

PINEVILLE CONE MILL

@ DOVER STREET

Town of Pineville Council Meeting
February 26th, 2024



TEAM INTRODUCTIONS

Jon Visconti – Gvest/Cone Mill Development Ventures, LLC
John Holcomb – Kimley-Horn



MEETING AGENDA

- **Cone Mill Concept Plan**
 - **Cone Mill Walking Loop**
 - **Residential Portion**
 - **Town Home Elevations**
 - **Commercial Portion**
 - **Parking Separation**
 - **Parking Counts**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue background.

CONE MILL CONCEPTUAL PLAN



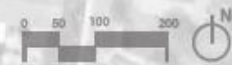


KEY:

- 1 EXISTING COMMERCIAL BUILDING
- 2 SEMI-PERMANENT
- 3 COMMERCIAL BUILDING (UP TO TWO STORY)
- 4 KIOSK RENTAL
- 5 PARKING
- 6 TOWN GREEN
- 7 LINEAR PARK
- 8 POCKET PARK
- 9 RETAIL PLAZA/OUTDOOR DINING
- 10 STORMWATER MANAGEMENT
- 11 FRONT LOADED TOWNHOUSE
- 12 REAR LOADED TOWNHOUSE
- 13 EXISTING BOILER ROOM REPURPOSED AS POSSIBLE COMMUNITY CENTER

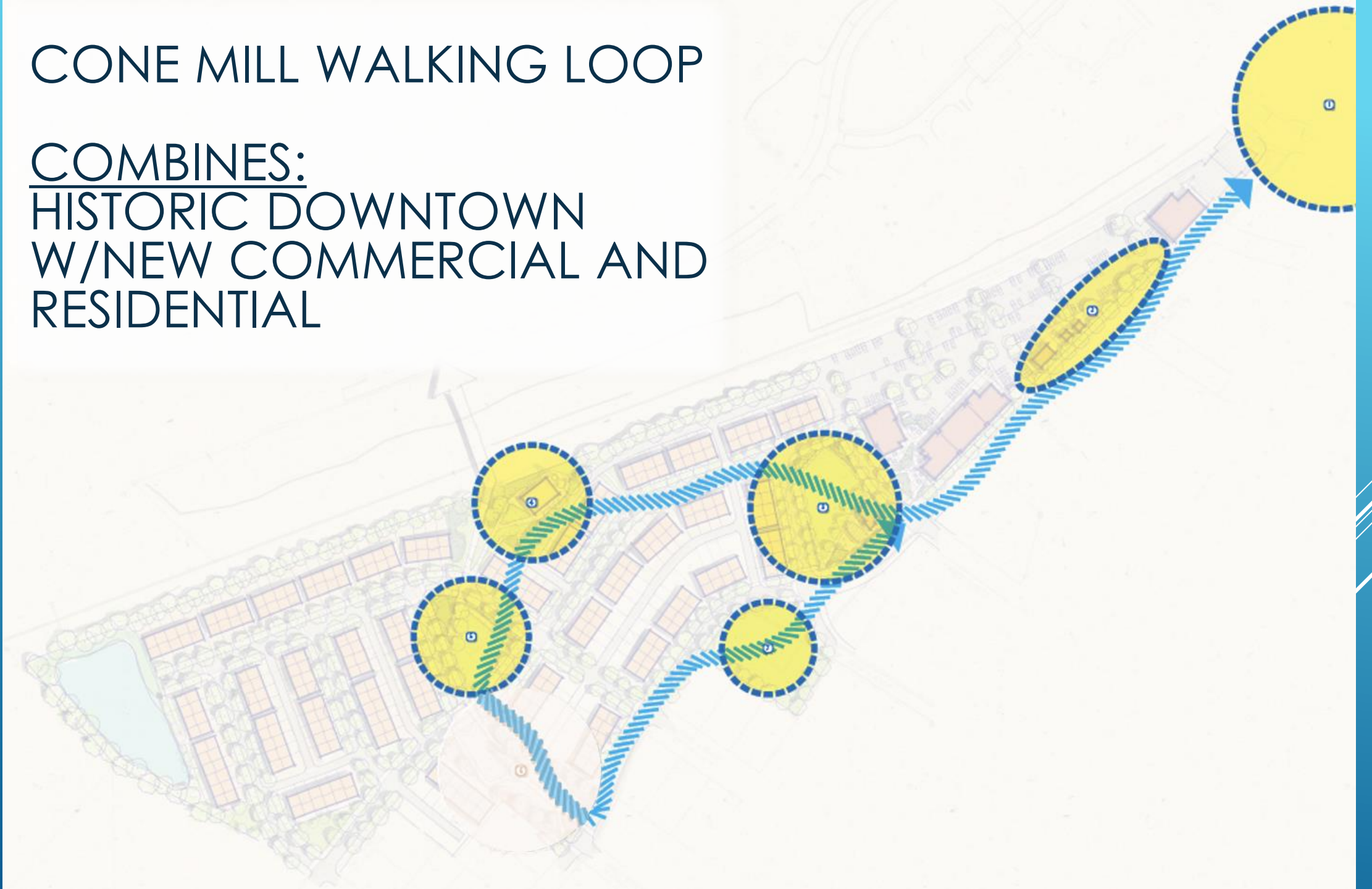
DEVELOPMENT INFORMATION:

- COMMERCIAL AREA
 MINIMUM COMMERCIAL AREA: APPROX. 24,000 (SF)
 MAXIMUM COMMERCIAL AREA: APPROX. 44,000 (SF)
- REAR LOAD TOWNHOUSE
- FRONT LOAD TOWNHOUSE



CONE MILL WALKING LOOP

COMBINES:
HISTORIC DOWNTOWN
W/NEW COMMERCIAL AND
RESIDENTIAL



CONE MILL RESIDENTIAL USE SUMMARY

- **Maximum - 162 Town Home Lots**
 - **Two Story**
 - **41 Front Loaded**
 - **121 Rear Loaded**
- **Residential integrated with commercial via**
 - **Parks**
 - **Walking Loop**
 - **Cone Mill Boiler Room and Smokestack**

REAR LOAD ELEVATIONS



FRONT LOAD ELEVATIONS

SUBJECT TO TOWN COMMENTS/REVISIONS



CONE MILL COMMERCIAL USE SUMMARY

- **Catalyst - Number 1 – Existing Old Town Hall Building- upfitted for retail food/drink use – restaurant/brewery/Common Market**
- **Number 2 – designated area for food trucks and occasional outdoor vendor sales –97 overflow parking spots to support downtown**
- **Numbers 3/4/5 – New commercial buildings**
 - **Examples of future uses**
 - **Restaurant/Smokehouse**
 - **Brewery**
 - **Office**
 - **Mixed Use**



- KEY:
- 1 RETAIL PLAZA AREA
 - 2 SEMI-PERMANENT
 - 3 COMMERCIAL BLDG
 - 4 OUTDOOR DINING/ PLAZA AREA
 - 5 PEDESTRIAN CROSSING
 - 6 KIOSK / JEWELBOX RETAIL
 - 7 SHADE STRUCTURE
 - 8 PLAYGROUND!
 - 9 TOWN GREEN



