

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, MARCH 28, 2022 AT 6:00 PM
PINEVILLE COMMUNICATIONS BLDG**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, March 28, 2022 @ 6:00 p.m.

ATTENDANCE

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

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Council Member Chris McDonough 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.

MILLER FARMS

Planning & Zoning Director Travis Morgan discussed the proposed revised conditional site plan proposal for the Miller Farm property. He explained the diagrams presented to them and the various color codes used for road types, product type, and parking. The property that was not shaded (State line area and Nations Ford Road area) is not part of the rezoning and remains zoned R-44. The single-family product has been revised to have the majority alley-fed garages. The 3-story townhomes have also been eliminated in favor of more single-family units. Traffic study has been through the first review with NCDOT and a stop light and other improvements are required as Mr. Morgan had assumed. Stop light will be at the Miller Road intersection along with full pedestrian crossings. Other intersections include one adjacent to Marfield Lane and one onto Nations Ford Road.

Development summary: Total units are down 340. 29% are townhomes, 71% are single-family and 2.99 units are per acre. Council felt this is more consistent and compatible with the adjacent McCullough neighborhood. Approximately 11.5 acres including the front linear park will be dedicated to the Town. This is in harmony with PARC plan and Park and Rec board recommendation and ordinance open space requirements. This park dedication aligns with our plans and is a welcome improvement according to Mr. Morgan. Discussion was had about plan notes and park maintenance that need resolution such as HOA vs Town oversight and maintenance. Park parking spaces are also provided with the development along the front linear park area. Mailboxes are planned in the amenity area in order to avoid cluster mailboxes disrupting traffic on collector road designations.

Council Member Les Gladden would like to see the housing products be more locked in rather than concept sketches. Mr. Gladden asked if they had ever built the single-family type proposed before. Christopher Robusto (applicant) responded: No, they have not but, it will be a custom design. They have similar new product and referenced Dan Ryan Builders products in Charleston. In addition, Mr. Gladden asked about the size of the driveways and desire to have longer driveways for townhomes. Mr. Morgan stated about housing types and the perimeter lots being side-driveway style and have the longest driveways for longer vehicles. There was a brief discussion about HOA rules helping to ensure townhome parked vehicles don't block alley vehicular movement.

A discussion was held about the single-family homes facing Highway 51. It was determined that those will be the larger 48' lots with rear alley service and rear garages. It was noted all product types will have rear parking locations with no front load garages.

Mr. Morgan referenced the development staff report and typo corrections needed, including the missing prior staff comment about the Charlotte Water "Loop" connection through the property linking Nations Ford Road, McCullough, and Downs Road water service for water quality and redundancy. Mr. Morgan expressed his concern for the Marfield intersection. His concern was left-hand turns leaving Marfield going southbound on Highway 51, and through movement going from Marfield into the new development. He felt these vehicle movements were unsafe and felt additional work was needed to control safety and access. Mr. Morgan discussed extending curbs to create a protected left-hand into the McCullough development that exists, while preventing through-traffic movement. Council expressed interest in having double left-protected movements if space allowed. If space did not allow the existing left, McCullough was recommended to be preserved. The Marfield intersection needed additional work for safety, movement and signage. With that clarification, it was noted that final design will need NCDOT approval. Mr. Morgan concluded the discussion and again noted no additional curb cuts along Highway 51 or Nations Ford Road to preserve the validity of the traffic study, unless as reviewed before Council for redevelopment in the future.

PINEVILLE ETJ

Chief Hudgins continued his presentation of the ETJ and amended his previous power point presentation for Council. He focused more on workload assessments. He noted that the population of the ETJ is 3,567. He advised that by adding the ETJ, workload would be decreased by adding six patrol officers, which will allow them to do more community engagement. Mecklenburg County is currently offering the Town \$100,000 more since the previous discussions. Zones are created as needed, wherever the current problems are. Chief Hudgins added that the PD has liaisons at each apartment complex in order to establish these relationships. Council Member Gladden wants start-up money so we don't have to spend any out-of-pocket.

Town Manager Spitzer requested that we have a decision by April 30th so he can notify the County.

FIRE TRUCK

Town Manager Spitzer updated Council on the purchase of the new fire truck with ARPA funds. If we purchase it now, it puts us in the queue. The money will come out of next year's budget. All Council Members were on board to proceed with purchasing the fire truck.

ARPA FUNDS

Town Manager Spitzer reminded Council that the Town needs to provide the federal government the list of areas where we will be spending the ARPA funds money by April 30th. When discussing IT spending, Mr. Spitzer added that we have 2008 servers and those need updated. One-time purchases are best because we don't have to spend the additional time tracking those. McCullough has committed to donating \$200,000 to the Greenway Trail project.

BOARDS

Mayor Edwards reminded Council that all applications for boards need to go through Town Clerk Snyder first. She will forward the applications to the appropriate boards/committees for approval.

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

The Work Session closed at 8:45 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk