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WORK SESSION MINUTES
MONDAY, SEPTEMBER 28, 2026 @ 6:00 PM
TOWN HALL COUNCIL CHAMBERS, PINEVILLE, NC

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, September 28, 2026 @ 6:00 p.m.

ATTENDANCE:

Mayor: Amelia Stinson-Wesley
Mayor Pro Tem: Nick Gallo
Council Members: Josh Simelton, Ed Samaha, Danielle Alford
Town Manager: Ryan Spitzer
Assistant Town Manager: Chris Tucker
Town Clerk: Lisa Snyder

CALL TO ORDER:

Mayor Stinson-Wesley called the meeting to order at 6:00 p.m.

DISCUSSION ITEMS:

ILM School Discussion (Travis Morgan). Mr. Morgan advised that this proposal was first heard at our February workshop. The applicants needed to explore county review for floodplain issues, stormwater controls, and building design, to meet zoning and parking lot issues. Crime stats were also requested by council. Building design and the parking lot have been redesigned to better meet zoning requirements. Mr. Morgan shared flood levels, current, and future. He said trash facilities have been relocated, stormwater facilities, and site entry, as well. The trash enclosure has been moved to the rear. The designs were displayed with details. Brick and brick details will be on the elevations. Police stats for that area were reviewed for the time frame beginning September 1, 2025, through August 31, 2026. Mayor Stinson-Wesley asked for clarification on current and future relating to the floodplain. Mr. Morgan replied that future conditions is the engineer's best guess as to what the flood level will be. He noted that elevations are done every few years for FEMA and insurance purposes.

Town Manager Spitzer asked Council if they would want to left-turn lane in front of the entrance. Council held a general discussion and would they require a left turn lane. The applicant, Dria Etienne, answered questions from council and noted that they wanted a buffer for children who are runners, in order to keep them from entering the street when their families pick them up from school. She added that they have looked at the proposed left-turn lane and have had it surveyed for the ease and flow of traffic, and that the county will have their requirements, as well. Mayor Pro Tem Gallo would like to see the brick match the rest of the town.

Council requested a street view and a front perspective. Town Manager Spitzer added that brick is required on all public-facing sides and would be noted on the final plan. Council agreed on the brick color and the parking lot.

404 Main Street Discussion (Travis Morgan). Mr. Morgan stated that this is the first workshop for this developer. They are requesting apartments which are conditional in this zoning area and would be located at the northeast

corner of Main Street and Cranford Drive. The site plan calls for ninety (90) units containing two or three bedrooms. These are two and three-story buildings and all would be for rent. There would be six foot and ten-foot-wide sidewalks along the sides of the property. Suggested parking is along the Railroad right-of-way. There is only one way in and one way out of this proposed development.

Mr. Morgan noted that access points are a challenge. Council requested a traffic study be done as a condition. They were also concerned about it being tightly spaced, along the railroad tracks, and the appearance isn't what they'd like to see as an extension of downtown. Mr. Morgan added that the design does not meet our requirements. Mayor Stinson-Wesley wants green space in this area.

Chris Branch, one of the developers with Boulevard Real Estate Advisors, spoke and shared his ideas for the project and what it could be. He said that they are open to any vision that council has for this property. He stated that he is willing to meet with individual council members and Mr. Morgan to get more ideas.

Council Member Alford made a motion to enter Closed Session pursuant to §NCGS 143-318.11 (3), to consult with an attorney to preserve attorney/client privilege, with Council Member Simelton providing a second. All ayes. Council moved to the Executive Conference Room for the Closed Session.

Council Member Alford made a motion to leave Closed Session, followed by a second made by Mayor Pro Tem Gallo. All ayes. Council returned to the Council Chambers. Mayor Stinson-Wesley noted that no action was taken and there is nothing to vote on.

Review Applications for the Downtown Master Plan (Travis Morgan). Mr. Morgan advised that they received eleven (11) submittals following our request for proposals regarding the Downtown Master Plan. He thanked Nick, Josh and Chris for their review and assistance in selecting the front runners. Completion is expected to be proceed into 2027 in order to give adequate public engagement time. The top two proposals selected are Bolton & Menk and RBA, with two other possible alternates. The top two were selected based on best work examples, local experience, graphics, general company team provided, traffic/transportation, and citizen engagement, amongst other items. Mr. Morgan is looking to have council award the top submittal at the October Council meeting.

Council Member Alford moved to adjourn the Work Session with a second made by Mayor Pro Tem Gallo. All ayes.

The Mayor adjourned the meeting at 8:30 pm.

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Mayor Amelia Stinson-Wesley

ATTEST:

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Lisa Snyder, Town Clerk