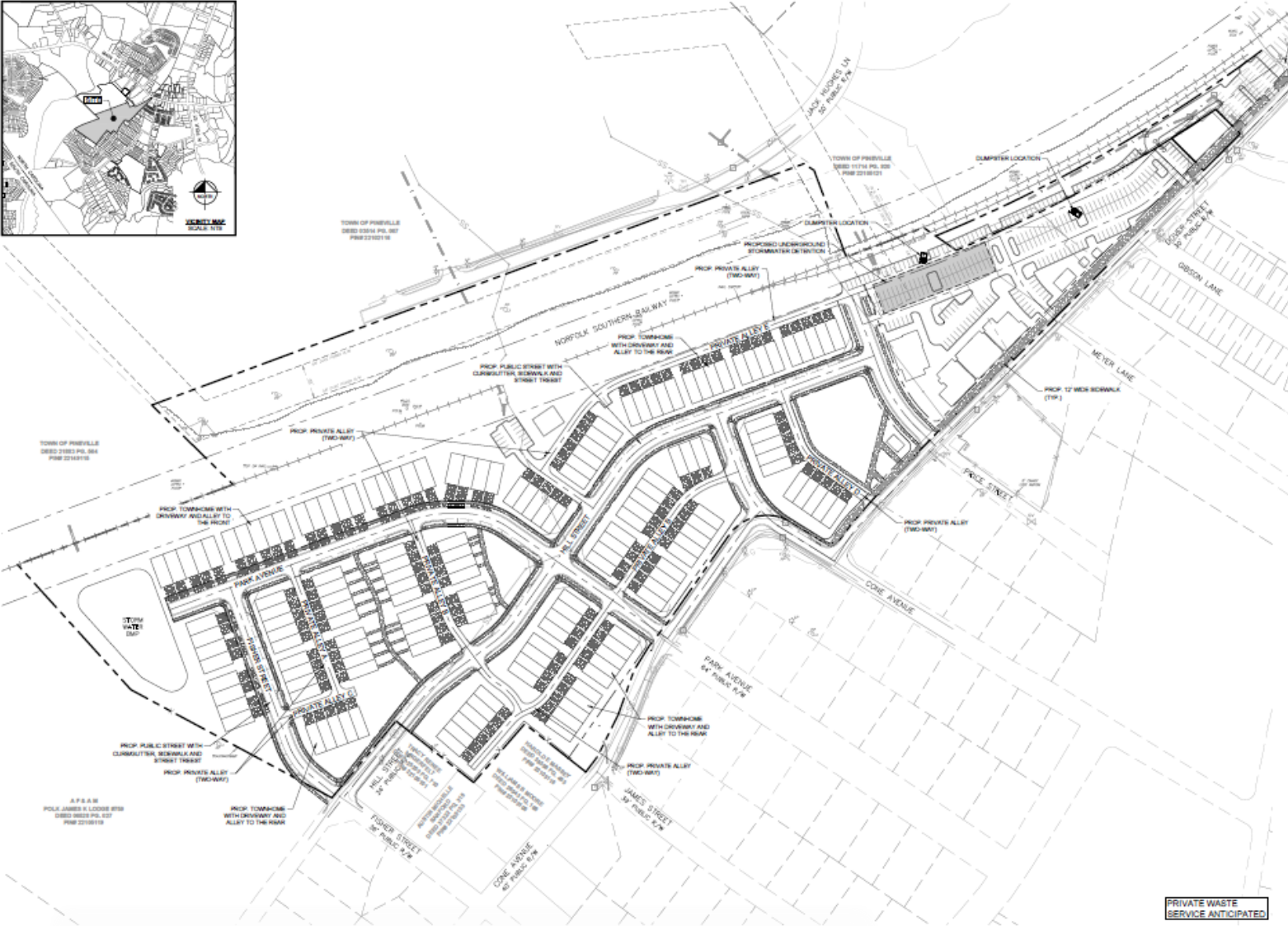
TOWN GREEN



RETAIL + PLAZA



COMMERCIAL MAP



SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	22105107, 22105117 & 22105111
LAND USE:	VACANT
TOTAL SITE AREA:	±29.79 ACRES
TOTAL TOWNHOME AREA:	±17.58 ACRES
TOTAL DISTURBED AREA:	±29.79 ACRES

ZONING DATA:

FEMA FLOOD PANEL:	3710443900L
WATERSHED:	SUGAR

ZONING DISTRICT:

CURRENT: DC (DOWNTOWN CORE DISTRICT)
 PROPOSED: RMX (RESIDENTIAL MIXED-USE)

MULTI FAMILY AREA

TOWNHOMES	MAX. 162 UNITS
RESIDENTIAL GARAGE:	324
DRIVEWAY PAD PARKING:	324
OFFSTREET PARKING:	15
DEDICATED ON STREET PARKING:	74
PROPOSED DENSITY:	9.22 DUA
FRONT LOAD TOWNHOUSE MIN LOT SIZE:	2,300 SF
REAR LOAD TOWNHOUSE MIN LOT SIZE:	1,800 SF

COMMERCIAL AREA

MINIMUM COMMERCIAL AREA	±24,000 SF
MAXIMUM COMMERCIAL AREA	±44,000 SF
TOTAL PARKING REQUIRED:	
MINIMUM PARKING REQUIRED	48
MAXIMUM PARKING REQUIRED	88
(1 PER 500 SF FOR GENERAL COMMERCIAL)	
TOTAL PARKING PROVIDED:	266

PARKING MAP

LEGEND:

---	EXISTING PROPERTY LINE
- - - -	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING EASEMENT PROPERTY LINE
---	EXISTING STORM LINE
---	EXISTING WATER MAIN
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND POWER
---	EXISTING FIBER OPTIC LINE
---	EXISTING GROUND FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING TROUSLINE
---	EXISTING RAILROAD TRACK



CONE MILL PARKING BREAKDOWNS PER USE

▶ RESIDENTIAL PARKING -

▶ +/- 737 SPACES 4.6 SPACES / UNIT

- ▶ Residential garage (2 spaces / d/u) - 324 spaces
- ▶ Driveway/parking pad parking (2 spaces / d/u) - 324 spaces
- ▶ Off-street parking - 15 spaces
- ▶ Dedicated on-street parking for residents and guests - 74 spaces

▶ 266 commercial parking/shared downtown overflow

- ▶ 22 Existing parking spots in front of old town hall
- ▶ 244 new total commercial parking/shared downtown overflow parking
 - ▶ 147 new commercial parking spaces

▶ 97 new shared overflow spots for downtown (in addition to the 22 spots in front of old town hall)

- ▶ Assumed an average of 1 per 300 SF for 147 new shared downtown overflow parking spaces – $300/44,000 \text{ SF} = 147 - 244 = 97$ overflow spots

THANK YOU!

