



TOWN COUNCIL AGENDA ITEM

MEETING DATE: August 25, 2025

Agenda Title/Category:	Cone Mill Development			
Staff Contact/Presenter:	Ryan Spitzer			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	
		x		
Background:	At the June Work Session, Town Council instructed staff and Beachmont RE Holdings to draft language for the commercial development phase of the project. Beachmont would like to discuss this and the Traffic Impact Analysis (TIA) with Council.			
Discussion:	Discuss the proposed language for commercial development to see if there are any changes Town Council would like to make. Also, discuss the TIA that was submitted to and commented on by NCDOT.			
Fiscal impact:				
Attachments:	<ol style="list-style-type: none">1. Memo2. TIA Recommendations (2)3. Development Agreement v13 – Pineville drafted4. Development Agreement v16- Beachmont drafted			
Recommended Motion to be made by Council:				