



## **MINUTES**

### **CALL TO ORDER**

### **DISCUSSION ITEMS**

1. **Discussion and Review of New Subaru Dealership** - Subaru will be presenting revised plans for a new dealership located at 10400 Cadillac St. (*Informational*).

Planning Director, Travis Morgan, advised Council this meeting was a continuation of a previous meeting for a new Subaru car dealership. The proposed location for the dealership is 10400 Cadillac St. which is at the very end of the street where the old Funtastics was located. Mr. Morgan reviewed items that were discussed at the last meeting that have been corrected and shown on a revised plan:

- Display vehicles – now five vehicles displayed around a half circle at the front of the building.
- Signage to meet the requirements of our ordinance. The town does not allow roof signs. Sign is now located below the cornice.
- Updated landscaping and lighting plans are now shown.
- Sidewalk extensions have been added to the plan.
- No loading of vehicles on the street noted on the plan.
- No outside servicing (except emergencies such as jump starting a vehicle with a dead battery)

Mr. Morgan continued, stating that the service bay doors were all at the rear of the building. Slides were presented showing elevations and layout of the building along with lighting plans. They are now using thirty-foot candles, which is down from their previous plan and more in line with the lighting plans of other dealerships.

Mr. Morgan reminded council that car dealerships were conditional and must come before Council. He asked for any questions from Council.

Council Member Les Gladden asked that Mr. Morgan clarify the road frontage for this business. He said they technically do not have any road frontage. Director Morgan advised that in this case it's where the front door is. Normally the length of the front façade of the building is used in determining how much signage is allowed but if it's longer than 150 feet, they would not be entitled to more signage as the amount of square footage allowed for signage is capped at 300 sq. ft. They can put the signage on the rear, side or front of the building or split it up and put some on their car wash building in the back as long as it does not exceed a total of 300 sq. ft.

Council Member Les Gladden stated there were two wide open spaces at the top of the plan which he thought the applicant might have cars there all the time if it wasn't specified that they couldn't so he asked that be notated somewhere. There were five display cars up front and one shown in the delivery area. He was trying to eliminate any problems before they got approved so there wouldn't be any issues later on. There shouldn't be any cars in the delivery area.

Mr. Gladden wanted to be sure the town was being consistent because he was seeing things that we were allowing Subaru to do but not other dealerships. There will be cars lined up waiting to get into the service area. He asked the applicant if he understood that no tractor trailers were permitted to be stopped on Cadillac Street to unload vehicles. The applicant stated he understood and added that there were forty-one spots available for cars waiting to be serviced.

Council Member Joe Maxim asked if the entire parking lot would be new pavement. Applicant, Steve Porter, responded that it would. Council Member Maxim asked if their layout allowed for any expansion. Mr. Porter indicated they still had a little more room towards the back by the car wash area.

Council Member Amelia Stinson-Wesley asked if the greenway would be going that far back to which Mr. Morgan replied that it would be running on the East side.

Mayor Pro Tem Melissa Davis asked about the name of the dealership. Steve Porter said that currently it was called Subaru of South Boulevard but the name they are proposing was Subaru of South Charlotte. Mayor Pro Tem Melissa Davis stated that everyone wanted to be in Pineville but no one wanted to say they were located in Pineville. It was real pet-peeve of hers.

Mr. Porter explained there was a certain marketing strategy that was used to blend in with the rest of the dealerships along Polk St. and they were just trying to be consistent. He stated he would bring her concerns to his superiors and that he understood her point with the name.

Council Member Les Gladden noted the town was having some issues with the new Hyundai Dealership that was also going in on Polk St. They were not maintaining their grass and reminded Mr. Porter that the grass has to be maintained even during construction.

Council Member Amelia Stinson-Wesley asked what the time frame was for Council to take action. Mr. Morgan stated that Council could ask for another Work Shop if they thought it was necessary, or move forward with the Public Hearing if they were OK with it, but if Council chose to have the Public Hearing, a date would need to be set for it.

Mayor Edwards asked Mr. Morgan if there was anything he had asked for that they did not do in this presentation. Director Morgan said they had addressed everything and that he just needed to go over in detail, the final plans.

Mayor Edwards was fine moving forward with a Public Hearing in June and the consensus of Council was the same. Mayor Edwards announced that the Public Hearing for a new Subaru Dealership would be held on June 22, 2021.

Presentation concluded at 6:40 p.m.

Council Member Les Gladden made a motion to go into Closed Session, with Mayor Pro Tem Melissa Davis seconding the motion. There were ayes by all and the Closed Session was opened at 6:40 p.m.

2. **A Closed Session will be held pursuant to NCGS 143-318.11 (6)** to follow up on a personnel issue and discuss progress made. Council was please with the progress that had been made. At 7:22 p.m. Council Member Joe Maxim moved to exit the Closed Session, seconded by Council Member Les Gladden. There were ayes by all.

**ADJOURN:** Council Member Joe Maxim moved to adjourn the meeting, seconded by Council Member Amelia Stinson-Wesley. There were ayes by all and the meeting concluded.

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Mayor Jack Edwards

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

Barbara Monticello, Town Clerk