

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

**WORK SESSION MINUTES
MONDAY, MAY 23, 2022 AT 6:00 PM
PINEVILLE COMMUNICATIONS BLDG**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, May 23, 2022 @ 6:00 p.m.

ATTENDANCE

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

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Council Member Les Gladden made a motion to open the meeting and Council Member Amelia Stinson-Wesley seconded the motion. There were ayes by all and the meeting opened.

FORMER CONE MILL PROPERTY

Planning & Zoning Director Travis Morgan presented a summary of the recent charette at the Hut. This is the public feedback from those who attended and are interested in the future plans for the property. He shared them in the order of popular vote, starting with the plan with the highest number of votes.

Plan 2 had the highest number getting 87 votes. This had single-family residential units on the back side. They want something that is fun and something that has a “cool” factor. He summarized generally noted comments on the plans included, as well. They desired more green space, pedestrian access across RR tracks, comments requesting no apartments, desire for an optimist hall-type facility, more office and retail plus walking and biking connectivity and traffic concerns. Plan 2 likely received the most votes due to the inclusion of more single-family units adjacent to the existing single-family units on the property, such as Hill Street.

Plan 1 came in second with 73 votes. This is the rear primarily townhome units with mixed use “central square” portion centered around Cone Avenue’s corner. This plan was more popular due to the center square, mixed use component, some single-family units, park space, and possible reuse of the pond pump building as a public pavilion near Hill Street, and additional parking, including a possible parking structure.

Plan 3 came in third with 71 votes. This one is all mixed with a multi-family plan for the rear portion of the site. A restaurant with outdoor space on any plan was noted, along with keeping the water tower there. This plan scored surprisingly well, likely due to park space adjacent to Hill Street, added residential units that could also bring larger or more attractive retail food options, large central mixed-use buildings and a central green square area.

Plan 4 had the least votes with 55 votes. This is the park plan. Comments received included that they didn't like this plan with no development or tax income and wouldn't contribute much energy or enthusiasm for Main Street. They'd like to see an optimist hall, RR crossing bridge, and mixed-uses.

Plans 1 and 3 were very close on votes. All of the plans had notes about traffic concerns. Plan 2, with some single-family, was the highest vote-getter. Plan 4, the park plan, was the lowest vote-getter. Public feedback indicates preference for single-family homes adjacent to existing homes on the back side.

Council member Les Gladden noted that the maps were confusing regarding the roads. They didn't match up with where the roads really align. Mayor Edwards agreed. Council member Amelia Stinson-Wesley added that people really didn't want empty fields, they want something there. Planning Director Morgan stated that the feedback received was that they are wanting that "cool" factor, whether it be restaurants or retail, something that also ties into Main Street. There was a consensus by votes and notes in all of the plans wanting food and commercial options with an activity center, and mixed uses.

Mayor Pro Tem Samaha asked about doing a crossover of the RR tracks and asked if it could be done. Planning Director Morgan replied that it is possible, but would be very costly involving elevations and clearance over the RR tracks and requires RR approval. It was not currently recommended as a Town paid item due to a relatively short walk to the existing Main Street crossing and anticipated high cost.

Discussion began around brownfield's restrictions for housing, particularly single-family being owned and managed by one entity. Council member Gladden asked if it's feasible for one owner to invest and own 50 homes? Town Manager Spitzer replied that it is possible, and discussed brownfield's requirements, uncertainty, and time regarding amending the brownfield agreement.

Mr. Morgan proposed a hybrid plan combining the best parts of the plans based on feedback received and asked Council if they had a preference between the four options? Council member Stinson-Wesley liked the idea of the hybrid, and combining things. Council member McDonough said that he liked the hybrid, otherwise, plan 1. Mayor Pro Tem Samaha liked plan 1 with some single-family homes to transition density. Council member Gladden questioned with the brownfield's restrictions, is the single-family doable? He liked plan 1 but wanted to see other items like the central mixed-use buildings from plan 3 and for the plan to show the existing structures on the site that are to remain.

Mr. Morgan added that there are remaining structures that could be future opportunities on the site, but if not required to be kept or addressed, it is assumed that they'll be eliminated, as they haven't been shown on development plans yet. Council member Gladden said that there's a lot of space that could be used for Town stuff, like a farmer's market, individual merchant booths like Black Lion, a multitude of uses could go there, even residential loft-type uses. Town Manager Spitzer said that we'd tell them to incorporate something like that into their design and re-purpose it.

Mayor Edwards added that you could build some really nice studio dwellings there. Re-purposed buildings can make some nice restaurants, as well. The Mayor asked Council to share their feelings on what to do with the remaining historical buildings on the site: Amelia – keep existing structures, Chris McDonough-keep existing structures, Ed-keep existing structures, and Les-keep existing structures.

Town Manager Spitzer noted there was an individual retail-type use interested in the Dover Town Hall building and asked Council if they are interested in sub-dividing it and selling that property individually. Council member Gladden replied, he thought it would be better to market it that way.

Mayor Edwards asked Mr. Morgan if he can put something together for the June meeting? Mr. Morgan replied that yes, he can prepare a rough photoshop of the combined plans.

Council Member McDonough asked about the water tower? Is it included in the property sale? Mayor Edwards said that the estimated cost, presented by previous developers, would be about half a million dollars to restore it (however, the Town has not looked into pricing). Mr. Morgan added that it is, in fact, iconic, but is also a clear, branding image. A developer should see the value in that and try to convey that they should keep it.

A motion to close the Work Session was made by Mayor Pro Tem Samaha with a second made by Council Member McDonough. (***Motion passed 4-0***)

The Work Session closed at 7:10 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk