



## **MINUTES**

### **CALL TO ORDER**

Mayor Edwards called the meeting to order at 5:59 p.m. He announced that there would first be a Closed Session to discuss an economic development project, followed by a Regular Session. Council Member Joe Maxim motioned to open the Closed Session, seconded by Council Member Les Gladden

### **DISCUSSION ITEMS**

- 1. A Closed Session Meeting has been scheduled first between 6:00 p.m. and 7:00 p.m. Discussion pursuant to NCGS 143-318.11(4) for an Economic Development Project.**

Members of the Office of Economic Development were present via ZOOM to introduce an economic development project. Background on the program and the process were discussed as well as next steps. At approximately 7:00 p.m. a motion was made by Mayor Pro Tem Melissa Davis and seconded by Council Member Amelia Stinson-Wesley to exit the Closed Session and open the Regular Session. Motion passed 4-0.

- 2. New Proposed Subaru Dealership - (Travis Morgan) - Plans for a proposed new Subaru Dealership in Pineville will be presented.**

Planning and Zoning Director, Travis Morgan, stated that Subaru was proposing to re-develop 10.8 acres where Funtastics used to be at 10400 Cadillac St. for a new Subaru dealership. The site is located at the dead end of Cadillac St. which presents a challenge for general retail use. The plan is to demolish the existing building and build a 50,000 square foot showroom dealership at the front of the property with parking to the side or rear similar to other approved sites. Car dealerships are not permitted by right in that zoning district; they are conditional and subject to approval by Council. There was one detached building that was a proposed carwash at the edge of the property.

Mayor Pro Tem Melissa Davis asked where they would be able to place signage to which Mr. Morgan said they would just need to follow the regular sign regulations as to the placement of signs since it was not a totally land-locked parcel. She added that this was the seventh car dealership at the entrance to Pineville and that it has become another South Blvd. with all the dealerships. She did realize, however, that it was difficult to get any other business in that spot.

- 3. Mercedes Dealership – (Ryan Spitzer Discussion regarding location of the new Service Bays for Mercedes.**

Town Manager Ryan Spitzer said the maintenance facility at the Mercedes dealership was proposing an expansion to the side of their building. Their proposal is to have service bay doors facing Polk Street. The town's ordinance does not allow for this. Their options were to either turn the building around or screen the bay doors with some type of screening material. Mercedes was not agreeable to either of these options so the next step would be for 1) Council to allow the bay doors to remain as is; 2) present this as a text amendment request; or 3) Council not to allow it at all. Mr. Spitzer noted that it seemed to be more of a convenience issue.

Council Member Les Gladden stated he was not in favor of a text amendment. He stated that in order for council to entertain their request, the cars on display would have to come off the front first and both the front and side need to match the main building. This would be his opening discussion with the Mercedes people. Council Member Joe Maxim also was not in favor of the text amendment. He was open to some type of tree-scape screening of the bay doors and then he would consider it.

Planning and Zoning Director, Travis Morgan, suggested the safest route to approach the request was to revisit the Conditional Zoning. Council Member Joe Maxim stated that if any other businesses came back to Council for allowing one company to do this and not the other, the town would be facing legal issues.

Mr. Morgan said they wanted to know which direction you want to go in. They need to confirm that the building is buildable as there is bad dirt there and they may not be able to build on it at all. Mr. Spitzer asked Council if they wanted him to have

further discussions with Mercedes to work toward a resolution. Council wanted the following items discussed and resolved prior to moving forward:

- Is the land even buildable?
- If so, then it needs to be brick
- Cars will need to be removed from the front lifts
- There must be some tree screening in the front of the bay doors
- The bays doors must be decorative

**4. Cone Mill Memorial** (*Mayor Edwards*) - discussion of location of the Cone Mill Memorial.

Mayor Edwards wanted to pin down a spot to place the proposed Cone Mill Memorial. He suggested the empty lot on the curve of Cone Ave. across from Dover St. where the Cone Mill parking lot used to be. He believed it was the ideal place for such a memorial and wanted to get Council's take on it. Designer of the monument, resident Bill Baskins, had met with several Council members to discuss this and they were fine with it. All agreed the .6-acre lot was the right place for the memorial.

**5. Budget Priorities** (*Ryan Spitzer*) - discussion on Council's budget priorities for FY21-22.

Town Manager, Ryan Spitzer, stated there were a number of significant projects planned in the upcoming budget and wanted Council's feedback on which ones would be top priorities.

After discussion on the Mill Memorial, Council Member Les Gladden suggested looking at realigning that curve on Cone Ave. to cut it just a bit to make the turn around the curve a little less severe, but keeping the old, large tree that is on the property. Council Member Amelia Stinson-Wesley added that it would be a good to be clear about the property line between Chris Brown's old house and the town's property on that corner. All agreed to save the tree on that property.

Other projects for possible consideration included Greenway plans, sidewalk projects (NC51 bridge), new overhead outdoor Christmas decorations, Lowry Street right hand turn lane, mobility plan projects and to be sure to start budgeting funds for a new fire station. Manager Spitzer said he would start looking at the Parks and Recreation Plan, as well as the Mobility Plan to start budgeting for these projects. Mayor Edwards cautioned not to pull too much out of the Fund Balance.

Mayor Pro Tem Melissa Davis made a motion to adjourn with Council member Les Gladden seconding the motion. The meeting was adjourned at 9:04 p.m.

**ADJOURN**

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Mayor Jack Edwards

**ATTEST:** \_\_\_\_\_

Barbara Monticello, Town Clerk