



WORK SESSION
TOWN HALL COUNCIL CHAMBERS
MONDAY, SEPTEMBER 23, 2024 AT 6:00 PM

<https://us02web.zoom.us/j/83353858485>

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

- [1.](#) Davenport Presentation on two debt issuances (*Chris Tucker*)
- [2.](#) Monday Properties for a conditional rezoning request of 150 Townhomes at 13315 Dorman Road (*Travis Morgan*)
- [3.](#) South Oak Partners for a text amendment and conditional zoning request of 19 Townhomes at 606 N. Polk (*Travis Morgan*)
- [4.](#) Fire Department; Stewart, Cooper & Newell will give a final presentation prior to the public hearing on October 8th (*Stewart, Cooper & Newell*)
- [5.](#) Cone Mill PSA; Jon Visconti will give an update on the Cone Mill Development and the PSA will be discussed (*Jon Visconti/Travis Morgan*)

CLOSED SESSION

6. Pursuant to NCGS 143.318.11 (1) - *To prevent disclosure of information that is privileged or confidential or not considered a public record.*

ADJOURN

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Lisa Snyder, Clerk of Council, at 704-889-2291 or lsnyder@pinevillenc.gov. Three days' notice is required.



TOWN COUNCIL AGENDA ITEM

MEETING DATE: September 23, 2024

Agenda Title/Category:	Davenport - Debt Issuance Update			
Staff Contact/Presenter:	Christopher Tucker, Finance Director			
Meets Strategic Initiative or Approved Plan:	Yes	No	If yes, list:	N/A
Background:	<p>The Town desires to issue debt of \$16.5M to fund the New Fire Station. Council and staff most recently discussed the issuance at the 8/26 work session.</p> <p>Davenport issued a Request for Financing Proposals to banking institutions earlier this month and received the results Sept 19.</p>			
Discussion:	<p>From here, the discussion moves to whether to accept one of the banking term sheets, or move towards a public sale of limited obligation bond issue.</p> <p>Davenport and staff will walk through the results and make a recommendation on financing.</p>			
Fiscal impact:	Significant impact to future debt service commitments			
Attachments:	Will be sent under separate cover prior to meeting			
Recommended Motion to be made by Council:	Consensus for October 8th Action Items			

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: **Monday Properties 150 Townhomes** (*Informational Item*)

REQUEST:

Monday Properties seeks your consideration on a site plan specific conditional zoning plan for 13315 Dorman Road. The proposal requires site specific approval from you as council because 1) the proposal is more than 100 units and 2) it proposes a change to the existing conditionally approved Carolina Sportsplex property. The proposal shows 7.2 acres of property being removed from the Sportsplex and added into this development property.

DEVELOPMENT SUMMARY:

Parcel number:	22111186, 22111112
Acreage:	+/-21.6 (7.2 acres to be removed from the sportsplex)
Units:	150
Density:	6.94 units/acre
Min. Parking:	465 (273 (2)bedroom units + 192 (3)bedroom units)
Parking Provided:	530
Trash:	Private dumpster

STAFF COMMENT:

Staff appreciates the rear load garage and exceeding the required parking count. A traffic study is still needed since the development is over 100 units. NCDOT and Staff had recommended the front driveway connection be reworked entirely or pushed further back. Also left turn lane stacking on Dorman need to be studied as part of the traffic report. Since this is a revision to the Sportsplex plan Staff recommends sidewalks and streetscape items be placed along the 13301 Dorman property that the sportsplex acquired after the prior approval. The road configuration is recommended to be moved further away from Carolina Village to the north to help preserve as much of the mature tree canopy as well. The 20 foot buffer is shown but no other specifics. Also recommended is architectural notes, materials, and window grids. Proposal is not recommended in the current form.

ACTION:

This is a workshop meeting to hear the initial request and to offer feedback. A Public Hearing is required before any vote.

PROFESSIONAL SEAL

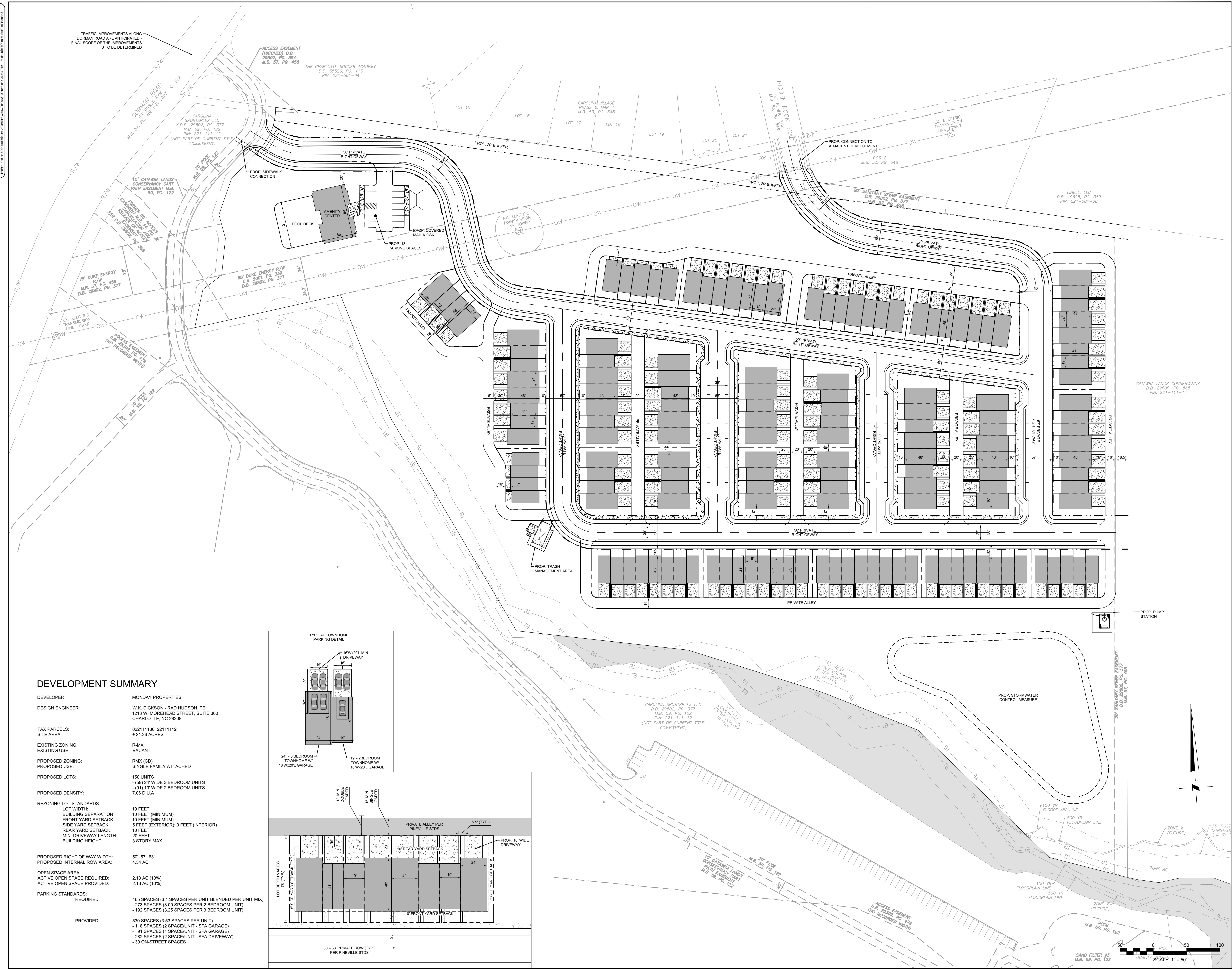
NO.	DATE	DESCRIPTION	BY

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 8/30/2024

PROJECT NAME: DORMAN ROAD DEVELOPMENT FOR MONDAY PROPERTIES
13315 DORMAN RD
PINEVILLE, NC 28134

DRAWING TITLE: OVERALL SITE PLAN

PROJ. MGR.: WGB
DESIGN BY: RBB/ODR
DRAWN BY: RBB/ODR
PROJ. DATE: 2024/08/30
DRAWING NUMBER: C-3.0
WKD PROJ. NO.: 2024020900WK



DEVELOPMENT SUMMARY

DEVELOPER: MONDAY PROPERTIES
DESIGN ENGINEER: W.K. DICKSON - RAD HUDSON, PE
1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28203

TAX PARCELS: 022111186, 221111112
SITE AREA: ± 21.26 ACRES

EXISTING ZONING: R-MX
EXISTING USE: VACANT

PROPOSED ZONING: RMX (CD)
PROPOSED USE: SINGLE FAMILY ATTACHED

PROPOSED LOTS: 150 UNITS
- (59) 24' WIDE 3 BEDROOM UNITS
- (91) 19' WIDE 2 BEDROOM UNITS
PROPOSED DENSITY: 7.06 D.U./A

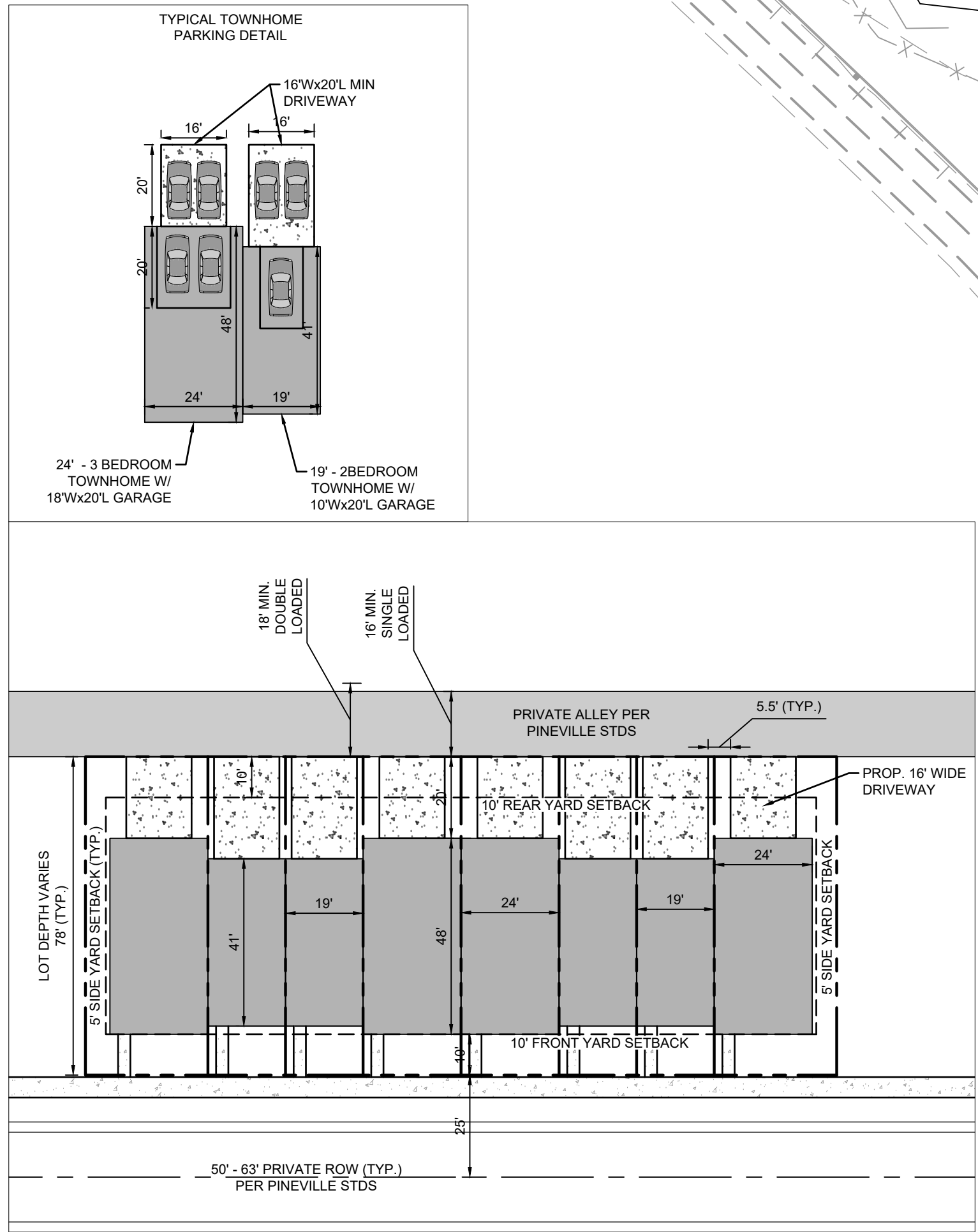
REZONING LOT STANDARDS:
LOT WIDTH: 19 FEET
BUILDING SEPARATION: 10 FEET (MINIMUM)
FRONT YARD SETBACK: 10 FEET (MINIMUM)
SIDE YARD SETBACK: 5 FEET (EXTERIOR), 0 FEET (INTERIOR)
REAR YARD SETBACK: 10 FEET
MIN. DRIVEWAY LENGTH: 20 FEET
BUILDING HEIGHT: 3 STORY MAX

PROPOSED RIGHT OF WAY WIDTH: 50', 57', 63'
PROPOSED INTERNAL ROW AREA: 4.34 AC

OPEN SPACE AREA:
ACTIVE OPEN SPACE REQUIRED: 2.13 AC (10%)
ACTIVE OPEN SPACE PROVIDED: 2.13 AC (10%)

PARKING STANDARDS:
REQUIRED: 465 SPACES (3.1 SPACES PER UNIT BLENDED PER UNIT MIX)
- 273 SPACES (3.00 SPACES PER 2 BEDROOM UNIT)
- 192 SPACES (3.25 SPACES PER 3 BEDROOM UNIT)

PROVIDED:
530 SPACES (3.53 SPACES PER UNIT)
- 118 SPACES (2 SPACES/UNIT - SFA GARAGE)
- 91 SPACES (1 SPACE/UNIT - SFA GARAGE)
- 282 SPACES (2 SPACES/UNIT - SFA DRIVEWAY)
- 39 ON-STREET SPACES



WK DICKSON
 community infrastructure consultants
 1213 W. MOREHEAD STREET
 SUITE 300
 CHARLOTTE, NC 28203
 (770) 334-5348
 (770) 334-0078
 WWW.WKDICKSON.COM
 NC LICENSE NO. F-0374

PROFESSIONAL SEAL

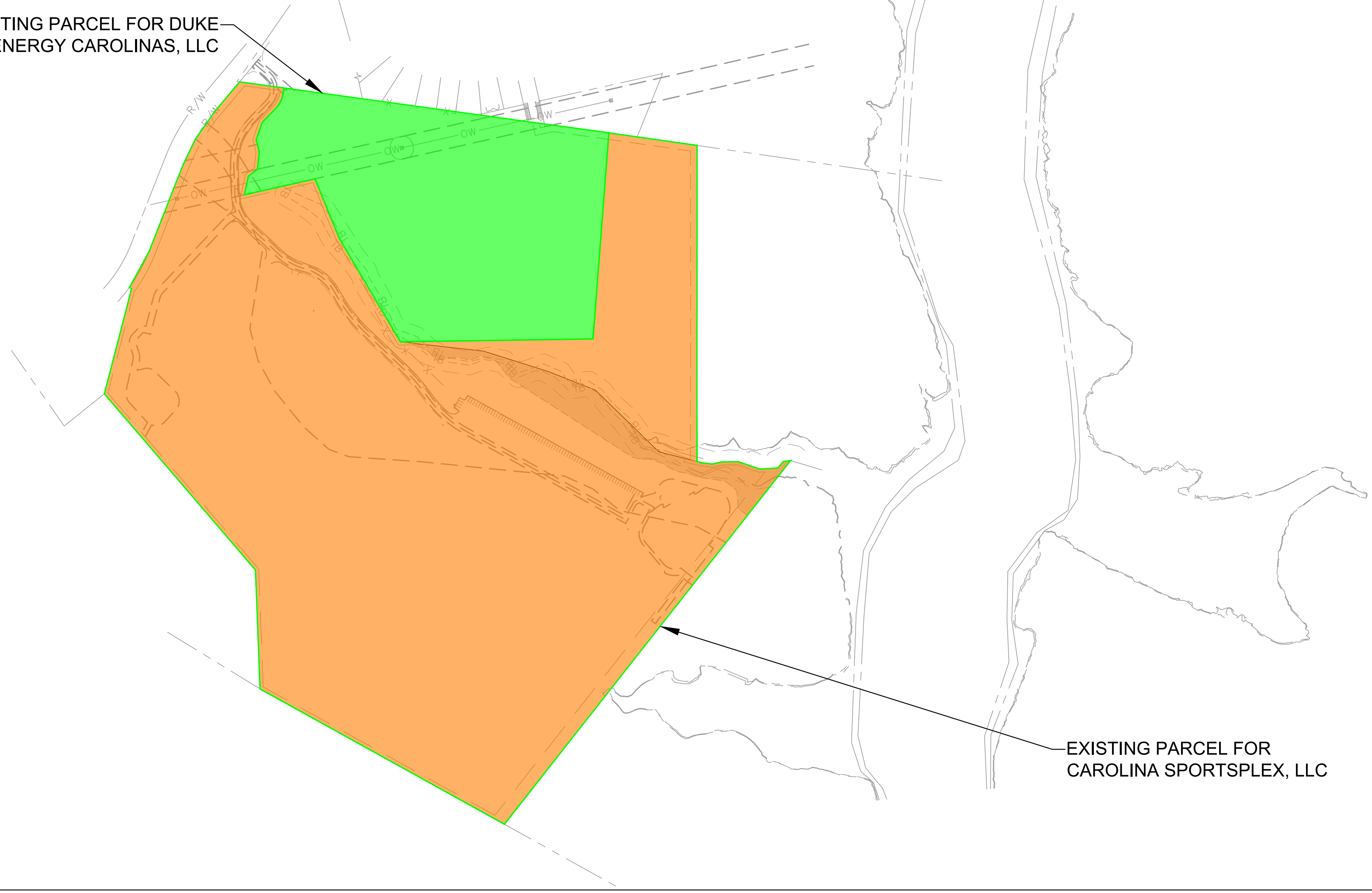
REVISION RECORD

NO.	DATE	DESCRIPTION	BY

PROJECT NAME:
 13315 DORMAN ROAD
 FOR
 MONDAY PROPERTIES
 13315 DORMAN RD
 PINEVILLE, NC 28134
 DRAWING TITLE:
 NEW PROPERTY LINE

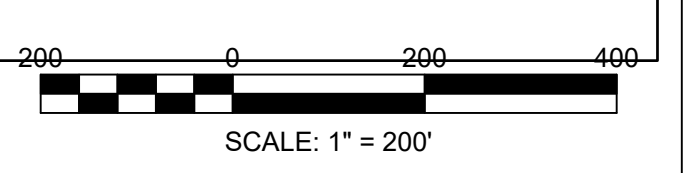
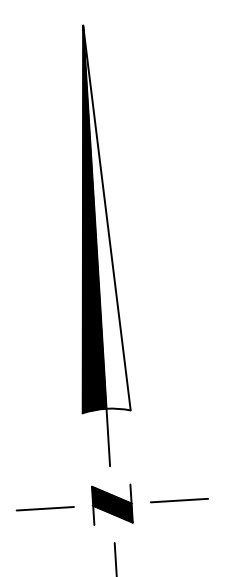
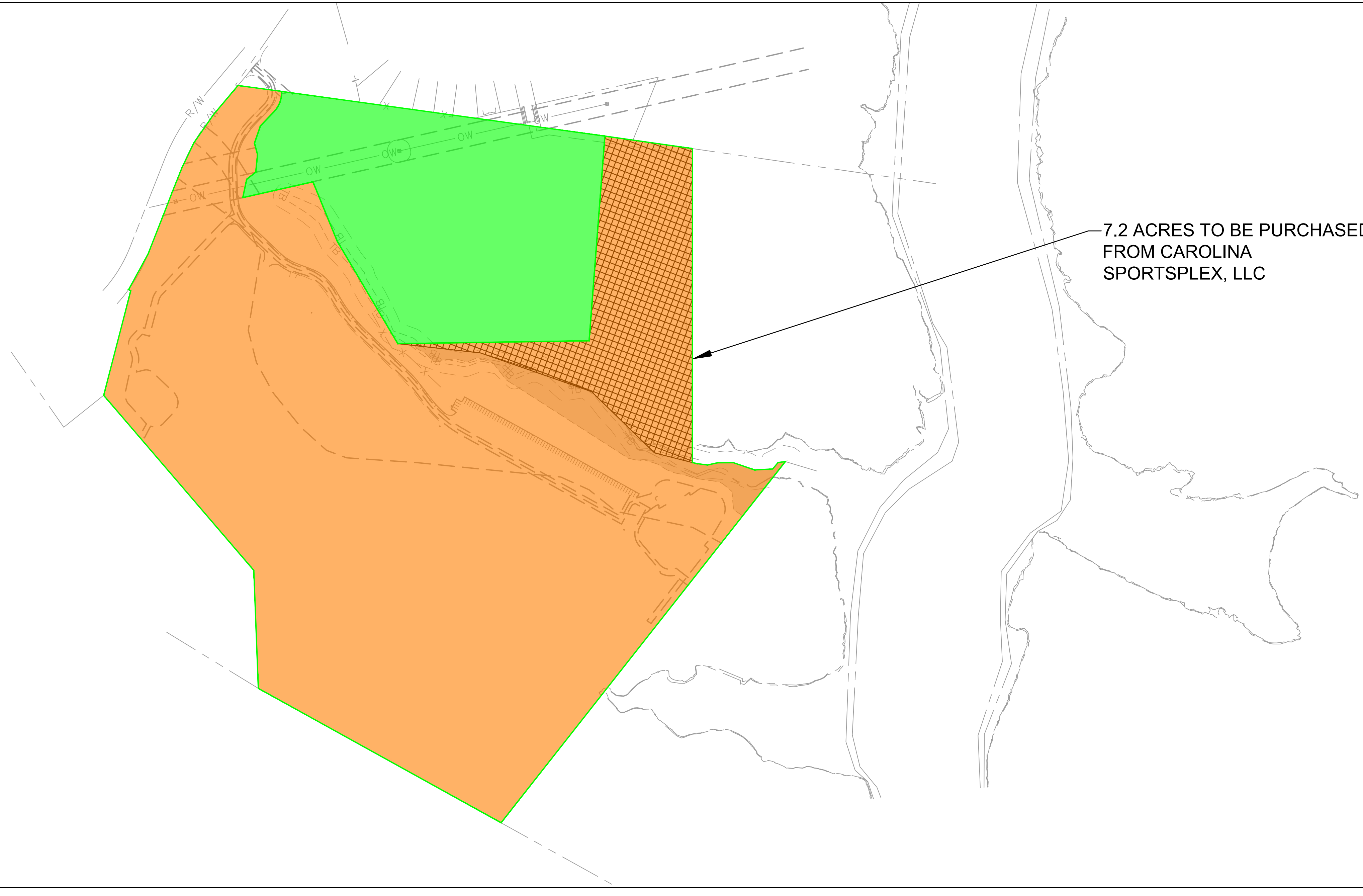
PROJ. MGR.: WGB
 DESIGN BY: RBB/ODR
 DRAWN BY: RBB/ODR
 PROJ. DATE: 2024/09/09
 DRAWING NUMBER:
C3.1
 WKD PROJ. NO.:
 2024020900WK

EXISTING PARCEL FOR DUKE
 ENERGY CAROLINAS, LLC



EXISTING PARCEL FOR
 CAROLINA SPORTSPLEX, LLC

7.2 ACRES TO BE PURCHASED
 FROM CAROLINA
 SPORTSPLEX, LLC



PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 9/9/2024

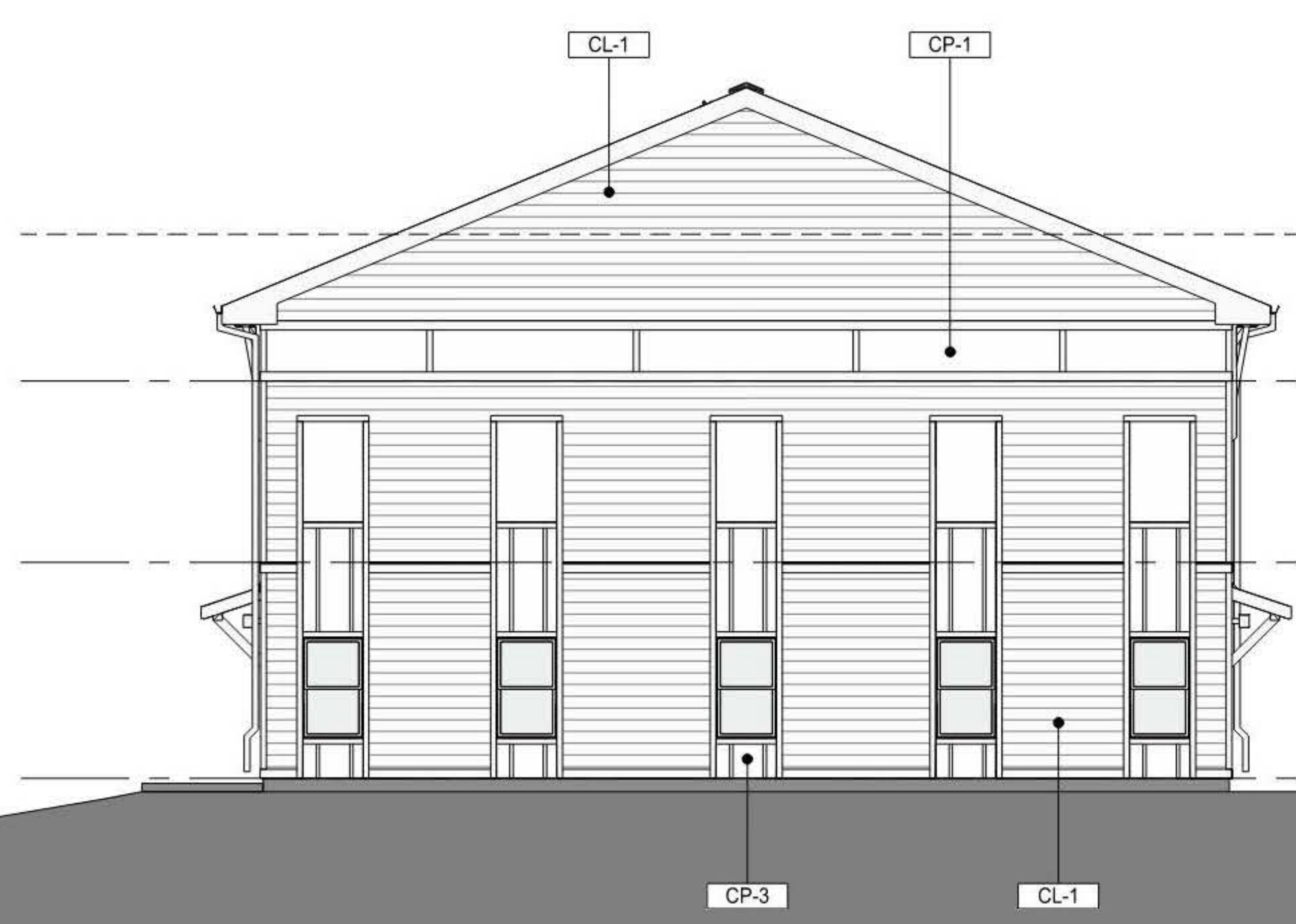
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4 SIDE ELEVATION (10000)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (10000)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (10000)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (10000)
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (10000)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (11000)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (11000)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (11000)
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (9000)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (9000)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (9000)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (9000)
SCALE: 1/8" = 1'-0"





Submit to Planning Department, 200 Dover St, Pineville, NC 28134
Phone (704) 889-2291 Fax (704) 889-2293

Office Use Only:

Application #:

Payment Method: Cash Check Credit Card Amount \$ 1,000 Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: MONDAY PROPERTIES INVESTMENTS, LLC Phone: 703-284-0200
Applicant's Mailing Address: 1000 WILSON BLVD, STE 700, ARLINGTON, VA 22209

Property Information:

Property Location: 13433 DORMAN ROAD, PINEVILLE, NC 28134
Property Owner's Mailing Address: 13501 DORMAN ROAD, PINEVILLE, NC 28134
Property Owner Name: CAROLINA SPORTSPLEX, LLC Phone: _____
Tax Map and Parcel Number: 22111112 (A 7.19 ACRE PORTION OF) Existing Zoning: RMX

Which are you applying (Check all that apply):

Rezoning by Right _____ Conditional Zoning _____ Conditional Rezoning Text Amendment _____

Fill out section(s) that apply:

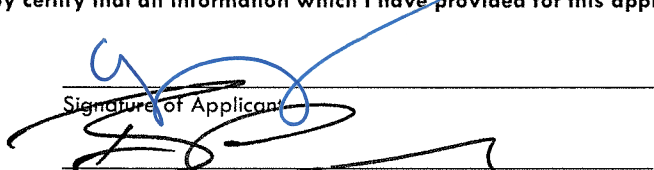
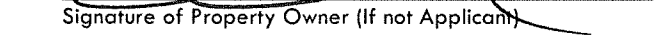
Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use FOR RENT TOWNHOMES
Acreage 7.19 Square Feet 313,024 Approximate Height 2 STORY # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation RMX

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.


Signature of Applicant

Signature of Property Owner (If not Applicant)

Signature of Town Official

08/05/2024
Date
8-5/24
Date

Date

Office Use Only:

Application #:

Payment Method: Cash Check Credit Card Amount \$- _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: MONDAY PROPERTIES INVESTMENTS, LLC _____ Phone: 703-284-0200 _____
Applicant's Mailing Address: 1000 WILSON BLVD, STE 700, ARLINGTON, VA 22209 _____

Property Information:

Property Location: 13315 DORMAN ROAD, PINEVILLE, NC 28134 _____
Property Owner's Mailing Address: PO BOX 1007, CHARLOTTE, NC _____
Property Owner Name: DUKE ENERGY CAROLINAS, LLC _____ Phone: _____
Tax Map and Parcel Number: 22111186 _____ Existing Zoning: RMX _____

Which are you applying (Check all that apply):

Rezoning by Right _____ Conditional Zoning _____ Conditional Rezoning Text Amendment _____

Fill out section(s) that apply:


Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use FOR RENT TOWNHOMES _____
Acreage 14.07 _____ Square Feet 613,018 _____ Approximate Height 2 STORY _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation RMX _____

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.



Signature of Applicant

9/11/2024

Date

Manager, Land Services II
Signature of Property Owner (If not Applicant)

9/11/2024

Date

Signature of Town Official

Date

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: Text Amendment to Allow Townhomes in the B-3 District (*Informational Item*)

REQUEST:

South Oak Partners requests your consideration for a text amendment to the Pineville Zoning Ordinance to allow townhomes in the B-3 zoning district. The proposal is to conditionally allow townhomes in that district. This means any townhome development in that zoning district would need to have a site plan specific proposal for each location as approved by you Pineville Town Council.

Use Clarification	R-44	R-12	R-7	R-MF	DC	RMX	O-I	O-C	B-3	B-4	B-P	G-I	Special Regulation
Dwelling, Townhomes				P	P	P			*C*		C		6.5.21

STAFF COMMENT:

Staff supports responsible and attractive mixed-use development along our primary roadway corridors. Mixed use in this case meaning residential uses within business or office uses. This is to enhance walkability, reduce automobile reliance, and preserve existing neighborhoods. Mixed use corridors are nothing new and are within many traditional developed commercial streetscapes.

The conditional site plan specific requirement can help guide the best locations in underperforming commercial locations and take development pressure away from established neighborhoods.

Planning Board Comment: Planning Board recommended the text amendment with consideration for remaining a large parcel such as a condominium or single ownership rental complex to make it easier to redevelop in the future. Planning Board noted new development could help facilitate a jump start to improvements within the B-3 zoning district.

ACTION:

This is a workshop meeting to hear the applicants text amendment request. A public hearing is needed before any vote.

Office Use Only:

Application #:

Payment Method: Cash Check Credit Card Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: South Oak Partners, LLC Phone: 704-995-2808

Applicant's Mailing Address: 8111 Sealey Court, Charlotte, NC 28277

Property Information:

Property Location: 606 North Polk St.; 607 Morrow Ave.; 609 Morrow Ave., Pineville, NC 28134

Property Owner's Mailing Address: 601 Belle Meade Ct., Waxhaw, NC 28173

Property Owner Name: Daniel and Penelope Macuga Trust Phone: _____

Tax Map and Parcel Number: 207-09-205, 207-09-208, 207-09-209 Existing Zoning: B-3

Which are you applying (Check all that apply):

Rezoning by Right Conditional Zoning Conditional Rezoning Text Amendment

Fill out section(s) that apply:

Rezoning by Right:

Proposed Rezoning Designation _____

Conditional Zoning:

Proposed Conditional Use Residential Conditional to allow for 19 Town Homes

Acreage +/- 1.21 Ac Square Feet +/- 45.6K SF Approximate Height 38' # of Rooms 114

Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:

Proposed Conditional Rezoning Designation B-3 Conditional to allow for 19 Town Homes

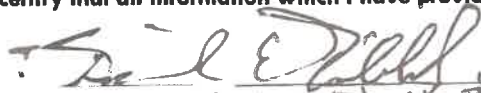
Text Amendment:

Section B-3 Uses Reason Allow for residential use where currently not allowed.

Proposed Text Change (Attach if needed) 6.1.6 General Business District (B-3)

This business district located adjacent to Pineville's historic Downtown Core and intended to closely reflect that. This district is designed to accommodate a wide variety of smaller and medium-sized retail, and commercial, and residential us

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.


Signature of Applicant Daniel E. White MANAGER
SOUTH OAK PARTNERS, LLC

8-15-2024
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

Item 3.

Pineville

PLANNING & ZONING

North Carolina

Official Zoning Map

Zoning Designation

- B-P
- B-4
- B-3
- DC
- O-C
- O-I
- G-I
- R-44
- R-12
- R-7
- RMX
- R-MF

***Please see staff for all conditional use permits and conditional districts**

This map may not represent the most current information available and may be revised without prior notice to the user.

Please contact Pineville Planning Dept to verify all zoning information displayed in this document.

0 0.25 0.5 1 1.5 2 Miles

South Carolina

Planning Department
200 Dover Street
Pineville, North Carolina 28134
Phone (704) 889-2202
Pinevillenc.gov

14

Workshop Meeting

Pineville PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: South Oak Townhome proposal on N. Polk (*Informational Item*)

REQUEST:

South Oak Partners requests your consideration for a conditional zoning request to allow for a townhome development at 606 North Polk. This is part two or a follow up to the text amendment should the text amendment be successful.

