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**WORK SESSION MINUTES
MONDAY, SEPTEMBER 22, 2025 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, September 22, 2025 @ 6:00 p.m.

ATTENDANCE:

Mayor: David Phillips

Mayor Pro Tem: Ed Samaha

Council Members: Chris McDonough, Danielle Moore, Amelia Stinson-Wesley

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Planning Director: Travis Morgan

Town Attorney: Janelle Lyons

CALL TO ORDER:

Mayor David Phillips called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

1.12243 Nations Ford Road Outdoor Storage Yard (Travis Morgan). Mr. Morgan stated that Nisbet Partners is requesting consideration on a site-specific conditional zoning plan. The proposal is to allow for outdoor storage for pipes and associated draining products more than one acre in the G-1 zoning district. They propose using an 8' tall, vinyl chain-link fence with a mesh screen. The items that will be stored in the yard will mostly be 5 to 6' tall with some stacking that will be less than 10' in height. Mr. Morgan added that we typically prefer storage on the side or rear of the buildings.

Shelton Haile, with Nisbet Partners, spoke and also added that their shrubs meet or exceed the requirements of the Town. Council Member Stinson-Wesley does not want it right on the road. Town Manager Spitzer said that the required setbacks are 50'. Mr. Morgan added that the property owner is responsible for the landscaping.

Mayor Phillips reminded Mr. Haile that if they want this on the next council agenda they will need to work with Mr. Morgan on the unresolved issues, which include making sure the buffer requirements are

met, including the 50' setback from the Nations Ford right-of-way to the proposed fence, blocking the storage area as much as possible.

2. Parking (Ryan Spitzer). Town Manager Spitzer revisited the parking concerns of a property owner that lives on Olive Street. The property owner is asking council to allow more than the 35% concrete in his front yard allowed by our ordinance. Mr. Spitzer added that in the past we have received complaints on having too much concrete in the front yards of our residents.

Council concurred that the resident could have a double-car driveway, but he has to stay within the calculations allowed in the ordinance.

Town Manager Spitzer discussed the Preston Park speeding concerns and said that LaBella did an analysis for speed bumps in this neighborhood. The cost for each bump is \$15,000. The analysis recommended ten speed bumps for a total cost of \$150,000. The development would have to pay the cost. He asked council if they approve of the locations of the speed bumps, or would they prefer on-street parking. Police Chief Hudgins was in the audience and stated that he would prefer the speed bumps.

Mayor Pro Tem Samaha moved to enter Closed Session followed by a second made by Council Member Moore. All ayes.

Council Member Moore moved to leave the Closed Session followed by a second made by Council Member McDonough. All ayes.

Mayor Pro Tem Samaha moved to allow a potential name clearing hearing followed by a second made by Council Member Moore. All ayes.

Council Member Stinson-Wesley moved to adjourn the Work Session followed by a second made by Mayor Pro Tem Samaha. All ayes.

The Mayor adjourned the meeting at 8:00 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk