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WORK SESSION MINUTES MONDAY, JULY 28, 2025 @ 6:00 PM TOWN HALL COUNCIL CHAMBERS

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, July 28, 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

Asst. Manager/Finance Director: Chris Tucker

Planning Director: Travis Morgan

CALL TO ORDER:

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

DISCUSSION ITEMS:

Pineville Neighbors Place report (Staci McBride). Ms. McBride thanked Council again for their donation this fiscal year. This support provides life-changing source of assistance and enables families to stay stably housed during these difficult economic times. This past year, they've received many requests from people with significant health issues that missed two months of work. They are seeing a higher level of eviction rates as landlords move people out more quickly than they have done in prior years. PNP is trying to partner with them prior to evictions being filed.

Ms. McBride stated that they have lost approximately \$100,000 due to budget cuts this fiscal year. They are entering their busy season now with their food programs and other fundamental services. Here are some ways that the community can help: School supplies/backpacks (items collected through August 12th); Campus Beautification at Sterling Elementary; Mobile food pantries; Annual Potato Drop (Scheduled for Saturday, August 11 at 9:00 am at the Carolina Place Mall parking lot); and the Shop With a Cop Program (targeted for December 6 and December 8).

Historic Landmark Commission presentation (John Howard). Mr. Howard gave a presentation on the Historic Landmark Commission in Mecklenburg County. There are twelve historic districts. Mecklenburg

County has 378 landmarks: (Charlotte – 272, Cornelius – 9, Davidson – 32, Huntersville – 36, Matthews – 23, and Pineville – 6). There are tax credits for restoration of a historic landmark. He explained what a historical landmark is and the benefits of preservation. There are guidelines from the Secretary of Interior for the treatment of historic properties, which include Rehabilitation, Renovation, and Restoration.

Carolina Logistics Park (Travis Morgan). Mr. Morgan advised that Beacon Partners has requested the Town Council to formally approve the road acceptance of Carolina Logistics Drive as a public town roadway and release the construction bond in favor of the one-year maintenance bond. Beacon has agreed to put up no parking signs and patching of the asphalt related to commercial vehicle parking. Mr. Morgan added that if accepted, it will be 3,650 linear feet that will be added to the Powell Bill.

Middle James Brewery (Travis Morgan). Mr. Morgan stated that the applicant, Michael Smoak, of Middle James Brewery, is requesting consideration of year-round tents at their location at 400 N. Polk Street beyond the 56 temporary event days limited by the Zoning Ordinance. Mr. Smoak is wanting to place four tents on 800 square feet. The Zoning Ordinance allows up to twice the exterior event space as the interior space. Council Member Moore requested no smoking be permitted inside the tents and stated that the tents need to be flame retardant and be secured so they cannot fly away. She also asked for a specific bathroom type like The Bowl in Ballantyne has.

Mr. Morgan summarized by stating that this is a site-specific request and would be limited to this property.

Fire Department ETJ (Chief Gerin). Town Manager Spitzer advised that this subject began about three years ago in front of another council and it has come up again. Mecklenburg County has asked us to assume protection services in the ETJ. Chief Gerin outlined the ETJ area that would be covered. Chief Gerin noted and asked, in the budget for FY26, \$1,250,000 is slated – How will we staff? Will this be enough? Will it affect their ISO rating? It is important to lower their ISO rating.

Charlotte Fire can operate that area but would not get our funding from the County. The County has asked us to take it over. We do have a mutual aid agreement and we will continue to help each other. Mayor Pro Tem Samaha asked what we get out of it. Chief Gerin replied that we add more people; the con would be possibly negatively affecting their ISO rating.

There was a general discussion. The Mayor and Council members would all like to see the numbers before they make a final decision.

Peddler Ordinance (Ryan Spitzer) Mr. Spitzer reviewed the history of this ordinance over the past year and Town Council voted to not allow solicitation in Pineville. We did an ordinance to not allow peddlers on the side of the road to be forceful. The change to this ordinance has necessitated a revision to Section 111.02 Sale of Goods on Streets; Peddlers.

Section 111.01 and 111.02 have to deal with Solicitation. Section 111.03 to 111.07 has to deal with Peddlers. Peddlers are our vendors and we invite them in. Does Council want to designate certain areas for peddlers? Do they want to designate certain times? Do they want a cost for a permit? Council Member Moore would like Mr. Spitzer to bring options to them. She asked about Elections to which Mr. Spitzer replied that Elections are protected.

Parking (Ryan Spitzer). Mr. Spitzer gave a presentation on parking within the Town, pertaining to HOA regulations and various conditions in the Town and noted that one size does not fit all. Currently, Chapter 72 of our Town Code outlines our parking. There is a Bill going through the General Assembly that will make HOAs come before the Town to restrict on-street parking in the neighborhood. All public streets follow the same rules regardless of zoning. He shared potential new ordinances/regulations, and potential ways to look at the problem.

The pilot project is Olive Street. Driveways on this street are one-car driveways. There is the potential to place no parking signs in that area. Mr. Spitzer said that he will be proactive and bring back things that we could do easily. Council Member Stinson-Wesley wants accommodations for the speeding and feels that staggered parking could reduce this. Council Member Moore would like the residents on Olive Street to do a survey with their input, in addition to a public hearing.

Next steps: Working group will continue to meet; bring back solutions to Town Council based on direction; and continue to evaluate other jurisdictions. We will start with the survey and ask for feedback. Enforcement was also discussed. Most parking complaints are after 5:00 pm. We will have to work with the Police Department to carve out some time to address this.

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

The Mayor adjourned the meeting at 7:54 pm.

David Phillips, Mayor

ATTEST:

Lisa Snyder, Town Clerk