DEVELOPMENT SUMMARY:

Parcel number:	20709205, 20709208, 20709209
Acreage:	+/-1.21 acres
Units:	18
Density:	14.8 units/acre
Min. Parking:	59 (3.25/unit)
Parking Provided:	77 (2garage 2pad +5other)
Trash:	Private dumpster

STAFF COMMENT:

Proposed plan is constricted with the current design. Sidewalks do not appear to be on the Morrow Avenue side and additional design work and dedicated right-of-way is needed for Polk and Morrow roadways. Will Morrow Ave remain ditch cross section or curb and gutter? There isn't really any pedestrian accommodation through the site nor useable open space for out door activities like grills since homes don't seem to have much individual private outdoor area. 3 point turns at the end of the alleys is problematic and not resolved. Need minimum lot size and dimesion if it is going to be a townhome setup with individual tax parcels created with each unit. There is a 20-foot buffer area on Morrow adjacent to the singe family home located at 613 Morrow that isn't shown. All brick facades are appreciated but perhaps some roofline variation as well. Recommend removing townhomes such as the central block of units to create a better plan. The proposal is not recommended as it is currently drawn.

ACTION:

This is a workshop meeting to hear the initial applicant's request and to offer feedback. A public hearing is needed before any final vote.

Office Use Only:

Application #:

Payment Method: Cash ___ Check ___ Credit Card ___ Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: South Oak Partners, LLC Phone: 704-995-2808

Applicant's Mailing Address: 8111 Sealey Court, Charlotte, NC 28277

Property Information:

Property Location: 606 North Polk St.; 607 Morrow Ave.; 609 Morrow Ave., Pineville, NC 28134

Property Owner's Mailing Address: 601 Belle Meade Ct., Waxhaw, NC 28173

Property Owner Name: Daniel and Penelope Macuga Trust Phone: _____

Tax Map and Parcel Number: 207-09-205, 207-09-208, 207-09-209 Existing Zoning: B-3

Which are you applying (Check all that apply):

Rezoning by Right ___ Conditional Zoning Conditional Rezoning ___ Text Amendment ___

Fill out section(s) that apply:

Rezoning by Right:

Proposed Rezoning Designation _____

Conditional Zoning:

Proposed Conditional Use Residential Conditional to allow for 19 Town Homes

Acreage +/- 1.21 Ac Square Feet +/- 45.6K SF Approximate Height 38' # of Rooms 114

Parking Spaces Required 38 Parking Spaces Provided 78 ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:

Proposed Conditional Rezoning Designation B-3 Conditional to allow for 19 Town Homes

Text Amendment:

Section B-3 Uses Reason Allow for residential use where currently not allowed.

Proposed Text Change (Attach if needed) 6.1.6 General Business District (B-3)

This business district located adjacent to Pineville's historic Downtown Core and intended to closely reflect that. This district is designed to accommodate a wide variety of smaller and medium-sized retail, and commercial, and residential us

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

[Signature]
Signature of Applicant SOUTH OAK PARTNERS, LLC

7-15-2024
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

Community Location



Community Concept Plan

Item 3.

DEVELOPMENT DATA:

DEVELOPER: South Oak Partners, LLC
 7733 Ballantyne Commons Parkway, STE 201-1
 Charlotte, NC 28277
 Contact: David Tibbals
 Phone: 704.995.2808
 Email: David@SouthOakPartners.com

PARCEL #: 207-09-205, 207-09-208, 207-09-209
EXISTING ZONING: B-3
PROPOSED ZONING: B-3 Conditional

PARCEL ACREAGE: 1.21 Acres +/-
Proposed Units: 18
PROPOSED DENSITY: 14.8 Dwelling Units Per Acre

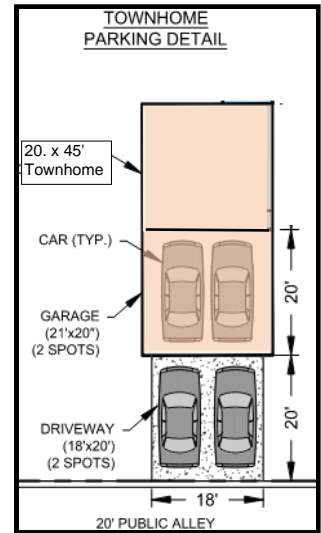
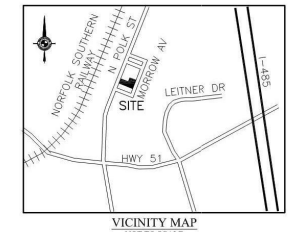
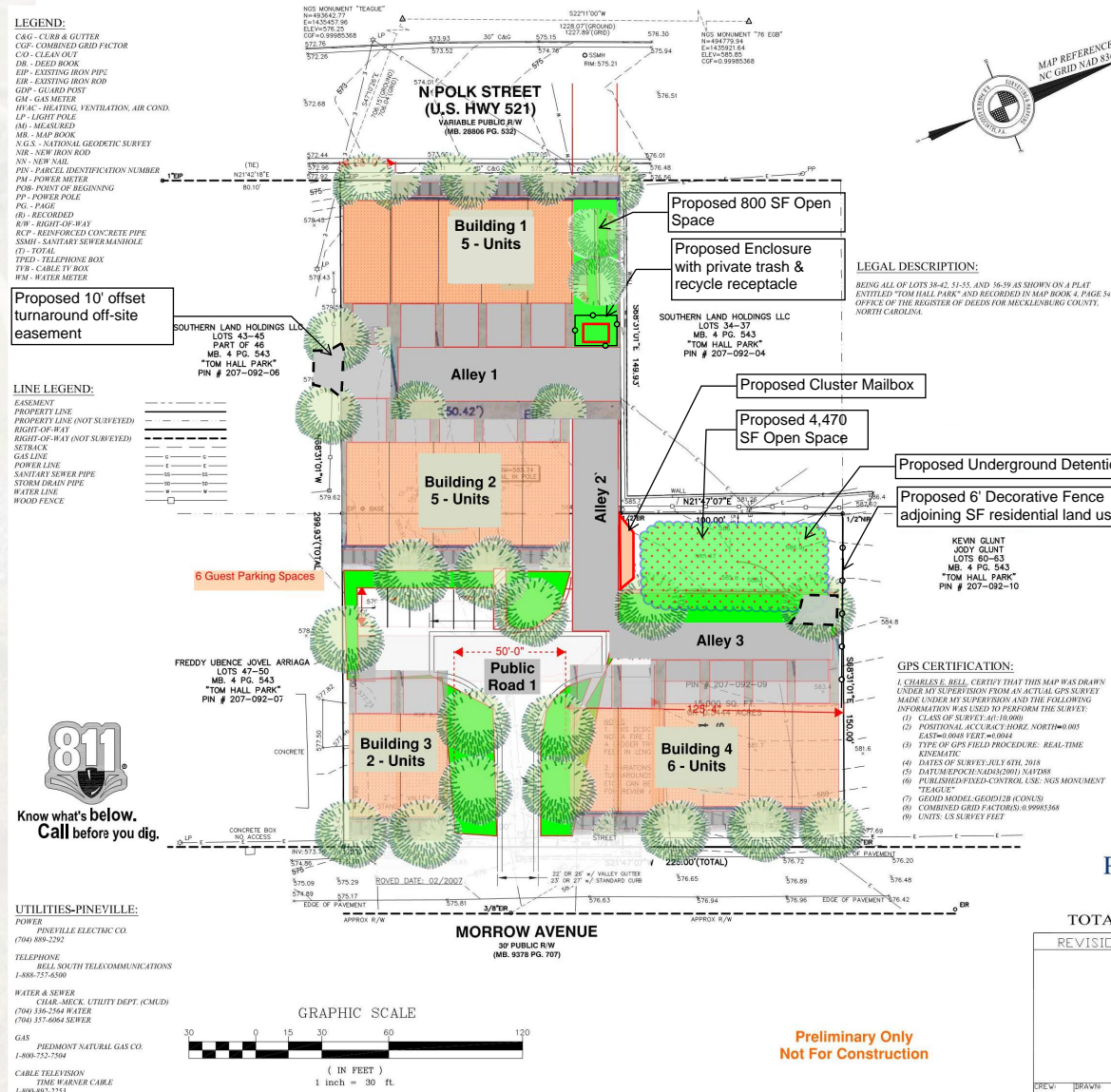
TOWNHOME BUILDING SEPARATION: 10' MINIMUM
BUILDING HEIGHT: 3 STORY MAX.

OPEN SPACE AREA:
ACTIVE OPEN SPACE AREA REQUIRED: ≈ 0.121 ac (10%) 5,270 SF
ACTIVE OPEN SPACE AREA PROVIDED: ≈ 0.121 ac (10%) 5,270 SF

PARKING REQUIREMENTS:
MIN. PARKING REQUIRED: 2 spaces/unit - 36 Spaces
PARKING PROVIDED: 65 Spaces (including 5 guest spaces)
 - 30 SPACES (2 SPACE/UNIT - SFA)
 - 30 SPACES (2 SPACE/UNIT - SFA GARAGE)

WASTE COLLECTION:
SFA WASTE & RECYCLING PROVIDED: Private waste & recycling

- LEGEND:**
- CGI - CURB & GUTTER
 - CGF - COMBINED GRID FACTOR
 - CO - CLEAN OUT
 - CR - CURE ROOM
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - GDP - GUARD POST
 - GM - GAS METER
 - HVAC - HEATING VENTILATION AIR COND.
 - LP - LIGHT POLE
 - MB - MEASURED
 - MR - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NR - NEW IRON ROD
 - NN - NEW NAIL
 - NP - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - PG - PAGE
 - RL - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SSMH - SANITARY SEWER MANHOLE
 - TT - TOTAL
 - TYB - CABLE TV BOX
 - WM - WATER METER
- LINE LEGEND:**
- EASEMENT
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETRACK
 - GAS LINE
 - POWER LINE
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - WATER LINE
 - WOOD FENCE



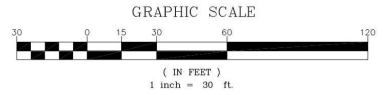
606 N. Polk Street
 Pineville Walk Town Homes
 Concept Plan

TOTAL AREA: 52,491 SQ. FT. OR 1.205 ACRES

REVISIONS	DATE	BY	REASON

SOUTH OAK PARTNERS

CREW: KM DRAWN: P.J.H. REVISIONS:



Preliminary Only
 Not For Construction

Elevations



Elevations





SITE VIEW FROM N. POLK STREET AT VISITOR PARKING, SIDEWALK, BIKE LANE, AND PLANTING STRIP
(BUILDING ENTRANCE SIDE OF DRIVEWAY)



FRONT VIEW
(RESPONDING DRIVEWAY)



SITE VIEW FROM N. POLK STREET AT VISITOR PARKING, SIDEWALK, BIKE LANE, AND PLANTING STRIP
(BUILDING ENTRANCE SIDE OF DRIVEWAY)



BUILDING ENTRANCE & STAIR TOWER VIEW
(FROM RETURNING/SHARED DRIVEWAY)



REAR VIEW AT TRAINING ROOM, OUTDOOR PATIO AND APPARATUS BAYS
(FROM RETURNING/SHARED DRIVEWAY)



VIEW AT REAR TRAINING STAIRS, OUTDOOR PATIO AND APPARATUS BAYS
(FROM REAR APRON)



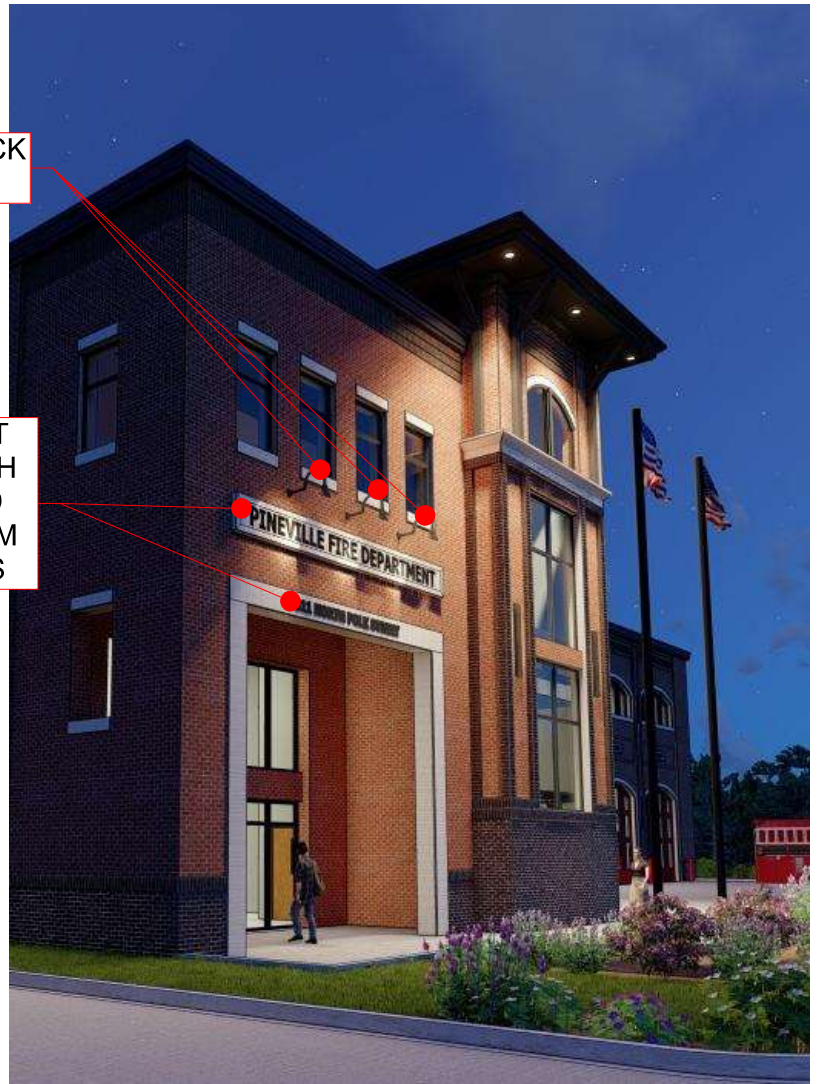
SIDE VIEW AT FRONT APRON
(N. POLK STREET SIDE OF SITE)



SIDE VIEW AT FRONT APRON
(N. POLK STREET SIDE OF SITE)



SIGNAGE DURING DAYLIGHT



SIGNAGE AT NIGHT

GOOSENECK LIGHTS

PRECAST SIGN WITH PAINTED ALUMINUM LETTERS

REVISED FRONT SIGNAGE



GOOSENECK

SIGNAGE DURING DAYLIGHT

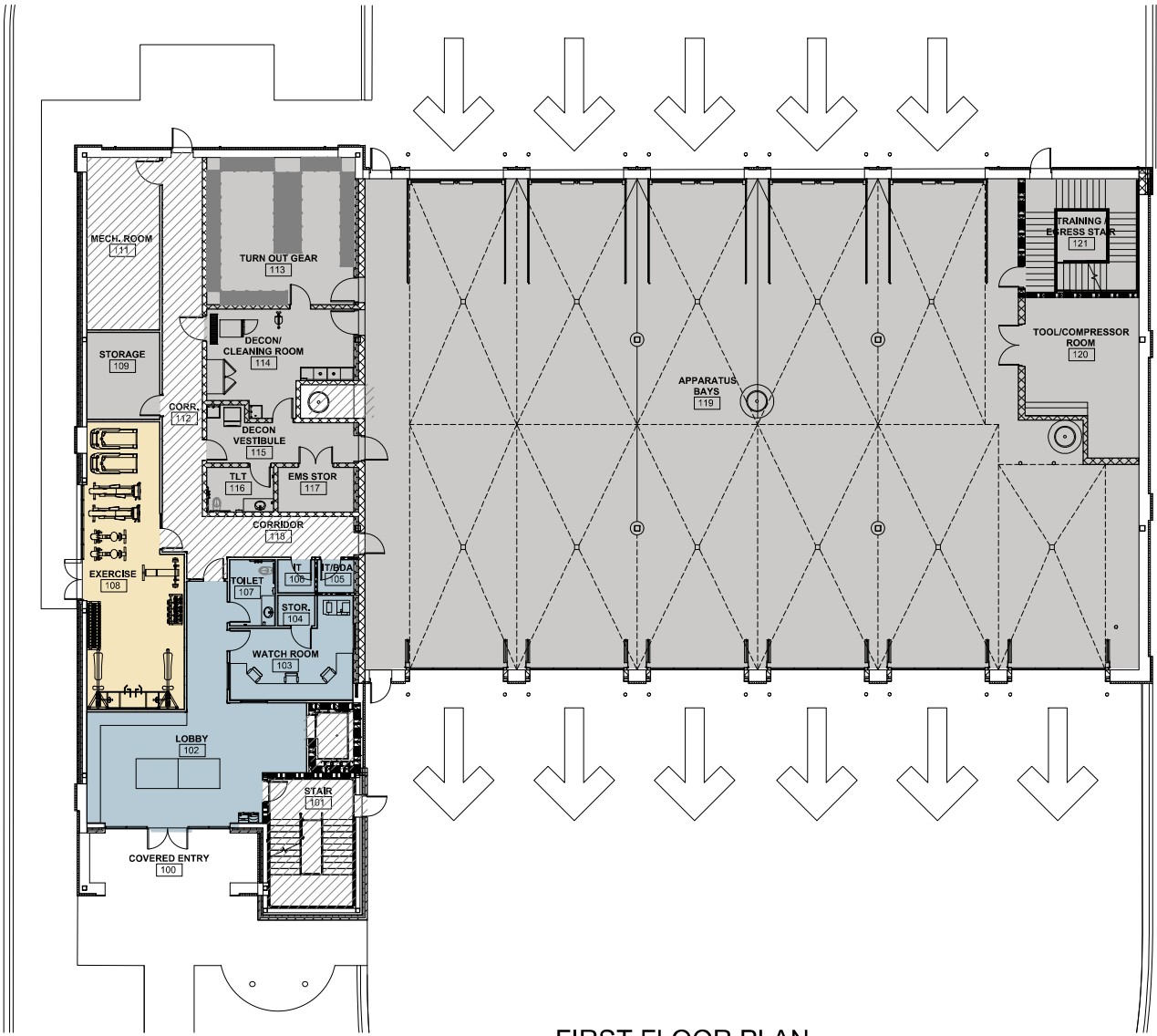


PRECAST SIGN WITH PAINTED ALUMINUM LETTERS



SIGNAGE AT NIGHT

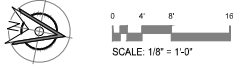
REVISED FRONT SIGNAGE EXAMPLE



FIRST FLOOR PLAN

LEGEND:

- PUBLIC
- PRIVATE
- APPARATUS AND SUPPORT
- MECHANICAL AND CIRCULATION



NEW PINEVILLE FIRE DEPARTMENT HEADQUARTERS
 PINEVILLE, NC

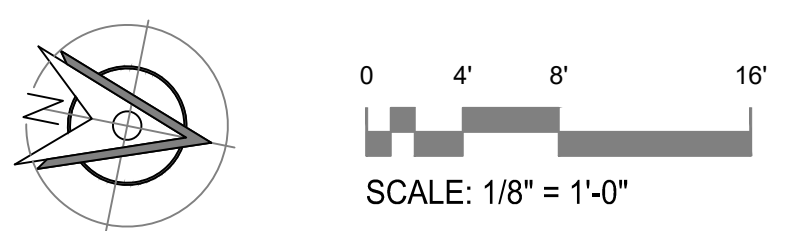
Final Drawings
 SCALE: AS NOTED



SECOND FLOOR PLAN

LEGEND:

- PUBLIC
- PRIVATE
- APPARATUS AND SUPPORT
- MECHANICAL AND CIRCULATION



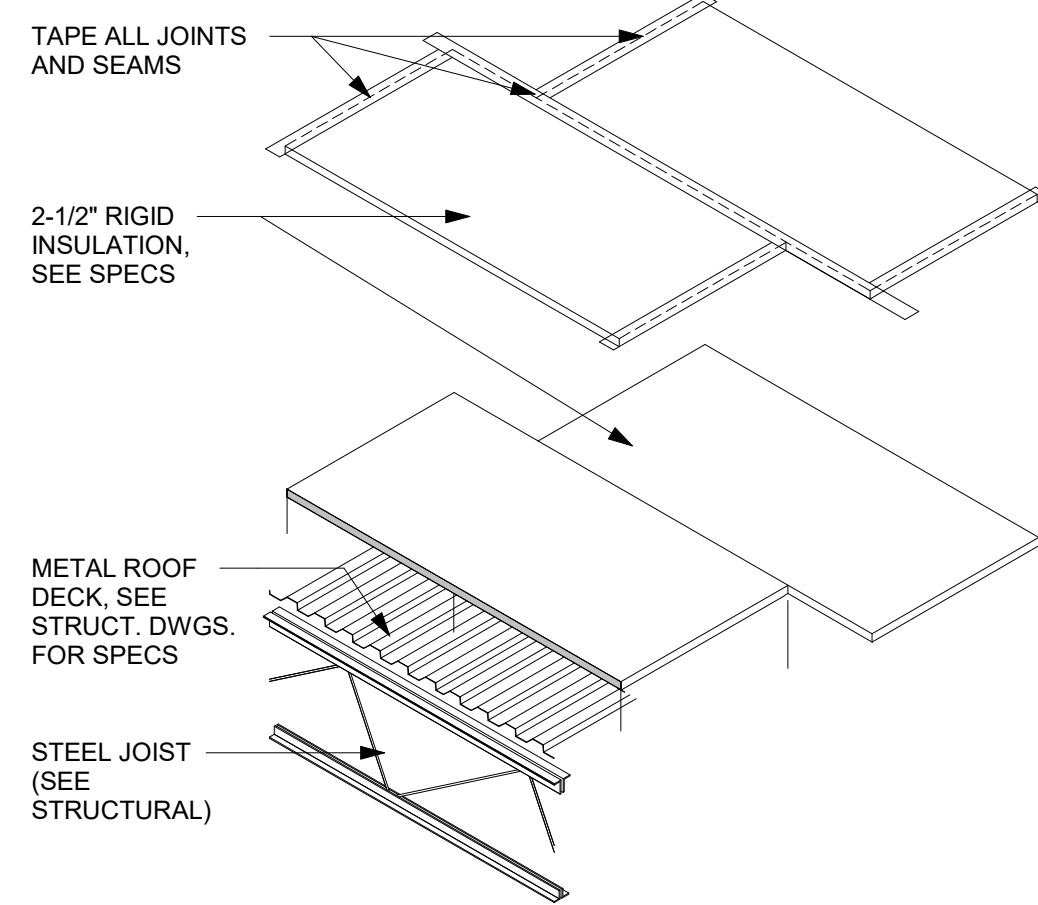
ROOF ASSEMBLY R-1 (ALTERNATE):
 FULLY ADHERED 60 MIL. PVC MEMBRANE ROOFING OVER 1/4" DENSDECK PRIME ON 5" PLYISO RIGID INSULATION ABOVE METAL DECK (STAGGER JOINTS IN LAYERS OF INSULATION & TAPE TOP LAYER W/ MANUFACTURER APPROVED TAPE TO CREATE A VAPOR BARRIER)

ROOF ASSEMBLY R-1:
 FULLY ADHERED 60 MIL. TPO MEMBRANE ROOFING OVER 1/2" DENSDECK PRIME ROOF BOARD OVER 2 LAYERS OF 2.5" RIGID INSULATION BOARD ABOVE METAL DECK (SEE STRUCTURAL DRAWINGS FOR DECK SPECS.) (STAGGER JOINTS IN LAYERS OF INSULATION & TAPE TOP LAYER WITH MANUFACTURER APPROVED TAPE TO CREATE A VAPOR BARRIER)

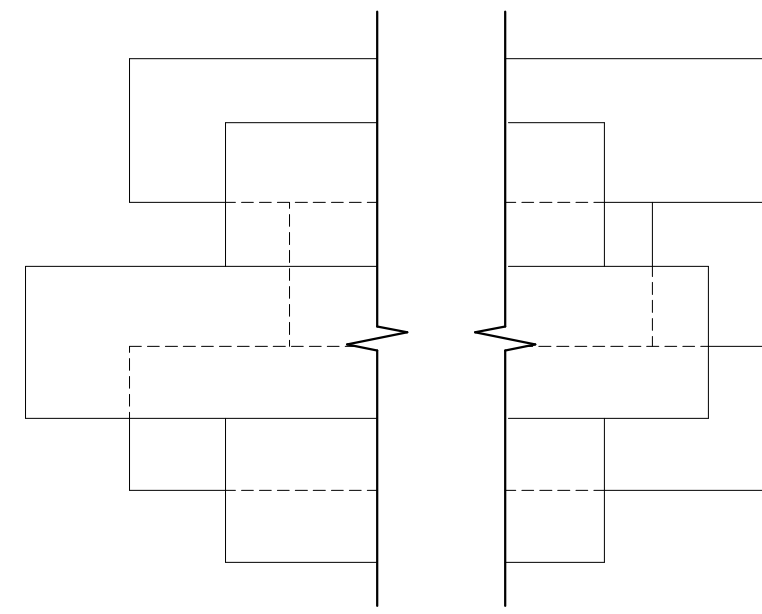
ALTERNATE A-1

BASE BID

NOTE:
 OFFSET INSULATION BOARD 1/2 WIDTH OF LENGTH BETWEEN TOP AND BOTTOM LAYERS. TAPE TOP LAYER OF INSULATION.



2 ROOF INSULATION EXPLODED ASSEMBLY
 Scale: 1 1/2" = 1'-0"



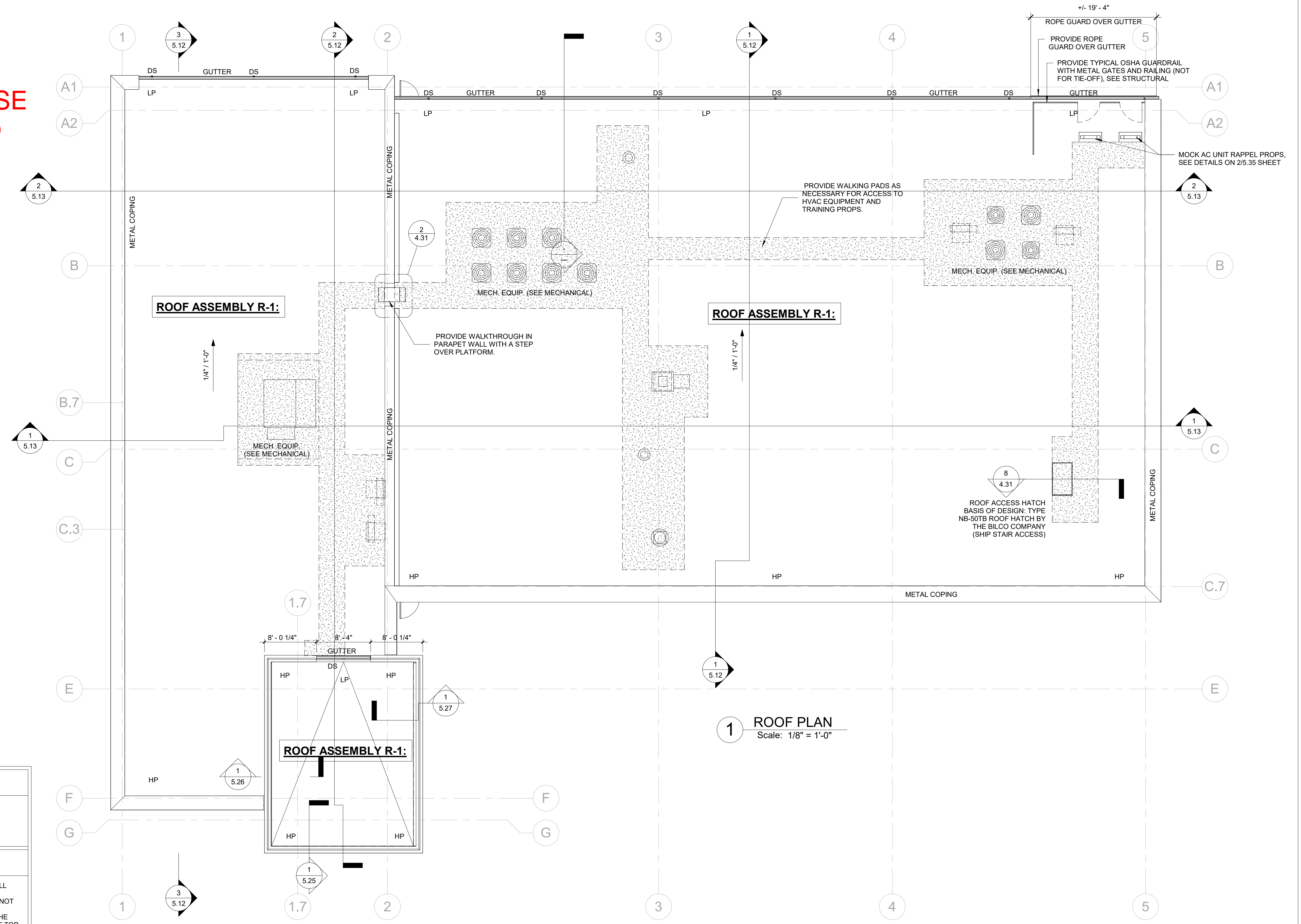
3 ROOF INSULATION LAYOUT
 Scale: 1/2" = 1'-0"

ROOF PLAN LEGEND

- DS - DOWNSPOUT
- HP - HIGHPOINT
- LP - LOWPOINT

ROOF PLAN NOTES

1. PROVIDE ALL FLASHING MATERIALS AND METHODS AS APPROVED BY THE MANUFACTURER FOR A FULL WATERPROOF SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW OTHER DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN.
3. DO NOT ALLOW ROOF PENETRATIONS OF MECHANICAL AND/OR PLUMBING EQUIPMENT TO EXCEED THE HEIGHT OF THE PARAPET WALLS. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY ROOF TOP INSTALLATION. THE FRONT ELEVATION OF THE BUILDING. IF PME PLANS SHOW PENETRATIONS ON THESE LOCATIONS, IT SHOULD BE RE-ROUTED AT THE BACK OF THE ROOF.
4. SEE MECH. PLUMB. & ELECT. DRAWINGS FOR OTHER ROOF PENETRATIONS. ROOFING CONTRACTOR SHALL FLASH ALL PENETRATIONS. PENETRATIONS SHOWN ARE APPROX AND MAY NOT BE ALL REQUIRED. PAINT ALL ROOF PENETRATION PIPES TO MATCH ROOF COLOR.
5. PROVIDE CRICKETS AT ALL ROOF TOP MECHANICAL UNITS AND OTHER ROOF PENETRATIONS. ALSO PROVIDE CRICKETS ALONG PERIMETER OF ROOF AND ELSEWHERE SHOWN ON ROOF PLAN.
6. GO TO COORDINATE EXACT LOCATIONS OF EACH DOWNSPOUT (DS) ON ELEVATIONS ON SHEET 5.10 & 5.11 WITH ALL UNDERGROUND STORM WATER CONNECTIONS, IF REQUIRED.
7. ALL EXPOSED EXTERIOR SOFFIT/OVERHANG SHALL BE OF MP-2. SEE RCP @ 5.10 & 5.11 FOR METAL SOFFIT NOT SHOWN ON THIS SHEET. OVERHANG DIMENSIONS SHOWN ABOVE ARE PROJECTING FROM THE OUTSIDE FACE OF THE BRICK VENEER WALL TO THE FACE OF THE METAL FASCIA FRAMING. SEE WALL SECTIONS 1/5.22, 5.25, 5.26 & 1/5.27.
8. PROVIDE PERFORATED ALUMINUM LEAF GUARD IN ALL GUTTERS.
9. ALL DIMENSIONS TO BE VIF PRIOR TO ROOF FABRICATION & INSTALLATION.



Project No. **1733**
 Date: 09/16/2024
 Drawn by: KP/IS/SH/AJP/GC
 Checked by: KCM
 Revisions:

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 LIC. NO. 51313
 GASTONIA, N.C.

719 East Second Avenue
 Gastonia, NC 28054
 Phone: 704.865.0311
 Fax: 704.865.0406

Stewart Cooper Newell Architects
www.scn-architects.com

6205
 09/16/2024

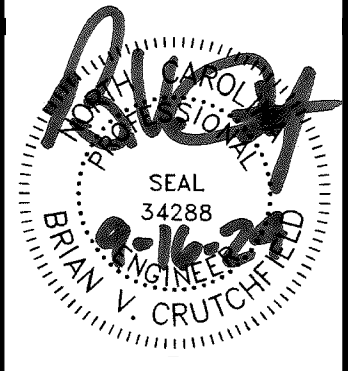
A NEW FIRE HEADQUARTERS STATION FOR THE
TOWN OF PINEVILLE
 PINEVILLE, NC



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719 East Second Avenue
 Gastonia, NC 28054
 Phone: 704.865.0311
 Fax: 704.865.0046

