



**TOWN COUNCIL WORK SESSION MINUTES
MONDAY, JULY 26, 2021 AT 6:00 PM
THE HUT MEETING FACILITY**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, July 26, 2021 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro-Tem: Melissa Davis

Council Members: Amelia Stinson Wesley, Les Gladden and Joe Maxim

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Planning & Zoning Director: Travis Morgan

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Mayor Pro Tem Melissa Davis made a motion to open the meeting and Council Member Joe Maxim seconded the motion. There were ayes by all and the meeting opened.

DISCUSSION ITEMS:

The Old State League Presentation (*Ryan Spitzer*) Town Manager Ryan Spitzer stated that we do have the field space for the Old North State League but it would cost more to add staffing for it. (*The meeting was briefly interrupted by a power outage*).

The League gets a lot of their players from this area. There will be 15 games, 5 single headers and 5 double headers.

Alec, with Old State League, said they've always been interested in Pineville. They try to get local players in the area and usually Fort Mill is the ideal location. Lexington is the closest team. They like to be part of a smaller community. It was always his dream and he would like to have one of the franchises be in Pineville.

Council Member Les Gladden asked Alec to explain a wood bat league. Alec explained that it is used by special baseball organizations in college. In college, everyone swings a metal bat; that is the main difference. A lot of players don't want to go ff to California and Florida.

Mayor Pro Tem Melissa Davis asked what would be good for Pineville if they played the 15 games? Alec said it is family-oriented and 30+ players will come live here, eat here, and will spend money at gas stations. One location had an increase in sales of \$20,000. The whole team was there. He recommended that Council call other managers to see what their thoughts are of the team. It is good for kids in the community to see players in the game.

Council Member Joe Maxim asked Alec is he is wanting just the use of the fields, or a donation from Pineville? Alec said he is not asking for a contribution; he just wants to have players here.

Council Member Joe Maxim then asked Town Manager Ryan Spitzer what impact this would have on our budget? Town Manager Ryan Spitzer said it would have no change or effect on our field rentals as we can move them around. We have flexibility in our schedule of other events. We wouldn't lose any revenue. We would need 1 to 2 maintenance people to prepare the fields and stay until 9 p.m. at night. It could be cost neutral, we would just need to run the numbers, or it could make us a little bit of money. It could bring around 200 people to the area.

Mayor Pro Tem Melissa Davis asked if there will be admission for residents to get in? Alec said yes there is admission. Mayor Pro Tem Melissa Davis was not opposed.

Alec stated they would use the field from 4 p.m. to about 10 p.m. on their days; for a double header it would be from 1 p.m. to 10 p.m. Town Manager Ryan Spitzer said Parks and Recreation can work split shifts and work half day and then come back and work the other half day.

Council Member Les Gladden asked how they are funded? Alex said there is a fee to play in the league and that usually covers it. There are also admission fees.

Town Manager Ryan Spitzer advised he will work with Alec on a contract and bring that to a future meeting. Alec is very flexible in scheduling. Mayor Jack Edwards thanked Alec for his presentation.

Miller Farm Development Planning and Zoning Director, Travis Morgan, went over several slides and diagrams. To go over rezoning, for the Miller property, the total parcel size is 135 acres but the rezoning is for 113.30 acres as shown and is located off Highway 51 near the South Carolina border. The proposal shows but allows for 350 units. There are 138 proposed townhomes and proposed 205 single family homes.

Director Morgan shared the diagram of the units/lots and their sizes, plus garages. He shared the single-family home products as well.

Stop lights were recommended by the NCDOT from a previous traffic study. The current proposal shows no stop lights. Traffic is a concern. Director Morgan discussed the staff-identified comments. (1-28 items) that need clarification on.

Council Member Joe Maxim asked if there will be an HOA? They answered yes. They will be for sale per the developer. There would be a cap on rentals.

Council Member Joe Maxim discussed the McCullough rentals and regulations. Investors often would like a discount on multiples. Mayor Pro Tem Davis advised she is against rentals. There is a concern that an investor could come in and decide to rent them all. They don't want to hurt the sale of future homes.

Mayor Pro Tem Davis asked what is the status for Pennies for Progress project? The developer said the plan was reviewed by NCDOT, SCDOT, and explained the study on turn lanes at all three entrances. The warrant was not met for a traffic light; however, they do warrant a stop sign. NCDOT said if they want to keep the round-about, it should be set in further. The developer further said he couldn't speak specifically on that tonight but can get back to us. He will follow up on that schedule.

Council Member Joe Maxim said it's in the final phase, but hasn't been sent out yet. It's about 3 months until they send it out per the developer. He has a strong discomfort level using 2020 data as a starting point. Multiple green spaces and front porches are what people are looking for. The developer said the site sets the home further back and has more buffer than McCullough, though they have similarities, with different townhome products.

Mayor Pro Tem Davis mentioned that a young couple told her they are tired of townhomes going up – agreed by Council member Maxim. She said it feels more congested with the percentage of townhomes and the density. The developer said other amenities can be added, such as a dog park. He further stated that this plan has been a year in the making and looked at a mixed use. There needs to be more rooftops. They will not control the corner near Nations Ford Road.

Council Member Joe Maxim said if the lot size was higher and the price point higher, it would go further, for both the single family and the townhomes.

Council Member Les Gladden said he was just tired of seeing townhomes. He feels the three-story townhomes don't belong here and would be better in uptown Charlotte. This plan has a whole list of stuff he's concerned about and he doesn't feel it is ready to be submitted to the Council. There are too many changes at the last minute and it's not going to happen. They must

meet the Town's requirements and build what they put in the plan. They cannot change the plan. Our job is to get the best product for our Town. The developer said if they could have more time to review Travis's list, they can change them and start working on them.

The Mayor called for a stop for now as he didn't feel we're going to be able to get any further tonight. Director Morgan commented on the highlights of what we need to hone in on.

Flood Plain Certification Planning and Zoning Director Travis Morgan stated no motion is needed on this and discussed the annual progress report for the Hazard Mitigation Plan. Information is also posted on our website. The plan is an update to maintain the community rating system in association with the National Flood insurance program to both mitigate hazards and keep flood insurance rates low for our community. The plan is required to be published to the public and to Council as information at this meeting.

Council Member Amelia Stinson-Wesley asked about update process. Director Morgan replied it is ongoing. Council Member Joe Maxim inquired about preventing future hazard events such as has happened in the past. Mr. Morgan stated it is difficult to mitigate or eliminate 100% of all disasters; but the plan is a concerted effort to lessen them.

A 5-minute break was taken before Closed Session began at 7:58 pm.

The Work Session closed at 12:20 am.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk