



**WORK SESSION MINUTES  
MONDAY, OCTOBER 28, 2024 @ 6:00 PM  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, October 28, 2024 @ 6:00 p.m.

**ATTENDANCE**

Mayor: David Phillips  
Council Members: Amelia Stinson-Wesley, Chris McDonough, Danielle Moore  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Finance Director: Chris Tucker  
Planning Director: Travis Morgan  
Absent: Mayor Pro-Tem: Ed Samaha

**CALL TO ORDER.**

Mayor David Phillips called the meeting to order at 6:00 p.m.

**DISCUSSION ITEMS:**

**Pineville Neighbor's Place, Staci McBride.** Staci McBride provided an overview to Council on what they have accomplished the past few months. Their annual Potato Drop was held earlier this month and they successfully distributed about 40,000 lbs. of potatoes. She gave a special thanks to the Town for coming out to sweep the mall parking lot after they were finished. On October 15<sup>th</sup>, one of our apartment communities had a fire and 10 families were displaced. They are working with the families to support them through this transitional time. They appreciate the generous grant that helps provide financial assistance to our neighbors in Pineville. Without that, there are dozens of households that would no longer be in stable housing. They provided nearly 7,500 lbs. of food to about 800 people through September. We expect to provide holiday meals to about 100 families this year in partnership with Elevation Church. As always, they appreciate the Town's continued support of Pineville Neighbor's Place and all our neighbors.

**W K Dickson Development.** Planning Director Travis Morgan said that this is the second workshop with new plan updates from the applicant. It is a conditional rezoning request to rezone the property from R-44 to RMX (CD) to allow for 75 townhomes along the Dorman Road frontage. The property is located on the west side of Dorman Road. The applicant, Blue Heel, added that the NCDOT was concerned with adding a 100-foot of left-turn lane coming north at the section at the frontage. He also discussed possible amenities but noted that it is somewhat premature not knowing the buyer profile yet. He recently met with the adjacent HOA board and they liked his proposal. Mr. Morgan approves the parking and added that it meets the ordinance and there is a decent amount of open space. He also added that their brand-proposed name of the development will be Towne Living at Pineville.

**Pineville Church of the Nazarene.** Planning Director, Travis Morgan, said that the applicant requests consideration for a conditional zoning plan to reduce the parking requirements related to an expansion project. The ordinance allows for up to 50% of parking to be located off site with a shared parking agreement. Staff recommends rounding up the total square footage on the conditional plan to cover small future additions or contingencies. The primary concern is possible overflow on-street parking and loading along Park Cedar Drive.

**Finance Report and Debt Issuance.** Finance Director, Chris Tucker, shared that the most significant revenue in the General Fund hits after the first quarter of the fiscal year. Sales tax and franchise taxes received in the first quarter accrue back to the prior year. Expenditures are on an acceptable pace once the upfront radio replacement expenditures are extracted out. At our November council meeting, he will distribute the final findings. We had a positive year in all funds.

**Cone Mill PSA.** Town Manager Spitzer reviewed the PSA with Council and reminded them that they can ask for things above and beyond what has been presented prior to the public hearing scheduled in November. Council agreed that a traffic study is needed. Council Member Stinson-Wesley asked if they could consider workforce housing. Mr. Spitzer replied that Jon Visconti will have to address that question. He further noted that the Johnston Road realignment and the Lowry turn lane will help improve the traffic study.

Council Member Stinson-Wesley moved to adjourn the meeting followed by a second made by Council Member Moore. All ayes. The Mayor adjourned the meeting at 7:33 pm.

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David Phillips, Mayor

ATTEST:

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Lisa Snyder, Town Clerk