



MINUTES

CALL TO ORDER

Council Member Les Gladden made a motion to open the meeting with Mayor Pro Tem Melissa Davis seconding the motion. Meeting opened at 6:04 p.m.

DISCUSSION ITEMS

1. **Conditional Zoning Request for Ipex** (*Travis Morgan*) - Ipex will be presenting plans for an expansion of their existing manufacturing use. **(INFORMATIONAL)**.

Planning Director Travis Morgan presented to Council the conditional zoning expansion for Ipex. The request for Ipex expansion includes another parcel located at the southern section of the property at 103 Rodney Street. The existing building is 140,000 square feet, which will be replaced with a new proposed building at 180,000 square feet. They plan to tear down the old building and replace it with this new, larger one, along with 107 parking spaces in the front. They did have some parking in the front previously.

Mr. Morgan noted that any pipe storage should be on the side or rear of the building, not in the front. The maximum height of the building is 55 feet and 77 feet is the tallest silo that was approved in 2001. No loud, high-frequency noise is permitted. With this expansion, the town can expect the standard improvements such as sidewalks, landscaping, etc. The total site was shown in blue on the plans presented to council with the new site shown in red.

Council Member Les Gladden asked if there were any architectural design requirements in that zoning district. Mr. Morgan explained that the industrial overlay in that area was fairly relaxed. Council Member Gladden stated that the landscaping ordinance may need to be upped from requiring 2-foot high bushes to 4-foot high ones. He also asked what would happen to the employees that were currently working there.

Ipex Representative, Larry Bartholomew, stated that the entire site would be cleared and the new construction would start afterwards. He said Ipex was looking at offsite storage facilities to store their pipes. Employees currently working will be relocated to an offsite location prior to demolition of the building. Employees that work at the new facility will be a different set of employees as the work there will be different than what was there previously. Mayor Pro Tem Melissa Davis asked how many employees would be at the new location. Another Ipex representative said at full capacity it would be about 140 new employees.

Director Morgan asked that it be clearly noted on their plan that no noise is to be generated. The machines must be kept in good working order so as not to generate noise.

Council Member Amelia Stinson-Wesley asked what the time frame was for all of this. Ipex responded that they would like to start building as soon as possible. They anticipate the new plant opening in early 2023 if all goes well.

Council Member Gladden asked Mr. Morgan if he saw anything negative about the plan. Mr. Morgan did not see anything negative about the plan. He did want to be clear on the fact that the front parking lot remain open for employee parking, with no pipe storage to be included there. He added that with the new sidewalks and plantings going, it would help the continued beautification of the town.

Mr. Morgan clarified that 55 feet was the limit of the highest building. Anything else was limited to 65 feet, such as their silos. There is one, previously approved existing silo at 77 feet.

Mayor Pro Tem Melissa Davis wanted to be sure there was no excessive noise. Ipex representative Shaun White said he would make the company aware of the noise situations and will do everything possible to mitigate the noise and keep machinery in good working order.

Director Morgan advised the next step was to hold a Public Hearing to be sure everything was still the same and not changed dramatically from today's meeting.

2. Beacon Development (Travis Morgan) - request to consider revisions to their previously approved plan for Pineville Logistics Center.

Mr. Morgan noted that Beacon Development wanted to amend their plans at their recently approved Carolina Logistics Park. This is a Conditional Zoning request with the next step being a Public Hearing for the revisions. They are requesting three revisions to their original plan:

1) Allow more parking in the front of the building. Director Travis Morgan showed the plan with the parking that was approved previously. Primary change is with the four buildings to the south. They combined four buildings into two buildings and the prior plan had 943 parking spaces. They want to increase parking to 1657 spaces.

2) They would like to add a bank of parking spots for tractor trailer parking by building number four. They are requesting twelve parking spots for them.

3) Signage - they indicated on their plan where they would like to place their signs. One individual, standard freestanding sign along with additional signage. Two signs on two separate buildings. One on the building at the far north end and the other at the building furthest south.

Mr. Morgan noted that they also wanted a wayfinding sign; branded logistics signs along with larger than allowed signs. Item number seven on the site plan gives the sign specifics. Allowed signs are up to 25 feet tall but one is at 40 square feet and one at 75 square feet.

Council Member Amelia Stinson-Wesley asked what type of signs they were proposing. Mr. Morgan said item 7-C addressed it showing that they would be internally lit solar lights. He added that anything other than an address was considered to be signage.

Council Member Les Gladden asked if all the land in this complex was under one ownership. Mr. Morgan indicated that it was, but that there were separate parcels which could be sold to different owners. Council Member Les Gladden then asked Beacon why they needed a 25-foot sign.

Beacon representative, John Morris, said they intended it to be a welcome sign with a nice piece of artwork to welcome visitors. Mayor Edwards asked what the heights of the Carolina Place Mall signs were but Mr. Morgan advised they were in a Mall/Shopping Center category which allowed for more signage. They have one larger sign in lieu of multiple signs.

Mayor Pro Tem Melissa Davis commented that the proposed sign by Beacon was beautiful with creative designs and she liked it. John Morris of Beacon Properties stated that the sign request was more of a technical issue because there could be different owners years later if separate parcels were sold off. He continued, stating that the point of this piece of artwork, is that it will be remembered years later because it reflects real artifacts from the farm that was there previously. Director Morgan was more concerned about the square footage than the artwork.

Council Member Les Gladden asked how big the sign would be on Downs Road. The red circle on their plan represented the proposed place where they want to put the Carolina Logistics Park (CLP) sign. The letters "CLP" will be done in seasonal flowers and plants on a mound of dirt. Mr. Morris clarified that the farm artwork is the one that would be on Nations Ford Road and the CLP letters will be on Downs Road. Amazon wants their sign for that building on Nations Ford Road.

Council Member Les Gladden asked if approval for this was needed that evening. Director Morgan advised they were just in the informational stage right now and that it will go to a Public Hearing for a vote.

Council Member Joe Maxim appreciated the artistic angle but preferred to solidify the parking and screening issues of the plan. He asked Council to pay attention to whatever was going in on Downs Road since residents occupied homes across from the entrance to this facility. He also liked the idea of multiple buildings on the property because it created a campus atmosphere and asked the rest of council if there were OK with consolidating those buildings from eight to four?

Representative John Morris stated that the consolidation of buildings was market driven and purely what the market was calling for. They simply reacted to the market.

Council Member Les Gladden stated that Beacon was welcome to walk the five acres of another nearby field to collect any art pieces they would like for their sign since there were old farm machinery pieces in that field. He suggested clarification of screening and higher bushes and trees to screen the tractor trailer parking area. Lin Lesley of Osborne Engineering stated that they wanted to offer a variety of plantings and use materials that matured at different times to offer variety with the screening. Council Member Gladden stated he just wanted a fairly good screening along the area where the trailer parking will be.

He then asked what the square footage was of buildings #4, 6 and 8. Mr. Morgan gave the figures for each:

- Building 4 = 525, 000 square feet
- Building 6 = 400,000 square feet
- Building 8 = one million square feet

Mr. Morris of Beacon, reiterated that they had to react to what the market was demanding and right now it was larger buildings, not smaller ones. There was no further discussion. The next step would be the Public Hearing on the matter.

3. Discussion to increase Town Code Fines to \$50 (Travis Morgan) - If Town Code fines were increased to \$50 in lieu of \$25, the Debt Setoff Program could be utilized to collect unpaid fines.

Mr. Morgan explained that some of the town's fines were below \$50.00. Council had requested the ones that were below \$50.00 to be increased to \$50 so they could be collected through the Debt Set Off Program. It had been a while since the fines were looked at, so it was time to revise them. Director Travis Morgan identified the violations where fines needed to be increased so that the standard default fee was \$50.00

Additionally, Director Morgan would like to build in the changes that needed to be made as a result of changes to the NC General Statutes from Chapter 160A to 160D at the same time so that all changes would be done at once. He would also like to have a similar workshop to address any necessary changes needed for the town's Zoning Ordinance. It would be more advantageous to move some of the town code ordinances to the zoning ordinance such as community appearance, high weeds and grass, etc. because those items fit better under the Zoning Department. He asked that Council let him know of anything else that needed to be changed.

Council Member Joe Maxim asked how our fees compared to other municipalities in other areas. Mr. Morgan advised we were pretty much in line with other towns and he will provide Council with a listing for their use in comparison.

Council Member Les Gladden requested that our Police Department become more familiar with town code usage to enable them reference each code that the individual is in violation of. Police Officers would know what they can cite people with and what they can't, especially regarding signs.

Mayor Pro Tem Melissa Davis noted the violation of cars parking across from each other on some of the narrow streets of Pineville. If there is less than 15 feet of clearance, it is a violation with the fine defaulting to \$50.00. She also asked for clarification of who was responsible for enforcing that. Mr. Morgan responded that his department can assist during regular business hours, but it would most likely fall on the Police to address since the majority of that particular violation happens more frequently after regular work hours and recommended addressing it with the new Police Chief as to who would be enforcing it.

4. Consideration of Property Options for New Fire Station (Ryan Spitzer) - Council to discuss and consider additional property options for location of new fire station.

Town Manager, Ryan Spitzer, advised the Meadow Creek property owner was still interested in selling his property if Council was still considering the purchase of it for a new fire station. He also offered that the old mill site was also an option to consider if anyone was interested in putting the new fire station there. Mr. Spitzer stated that previously, the Fire Department had indicated they were OK with a new fire station at the Mill site, but he has not spoken with them about it in a couple of weeks so he was not sure if they were still interested in that location. It could possibly go where the two houses were on Dover Street. That is another option to consider.

The Growers Outlet is looking for buyers for their property as well and is another option to consider. The Ervin property is still a consideration but is more landlocked and not the ideal spot for a fire station. Mr. Spitzer asked that council think about all of these options when considering where to put the new Fire House.

Mr. Spitzer noted that Jack Hughes Park Lane would reopen tomorrow morning. The construction company will close down the concrete drive of the Police Building so all traffic will be in and out of Jack Hughes Park Lane.

Director Morgan gave an update on the Johnston Drive realignment project. There are easement issues with the Well Coffee House on the corner. The DOT needs a survey sent to them and once we have authorization from the DOT we should be able to begin construction.

He added that the Comprehensive Plan was moving along. He planned to do web surveys to get it out to as many people as possible.

ADJOURN

Motion made by Mayor Pro Tem Davis, Seconded by Council Member Stinson-Wesley to adjourn the meeting.

Voting Yea: Mayor Pro Tem Davis, Council Member Stinson-Wesley, Council Member Maxim, Council Member Gladden

Meeting adjourned at 8:17 p.m.

Mayor Jack Edwards

ATTEST:

Barbara Monticello, Town Clerk