



TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 11, 2025, AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor David Phillips called the meeting to order @ 6:30 pm.

Mayor: David Phillips
Mayor Pro Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Town Attorney: Janelle Lyons

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Pro Tem Samaha led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor David Phillips asked for a moment of silence for two Pineville residents who passed away since our last meeting: Paul Gross, and Waddell Ott, and Ben Clark, Jr., a former employee, and please keep them in your thoughts and prayers, and also our first responders, police officers and firefighters, as well.

ADOPTION OF AGENDA

Mayor Phillips announced that we have two changes to the Agenda. The Board Update for the Library will be provided at next month's Council meeting. We are adding a Closed Session at the end of this meeting regarding a real estate matter pursuant to NCGS 143-318-11 (5). Council Member Stinson-Wesley made a motion to adopt the agenda with said adjustments and a second was made by Council Member Moore. All ayes. (**Approved 4-0**).

APPROVAL OF MINUTES

The Minutes of the Town Council meeting of January 14, 2025, the Closed Session on January 14, 2025 (Sealed), and Work Session on January 27, 2025, were submitted for approval. Mayor Pro Tem Samaha moved to approve the minutes as presented with a second made by Council Member McDonough. All Ayes. (**Approved 4-0**)

AWARDS AND RECOGNITION

Mayor Phillips read a Proclamation for the Carolina Sporting Arms owner, David Drummond, and added that they are greatly appreciated by the Town, followed by Sergeant Corey Copley and Sergeant Donald Inghram who presented him with a wall plaque of the PPD patch that is worn on their uniforms.

BOARD REPORT

Sara Longstreet, Owner of Carolina Scoops. Ms. Longstreet gave a presentation to Council containing many updates to the Downtown Merchants businesses. She announced that three new businesses are now open: Phoebes, located next to Water Bean, Papa's House, located on Main Street serving beer, wine and snacks and has a nice outdoor area, and The Head Spa Sanctuary, which took over the former Gvest house. The Head Spa Sanctuary does facials, manicures, and is a full-service spa. Also new to Pineville is Re-Clectic, located near Home Depot. It's similar to a thrift store or TJ Maxx.

Ms. Longstreet gave a shout-out to Riley George, our new Community Relations and Communications Specialist. She has hit the ground running since she started and has great ideas, wants to execute things we need and want, which is so refreshing. First Fridays have been a huge success! The Social District was started almost a year ago and there have been no incidents; everyone is drinking responsibly. Riley won a grant to do a mural on site 1, in which the community was invited to help paint along with the artist, Russ Petty. The next mural will be done on the wall beside the Rug Gallery on Main Street, followed by another mural by the Tailored Salon.

Small businesses are feeling the challenges of the economy and here is what they need to succeed: parking solutions, another crosswalk across Main Street, making marketing the Town a priority and creating a market plan and budget for the Town in the FY 2025-26 budget. She added that local retailers retain 289% more revenue for the local economy than chain stores do.

CONSENT AGENDA

Resolution 2025-02 in support of HB 24 to Restore Authority to Local Government to Initiate Downzoning. Council Member Stinson-Wesley moved to approve Resolution 2025-02 with a second made by Council Member Moore. All ayes.

(Approved 4-0)

PUBLIC COMMENT

John Rinko, Pineville resident. Mr. Rinko, Pineville resident, just wanted to ask why Franklin Street is closed. He said that they have large tractor-trailers coming through his neighborhood and they are running over properties. Town Manager Spitzer replied that the street will reopen on Monday.

PUBLIC HEARING

Dorman Road Development (Travis Morgan). Mayor Pro Tem Samaha moved to go into Public Hearing #1 with a second by Council Member McDonough. All ayes. Mr. Morgan said that this hearing is regarding a current 15-acre vacant property along the Western side of Dorman Road. Blue Heel Development is seeking a site plan specific conditional rezoning to rezone the Melinda Earnheart property from R-44 to RMX(CD) to allow for 75 townhomes. Street trees and streetlights will be required. Roll out trash carts will be stored in the garage. NCDOT will have review and final approval for Dorman Road improvement lanes including the minimum 100' stacking for left hand turns into the development. Also discussed and agreed upon was 75' of deceleration stacking for right hand turns into the development. Vehicle lane stacking lengths exclude lane taper area. Council Member Stinson-Wesley wishes to ensure that there will be plenty of high trees and shrubs as buffer to separate the subdivision from the Cottages.

Pineville resident, Terry Cunningham, lives in the Cottages and expressed concern for having to look at the back of the town homes instead of her current view, which is trees and shrubs. The developer, Matt Gallagher, replied that they will preserve where they can preserve and where they can enhance, they will enhance. He added that some areas will be cleared but they'll replant with mature evergreens and other mature plants. Pineville resident, Dan Hobbs, lives in Carolina Crossing would also like to see this occur. Pineville resident, Maureen Dadek, said that traffic is her concern. Pineville resident, Linda Crump,

expressed her concern as to whether fire and garbage trucks will be able to maneuver in the subdivision. The developer replied “yes, they had.”

The engineer added that they are proposing curb and gutter along Dorman Road and that the DOT. Dorman Road will become a three-lane road in this area to accommodate the additional turn lanes discussed. Council Member McDonough moved to close this public hearing with a second provided by Mayor Pro Tem Samaha. All ayes.

Council Member Stinson-Wesley moved to close the first public hearing followed by a second made by Council Member Moore. All ayes.

