



**WORK SESSION MINUTES  
MONDAY SEPTEMBER 25, 2023 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, September 25, 2023 @ 6:00 p.m.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: Ed Samaha  
Council Members: Amelia Stinson Wesley, Les Gladden & Chris McDonough  
Town Manager: Ryan Spitzer  
Planning & Zoning Director: Travis Morgan  
Town Clerk: Lisa Snyder

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order at 6:00 p.m. and said that this meeting is all informational only and comments will come from council only.

**DISCUSSION ITEMS:**

**Expansion of Jack Hughes Park.** Parks and Rec Director, Matt Jakubowski, began the discussion of producing a preliminary site plan for the expansion of Jack Hughes Park. Multipurpose field space, and to some extent baseball field usage, has grown outside of what the Town's spaces can handle. Mr. Jakubowski feels that the Town would get more impact from multipurpose fields. Town Manager Ryan Spitzer added that this project is included in the current budget, and we can start the process for the expansion in the future, and he shared with Council options 1A, 1B and 2 for comparison.

Mr. Jakubowski recommended that given the increase in field usage primarily for multipurpose fields, the site plan with four multipurpose fields and no additional baseball fields would be the best option for the Town. Council Member Les Gladden asked what the difference is between grass and turf. Mr. Jakubowski said that he would get that for him.

Town Manager Ryan Spitzer added that we can't build anything past the encroachment, which is reflected on options 1A and 1B. Most of the cost comes down to the cost of the retaining wall, where the community encroachment line is. We can't build anything beyond this encroachment.

Mr. Jakubowski said that he can vision a lot more out of these fields if we have more multi-purpose fields. Every weekend the fields are 100% packed. Mayor Pro Tem Ed Samaha asked what the timeframe is, and Mr. Spitzer replied that with the projects coming up, it is projected at five or six years unless we can get a grant. Adding four multipurpose fields we can get more tournaments. From a Town's perspective, does council want to get more people in town with the multipurpose fields, this may be the better way to go. If they want to let baseball or softball not go from 8 am to 10 pm and have another field to use at the same time, we can put a baseball field in. We aren't going to get any more tournaments to come in with just one field.

Mr. Jakubowski summarized that they are going to fill it and recreate it whether it's a baseball field or multipurpose. He wanted to share where they're headed with council. Council Member Gladden asked that he research the turf issue and realize that there is maintenance to it.

**Palmetto State Armory.** Planning Director Travis Morgan said that Palmetto State Armory wants to bring in a gun range in the B4 zoning district, where Office Depot is currently located, across from Carolina Place Mall. If it is approved as proposed, it would be conditional. Part 1 is the text amendment portion. He further outlined items A through I with regard to the Pineville Zoning Ordinance 6.5.23 (New) with council. The district does provide for gun sales, but not for a gun range.

These tend to be located in B and C level commercial zoning districts. The proposal does not allow indoor gun ranges by right but proposes site plan approval process. General building code does not seem to address bullet stop systems. It appears to be governed by business and insurance needs. Building standards have been pulled from other sources and included in the conditional standards proposes as in section 6.5.23. The first part is specifically for the text amendment and not related to any particular business.

Mayor Pro Tem Samaha asked if there are any concerns of the businesses nearby with the police. Mr. Morgan answered that the initial feedback was that Spare Time was opposed, as expressed in an email, due to the bullet containment system.

Mayor Edwards asked about classifications. Mr. Morgan answered that gun sales are permitted in there under general classification for retail sales. Palmetto has dedicated, NRA-certified employees who are devoted to each range. There is constant oversight. They are not just typical retail employees.

Part II is site specific conditional only. This is the existing Office Depot at 9610 Pineville-Matthews Road. This is a prime commercial location and sidewalks and pedestrian enhancements are much needed. Future developments adjacent to this site may be limited. Building elevations are a start and will need to be refaced, such as Town Hall brickwork and the overlay district. This is the first proposal for consideration. Since it's site specific, It does not go in front of the Planning Board but since it's two-part, the text amendment has to be approved first before we get to the site-specific portion.

**Blue Heron – 404 Main Street.** Mr. Morgan stated that this is for 4.8 acres across from Town Hall. The proposed height varies from 46.8 feet to 64.8 feet and four to five stories. The proposal includes 174 apartments maximum, 97 one-bedroom, 69 two-bedroom, and 8 three-bedroom apartments. They are requesting an allowance of 1.81 parking spaces per unit. This is conditional for two main reasons: (1) due to the height of the building and (2) for the apartment use in there. We do allow mixed use to include offices, commercial use, and some housing, as well, in this district.

The applicant noted that they have made density and height reductions. Between May 2023 and September 2023, there has been a reduction from 294 to 174 units and five stories down to four stories.

Their transportation engineer presented the transportation component to council.

Kathleen Rose, Rose Associates, discussed the comprehensive plan and said that the primary lifestyle group are midtown singles, educated, and the apartments will be just under \$2,000 per month for rent. She added that the economic impact is over \$11,000 in tax revenues to the town. Council Member Gladden replied to the quality-of-life element. He does not believe that the quality of life will be improved by the residents who own homes and live in the surrounding area due to the increased traffic that this will create. He added that our problem is Highway 51. Our dynamic is not South End or Noda. We are different.

Council Member Amelia Stinson-Wesley is seeing an increase in traffic, and this would only impact them further.

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Council Member Gladden. Motion carried.

The Mayor adjourned the meeting at 7:45 pm.

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Jack Edwards, Mayor

ATTEST:

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Lisa Snyder