

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, AUGUST 28, 2023, AT 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, August 28, 2023 @ 6:00 p.m.

ATTENDANCE

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

Mayor Jack Edwards called the meeting to order at 6:01 p.m.

SOCIAL DISTRICT

Planning & Zoning Director Travis Morgan began the presentation on behalf of the Main Street merchants. Each town has to write their own ordinance in order to allow a social district. The ordinance is available online. Currently, you can have a beverage outside with an ABC license, but creating a social district around commercial centers requires the right signage, maps, and special cups to carry around the social district. He introduced Sara Longstreet of Carolina Scoops to take over the presentation.

Since 2021, about 25 plus municipalities have established a social district to revitalize and attract foot traffic and boost socialization at events in our communities in North Carolina. Huntersville, Davidson, and Cornelius are all active. The City of Charlotte is working on establishing a social district.

They are proposing seven days per week from 12pm until 10pm. Stickers will be placed on the businesses that participate to alert patrons if that business is participating in the social district upon entering the establishment. Ms. Longstreet recently sent a survey to the local merchants and about 25 to 30 replied with only 1 who was against the social district.

Council Member Gladden stated that he is against this until the traffic speed on Main Street has been improved. There is no way he can support this, with someone having a mixed drink and walking across the road with traffic going 50 to 60 mph. He recommended that the business owners speak to the police department about this.

Council Member McDonough asked if there will be signs posted to slow traffic. Town Manager Spitzer replied that neon signs with flashing lights have been ordered. The timeline to receive them is about four to six weeks and they will be hard-wired. Captain Copley has been in the meetings with the downtown merchants regarding the traffic.

Council Member McDonough asked if the police will be handling this if it gets out of hand. Chief Hudgins replied from the audience that he has spoken to the town manager and has no concerns. Mr. Spitzer added that he spoke with the Cornelius Town Manager and that they have had no problems. Ms. Longstreet has also researched this and has not seen any backlash.

In reply to Council Member Stinson-Wesley's question about how long this will take to get going, Mr. Morgan replied that it will take a while to get the ordinance approved, get the state approval, and obtain the signage.

Mayor Edwards added that he has some concerns about the speed along Main Street and alcohol. He has seen four deaths since he has been mayor. People don't slow down. He thinks it's a great idea, but we need more work.

The consensus among council is that all are in favor, but with stipulations, with safety as a main factor.

GVEST

Jon Visconti, Gvest, presented his overall concept plan for the historic Cone Mill site. It will consist of 162 townhomes of which 121 are rear-loaded and 40 are front-loaded. It will also include numerous pocket parks, including a Cone Mill Walking Loop, which is one mile long and will have mementos placed along the loop. The commercial portion will start with the old town hall and will have places for food trucks and designated 116 overflow spots for downtown, as well. The proposed buildings will pay homage to the Cone Mill, with the brick component.

The commercial component consists of 41,000 feet of commercial property. The commercial parking meets the ordinance and parking requirements. Council Member Stinson-Wesley asked about keeping the elements of the mill. Mr. Visconti replied that they are keeping the smokestack, boiler and mementos of the mill which will include signage about the mill. Mr. Morgan added that this plan complies with the downtown overlay.

The consensus of council is that all approved with some fine-tuning and parking. Council Members McDonough and Stinson-Wesley added that the plan has a nice flow and appreciates the history being included.

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

The Work Session adjourned at 6:53 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk