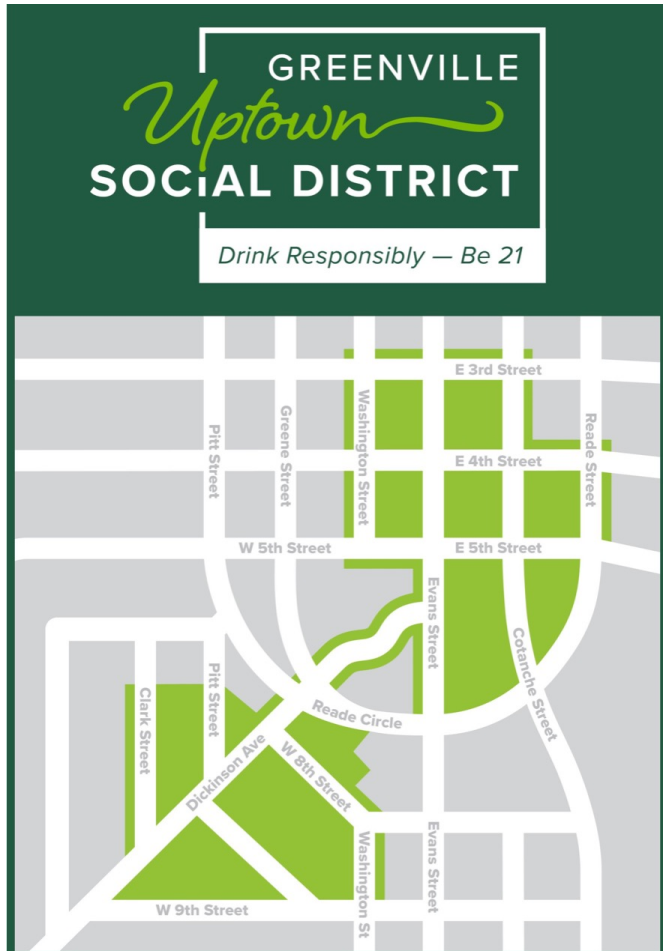
Downtown Pineville Social District

Signage Requirements

- Uniform signage needs to be created & distributed to permittee and non-permittee businesses that are included in the social districts indicating they allow or do NOT allow alcoholic beverages on premises when social district is active
 - This can be a sticker placed on businesses door



Downtown Pineville Social District Signage Examples



**EXITING SOCIAL DISTRICT
THANK YOU FOR VISITING**

**⊗ NO ALCOHOL BEYOND
THIS POINT. FOR MAP & ALL
GUIDELINES, PLEASE SCAN:**



where social happens
PLEASE ENJOY RESPONSIBLY

**THE DTM SOCIAL DISTRICT
IS IN EFFECT 7 DAYS A WEEK
FROM NOON TO 10PM**

Concerns, please contact:
NC ALE District VII office - 828-294-2226
Mooreville Police Dept. - 704-664-3311

Need Help with Addiction?
Contact: Drug-Alcohol Coalition
of Iredell - 704-448-3848



Downtown Pineville Social District

Days & Hours

- Social District Days and Hours
 - NC law states...
 - Allowed to operate 7am until 2am Monday – Saturday
 - Noon until 2am on Sunday's
- Suggested days & hours for our Social District:
 - **Noon to 11pm; 7 days a week**



Downtown Pineville Social District

Cup Requirements

- 16 oz clear plastic cup
 - No larger than 16 oz
 - No glass
- Social District logo
 - Town of Pineville
- Business logo
 - Business with ABC permit distributing the alcohol
- “Drink Responsibly-Be 21”
 - No less than 12 pt font



Social District References

- NC State Law
 - <https://www.ncleg.gov/Sessions/2021/Bills/House/PDF/H211v8.pdf>
- NC ABC Regulations
 - <https://abc.nc.gov/PublicResources/LegalAnnouncement/354>
 - Registration form: [https://portal.abc.nc.gov/Web/Documents/Sections/Permits/GeneralForms/Social District Registration Form.pdf](https://portal.abc.nc.gov/Web/Documents/Sections/Permits/GeneralForms/SocialDistrictRegistrationForm.pdf)
- City of Charlotte / Mecklenburg County
 - Ordinance: https://library.municode.com/nc/charlotte/codes/code_of_ordinances?nodeId=PTIICOOR_CH15OFMIPR_ARTXVSODI
 - <https://www.charlottenc.gov/City-Government/Initiatives-and-Involvement/Social-Districts>
 - <https://www.charlottenc.gov/files/sharedassets/city/city-government/initiatives-and-involvement/documents/social-districts/social-districts-sandp-final.pdf>