Industrial Warehouse (Travis Morgan). Council Member Stinson-Wesley moved to enter Public Hearing #2 with a second made by Council Member Moore. All ayes. Mr. Morgan explained that Turner Fortin, on behalf of Iconic Equities, requests consideration and approval for a new warehouse within the prior 2018 conditional zoning industrial subdivision along Pineville Distribution Street. The request is for a new 194,382 sq ft warehouse on Lot 4, which is the last remaining planned developable lot in the subdivision. Staff recommends rounding up to 200,000 sq ft. Council Member Stinson-Wesley wants to discourage tractor-trailers from driving through Preston Park and asked Mr. Morgan and the developer to look for ways to move industrial traffic away from the Preston Park residential subdivision. Signage and possibly an intersection median were discussed as considerations at Emmit and Industrial Drive intersection.

Council Member Stinson-Wesley moved to leave the second Public Hearing followed by a second made by Council Member Moore. All ayes.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Dorman Road Development (Travis Morgan). The developer added that he is ok with larger arborvitae trees and is happy to participate with that modification. He also noted that they rely on Town staff to notify him if any plants die. Council Member Stinson-Wesley would like to see a thicker buffer. Council Member Moore made a Motion to approve the Dorman Road Development with street trees and street lights added, porch railings and window grids as shown in renderings, roll out trash containers to be stored in the garage, updated paved open space path and revegetated 20-foot buffer along some of the property boundary, including the turn lanes and a provision to amend the standard town landscape buffer along the adjacent Cottages Development, to allow for large, tall, and dense screening of evergreen, or similar to what is currently there, with a second made by Council Member Stinson-Wesley. All ayes. (**Approved 4-0**)

Industrial Warehouse (Travis Morgan). Council Member Stinson-Wesley wants a physical way to prevent tractor-trailers from turning onto Emmett Street from Industrial. The developer replied that it is up to the DOT but feels that signage would deter the traffic flow and noted difficulty allowing for fire trucks while restricting tractor-trailers. He added that he can work with the Town to come up with modifications to this. They will put in good-faith efforts with signs to prevent trucks from going there. Council Member Stinson-Wesley moved to Table this matter until next month’s Council meeting, followed by a second from Council Member Moore. All ayes. (**Approved 4-0 to Table**)

Pay Plan Policies (Linda Gaddy). HR Director, Linda Gaddy, advised that new pay plans were approved based on a recent compensation study conducted. Pay Policy revisions have been revised to match and have been incorporated into the Employee Handbook. Ms. Gaddy advised that they are eliminating the 5% increase at six months since we are now competitive with the market. No pay will be taken away from any employee. Mayor Pro Tem Samaha moved to approve the Pay Plan Policies with Council Member McDonough providing the second. All ayes. (**Approved 4-0**)

Award for Purchase of Underground Cables (David Lucore). Mr. Lucore advised that formal bids were solicited for the underground cables needed for the Miller Farm subdivision. Four companies submitted bids with the lowest bid supplied by Border States in the amount of \$212,640.00. Council Member Stinson-Wesley asked what the timeframe is to receive the materials to which he replied, approximately 10 to 20 weeks. Council Member Moore moved to approve the purchase of the underground cables with a second made by Mayor Pro Tem Samaha. All ayes. (**Approved 4-0**)

MANAGER'S REPORT

Town Manager Spitzer turned over the update on the Johnston Road realignment to Public Works Director, Chip Hill. Mr. Hill reported that construction is at the point where closing the street is needed and will begin on Monday, February 17th. The reason for the street closure is that the water line installation, sidewalk installation, curb installation, and making the storm drain connection to the existing line are needed. The contractor expects the work to be completed in approximately three and a half months. Traffic will be impassable from Johnston Drive to Hwy 51 during this time. The detour will funnel traffic to the intersection of Hwy 51 and Lowry. For a brief period of time, left turns will be allowed at the intersection of Dover Street and Hwy 51. A police officer will be directing traffic during peak hours. NCDOT has been asked to change the timing of the traffic signals to accommodate the increased traffic.

Mr. Spitzer reported that on February 18th at 3:00 am there will be a power outage for certain neighborhoods in the Town. It should last approximately one hour or less.

They are looking at movable speed bumps for the Preston Park neighborhood. The cost is \$5,300 for six of them. They can be relocated and reused. Council agreed to purchase these.

Finance Director Chris Tucker reviewed possible Budget meeting dates with Council. They agreed to the following dates: February 24th following the Work Session, March 5th, March 20th, April 7th, and April 17th.

McCullough Greenway will be starting the week of February 24th if there is no rain. The anticipated completion date is July 3rd.

Matt Jakubowski, Parks & Rec Director, thanked everyone for helping at the Valentine's Banquet last week.

There was a short break before entering Closed Session.

CLOSED SESSION

Council Member Moore made a motion to go into Closed Session followed by a second made by Mayor Pro Tem Samaha Pursuant to NCGS 143-318.11 (5), to discuss a real estate matter.

Mayor Pro Tem Samaha made a motion to leave Closed Session with a second provided by Council Member Moore. All ayes.

ADJOURNMENT

Council Member Stinson-Wesley made a motion to adjourn followed by a second made by Mayor Pro Tem Samaha. All ayes. The meeting was adjourned at 9:35 pm.

Mayor David Phillips

ATTEST:

Town Clerk Lisa Snyder