



**MINUTES OF THE
PINEVILLE PLANNING BOARD
TOWN OF PINEVILLE, NORTH CAROLINA
THURSDAY, SEPTEMBER 19, 2024**

The Pineville Planning Board held its regular meeting on Thursday, September 19, 2024, at the Town Hall Council Chambers located at 505 Main Street, Pineville, NC at 4:00 pm.

ATTENDANCE

Planning Board Members: Jim Knowles, Thomas White, Dusty Gilvin, and Eric Fransen were in attendance.

Planning Director: Travis Morgan

Town Clerk: Lisa Snyder

Absent: Roshan Bhula

South Oak Partners Manager: David Tibbals

CALL TO ORDER

Current Chair, Jim Knowles, called the meeting to order at 4:00 pm and established that a quorum had been met.

APPROVAL OF MINUTES

The minutes of the October 18, 2023, meeting were reviewed. Board Member Thomas White made a motion to approve the minutes of the October 18, 2023, meeting as presented. Board Member Dusty Gilvin made a second. All ayes.

ORDER OF BUSINESS

Text Amendment to allow townhomes in the B-3 District. Travis Morgan stated that South Oak Partners requests consideration of the Planning Board for a text amendment to the Pineville Zoning Ordinance to allow townhomes in the B-3 zoning district. This proposal is to conditionally allow townhomes in that district. This means that any townhome development in that zoning district would need to have a site plan specific proposal approved by the Pineville Town Council, as opposed to being permitted by right. He introduced the applicant, David Tibbals, who was also in attendance to answer any questions. Mr. Morgan reviewed the area it would affect and noted that it is a fairly small district. He added that staff supports responsible

and attractive mixed-use development along our primary roadways. This enhances walkability, reduces automobile reliance, and helps preserve existing neighborhoods. Townhomes, as a use, are linked to individual parcels of land that are able to be bought and sold.

Board Member Eric Fransen feels if this goes through, it would increase the value of the land. Mr. Morgan agreed and also noted that we would gain sidewalks along the roadway to increase walkability in that area.

Board Member Thomas White asked if any zoning designations have dwellings. Mr. Morgan replied that RMX is used this way which includes the Sportsplex and McCullough. Mr. White added that he likes the idea of revitalization but is concerned about traffic as we move forward. Generally, he is not in favor of this for a B-3 or B-4. He continued and asked if a developer could come in and have the ability to use it if it's conditional. Mr. Morgan replied that it would have to be approved by Town Council. He proceeded to explain that back in the 40's and 50's it was Euclidian zoning from then on. At the end of the 90's, there was the backlash of Euclidian zoning. It created all the problems we see now, such as traffic.

Chair Jim Knowles would like to see some widened sidewalks in that area and added that there would have to be a pedestrian crossing, as well. Board Member White asked what the Town thought of rezoning right in the middle. Mr. Morgan would like to stay away from spot-zoning.

Board Member Fransen moved that the addition of dwellings/townhomes be added as conditional to the B-3 zoning district and it will be conditional only as to B-3, and Board Member White provided a second. All ayes. **(Approved 3-0)**

A motion to adjourn was made by Eric Fransen with a second made by Thomas White. All ayes.

ADJOURNMENT was at 5:20 pm.


CHAIRMAN

01/13/24
DATE


TOWN CLERK