Stewart-Cooper-Newell Architects
 www.scn-architects.com



NEW FIRE HEADQUARTERS FOR THE TOWN OF PINEVILLE
 311 N POLK STREET, PINEVILLE, NC 28134

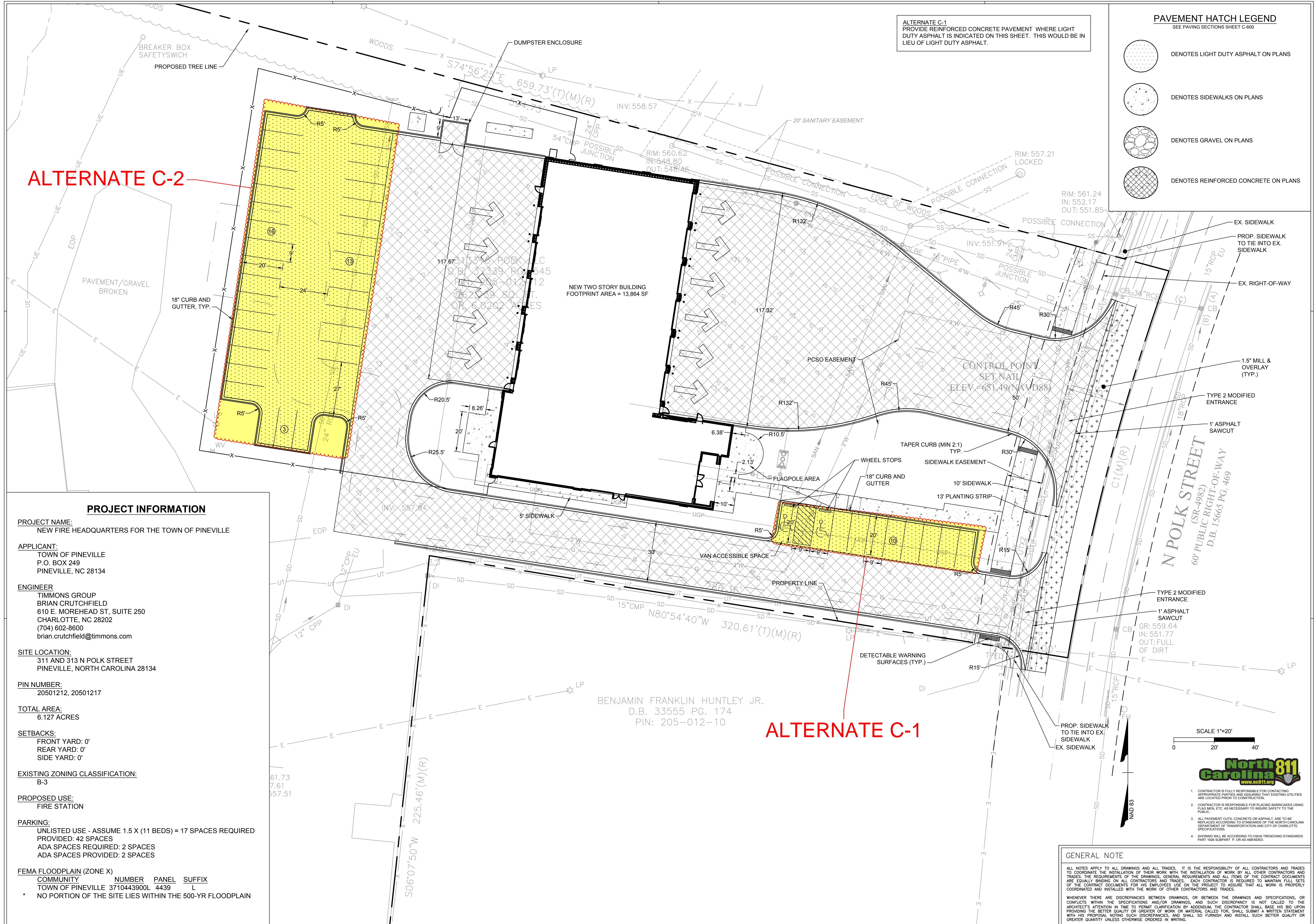
PAVEMENT HATCH LEGEND
 SEE PAVING SECTIONS SHEET C-600

- DENOTES LIGHT DUTY ASPHALT ON PLANS
- DENOTES SIDEWALKS ON PLANS
- DENOTES GRAVEL ON PLANS
- DENOTES REINFORCED CONCRETE ON PLANS

ALTERNATE C-1
 PROVIDE REINFORCED CONCRETE PAVEMENT WHERE LIGHT DUTY ASPHALT IS INDICATED ON THIS SHEET. THIS WOULD BE IN LIEU OF LIGHT DUTY ASPHALT.

ALTERNATE C-2

ALTERNATE C-1



PROJECT INFORMATION

PROJECT NAME:
 NEW FIRE HEADQUARTERS FOR THE TOWN OF PINEVILLE

APPLICANT:
 TOWN OF PINEVILLE
 P.O. BOX 249
 PINEVILLE, NC 28134

ENGINEER:
 TIMMONS GROUP
 BRIAN CRUTCHFIELD
 610 E. MOREHEAD ST. SUITE 250
 CHARLOTTE, NC 28202
 (704) 602-8600
 brian.crutchfield@timmons.com

SITE LOCATION:
 311 AND 313 N POLK STREET
 PINEVILLE, NORTH CAROLINA 28134

PIN NUMBER:
 20501212, 20501217

TOTAL AREA:
 6.127 ACRES

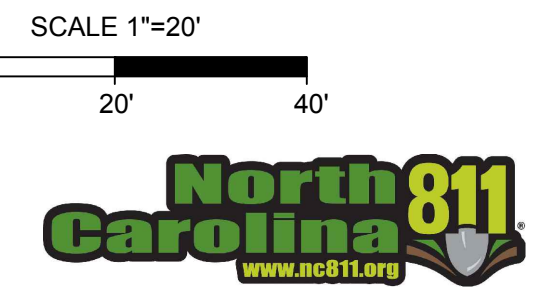
SETBACKS:
 FRONT YARD: 0'
 REAR YARD: 0'
 SIDE YARD: 0'

EXISTING ZONING CLASSIFICATION:
 B-3

PROPOSED USE:
 FIRE STATION

PARKING:
 UNLISTED USE - ASSUME 1.5 X (11 BEDS) = 17 SPACES REQUIRED
 PROVIDED: 42 SPACES
 ADA SPACES REQUIRED: 2 SPACES
 ADA SPACES PROVIDED: 2 SPACES

FEMA FLOODPLAIN (ZONE X)
 COMMUNITY NUMBER PANEL SUFFIX
 TOWN OF PINEVILLE 3710443900L 4439 L
 * NO PORTION OF THE SITE LIES WITHIN THE 500-YR FLOODPLAIN

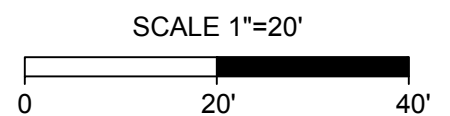


1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF CHARLOTTE SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

GENERAL NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.



Workshop Meeting

Pineville PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: Gvest Cone Mill Redevelopment (*Informational Item*)

REQUEST:

Jon Visconti request review and consideration of the latest Cone Mill development plan

DEVELOPMENT SUMMARY:

Parcel number: 22105107,22105117,22105
 Acreage: +/-29.79
 Units: 162 townhomes 32 front loaded 130 rear loaded
 Parking Minimum: 527
 Parking Provided: 737
 Commercial: minimum 24,000 sqft maximum 44,000 sqft
 Parking Com. Min: 48-88
 Parking Provided: 203 (90 dedicated for town/public parking)

STAFF COMMENT:

The front loaded townhome elevations have been switched. Staff does not recommend. Staff recommends prior submittal (see below). Since elevation switches that have happed with this group before at Chadwick Staff strongly recommends elevations meeting the exact approval of the approved plan and with staff. Any substantial change as determined by the Planning Department should go back before Council for approval. Staff notes the added road right-of-way on Cone and particularly on Dover has been added to meet the collector street size standards. We need to make sure the formalities of access or easement for the dedicated public parking lot associated with the commercial parking area and review the shown location. Residential trash service notes not seen so recommended private service since private alleys are shown. Note the 6' privacy fence shown along the southern border adjacent to single family homes by Hill Street. Not noted but would recommend allowing adaptive reuse of some or all of the water tower to allow that as an architectural branding option. Also note the smokestack signage. No specifics shown. Staff supports unique consideration to the historic nature of the smokestack but need specifics for Council to approve submitted in the future. Council should note allowance for possible year-round food trucks in the central commercial area on the plan



Front-Load Townhomes



- KEY:**
- 1 EXISTING COMMERCIAL BUILDING
 - 2 SEMI-PERMANENT; APPROVED FOR UP TO 4 FOOD TRUCKS AND/OR 1,500 SF. COMMERCIAL
 - 3 COMMERCIAL BUILDING (UP TO TWO STORY)
 - 4 KIOSK RENTAL
 - 5 PARKING
 - 6 TOWN GREEN "TO BE DEEDED TO TOWN OF PINEVILLE"
 - 7 LINEAR PARK
 - 8 POCKET PARK
 - 9 RETAIL PLAZA/OUTDOOR DINING
 - 10 STORMWATER MANAGEMENT
 - 11 FRONT LOADED TOWNHOUSE
 - 12 REAR LOADED TOWNHOUSE
 - 13 EXISTING BOILER ROOM REPURPOSED AS POSSIBLE COMMUNITY CENTER

- DEVELOPMENT INFORMATION:**
- COMMERCIAL AREA
MINIMUM COMMERCIAL AREA: APPROX. 24,000 (SF)
MAXIMUM COMMERCIAL AREA: APPROX. 44,000 (SF)
 - REAR LOAD TOWNHOUSE
 - FRONT LOAD TOWNHOUSE

CONE MILL SITE - CONCEPT PLAN

SEPTEMBER 2024

CIVIL CONSTRUCTION PLANS for **PINEVILLE CONE MILL**

CITY OF PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

09/16/2024

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER COMPANY

CHARLOTTE WATER
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221
CONTACT: BARBARA GROSS

SANITARY SEWER COMPANY

CHARLOTTE WATER
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221
CONTACT: BARBARA GROSS

FIRE MARSHAL

MECKLENBURG COUNTY FIRE MARSHAL
2145 SUTTLE AVE
CHARLOTTE, NORTH CAROLINA 28208
(980) 314-3071
CONTACT: TED PANAGIOTOPOULOS

EROSION CONTROL

CITY OF CHARLOTTE
ENGINEERING AND PROPERTY MANAGEMENT
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 517-1152
CONTACT: JAY WILSON

POWER COMPANY

DUKE POWER
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(704) 395-4413
CONTACT: CHARLES MCCORKLE

CABLE COMPANY

SPECTRUM CABLE
(844) 231-6411

DEPARTMENT OF TRANSPORTATION

CHARLOTTE DEPARTMENT OF TRANSPORTATION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-4119

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

7605 DISTRICT DRIVE
CHARLOTTE, NORTH CAROLINA 28213
(980) 523-0000

PLANNING DEPARTMENT

CHARLOTTE MECKLENBURG PLANNING
COMMISSION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-2205

ZONING DEPARTMENT

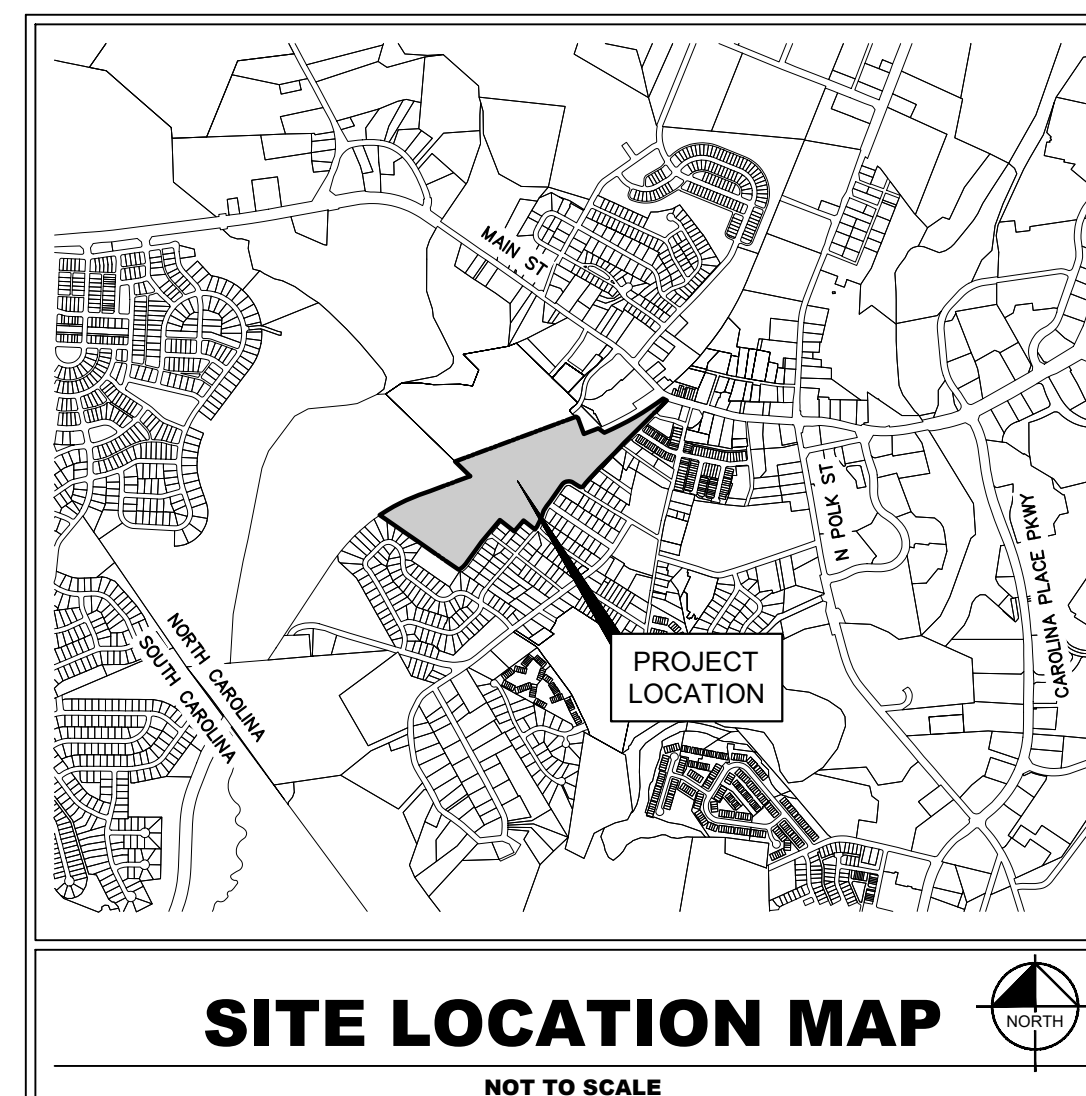
MECKLENBURG COUNTY ZONING DEPT.
2145 SUTTLE AVE
CHARLOTTE, NORTH CAROLINA 28208
(704) 336-7600

PHONE COMPANY

AT&T SMALL BUSINESS
(877) 812-9095
CONTACT: JAMAICA CANLAS

GAS COMPANY

PIEDMONT NATURAL GAS
4339 SOUTH TRYON STREET
CHARLOTTE, NC 28217
(704) 525-5585
CONTACT: KAREN BURTON



SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	EXISTING CONDITIONS
C-03	SITE PLAN
C-04	GRADING PLAN
C-05	PLANTING & UTILITY PLAN
C-06	GO-BY ARCHITECTURAL ELEVATIONS

Kimley»Horn
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580 KINGSLEY PARK DR. SUITE 125, FORT MILL, SC 29715
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

FOR REFERENCE ONLY

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
014242006	09/16/2024	AS SHOWN	AUG	CDA	JEH

COVER SHEET

**PINEVILLE CONE MILL
PREPARED FOR
CONE MILL DEVELOPMENT
VENTURES, LLC.**
PINEVILLE, NORTH CAROLINA

SHEET NUMBER
C-01



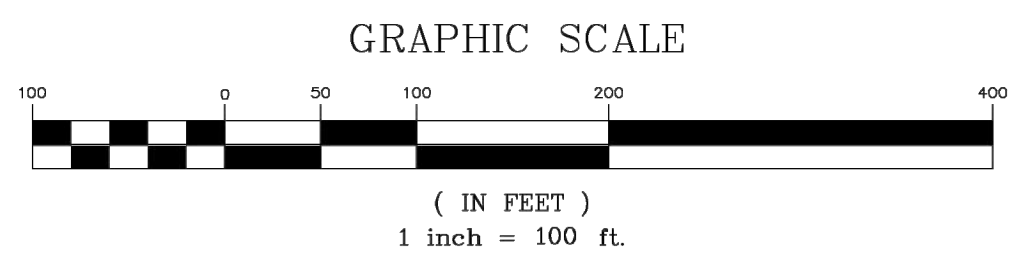
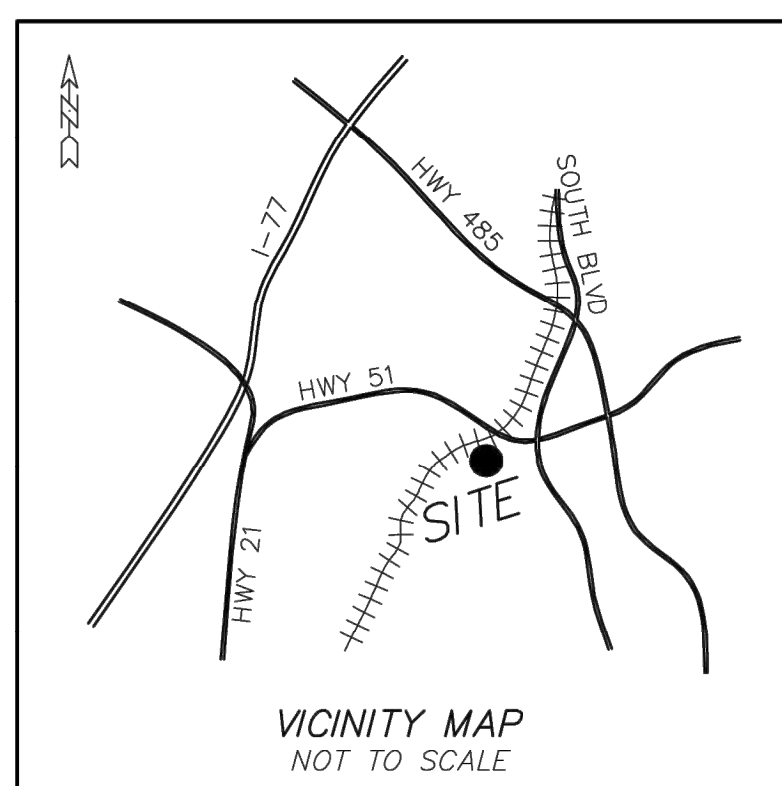
PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER: CONE MILL DEVELOPMENT VENTURES, LLC 3315 SPRINGBANK LANE SUITE 308 CHARLOTTE, NC 28226 PHONE (678) 654-1783 CONTACT: JONATHAN VISCONTI	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 580 SOUTH TRYON STREET SUITE 125 FORT MILL, SOUTH CAROLINA 29715 (803) 728-4756 TEL CONTACT: JOHN HOLCOMB, P.E.	SURVEYOR: TBD
--	---	-------------------------



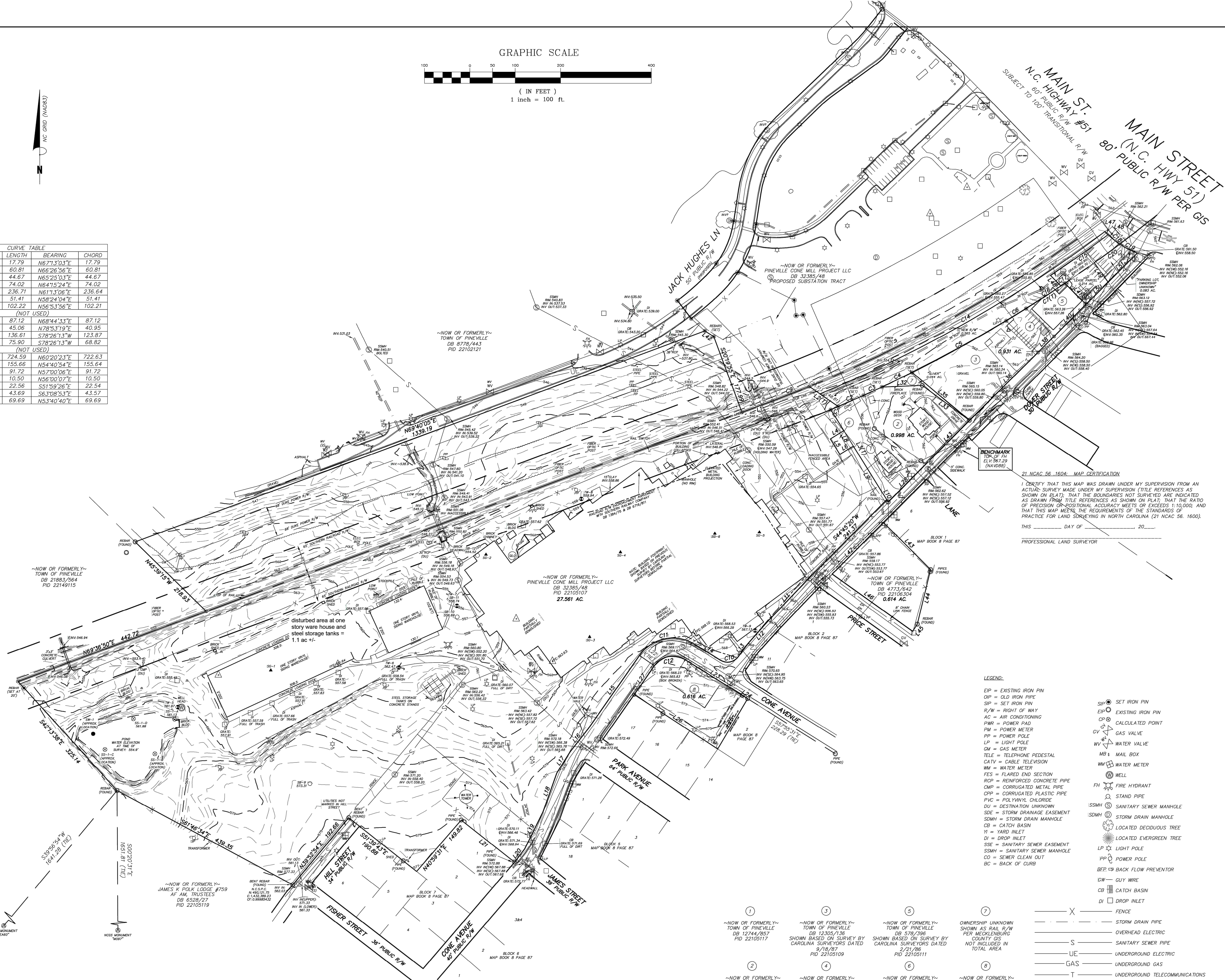
Plotted By: Conner, Andrew. Date: September 17, 2024. 10:33:31am. File Path: K:\FDM_PRL\014242_Evest_Capitol\006_Pineville_Cone Mill_MXU\02 - DWG\FirmSheets\Resizing_C-Cover_Sheet.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Item 5.	DATE	REVISIONS	No.



LINE	BEARING	LENGTH
L1	N69°36'50"E	72.00
L2	S55°19'49"E	77.32
L3	S31°52'32"E	239.80
L4	N58°07'28"E	35.00
L5	N31°52'32"W	40.00
L6	N58°07'28"E	35.00
L7	S31°52'32"E	54.38
L8	S31°52'32"E	40.00
L9	S31°52'32"E	139.51
L10	S31°52'32"E	5.91
L11	S43°40'20"W	137.19
L12	S41°49'58"W	62.54
L13	S35°51'19"W	35.12
L14	N58°04'41"W	66.75
L15	S34°57'07"E	196.58
L16	S36°01'40"W	63.11
L17	S32°03'22"W	55.37
L18	S19°36'27"W	90.79
L19	S26°18'27"W	90.84
L20	S37°06'27"W	37.07
L21	S51°43'36"E	149.79
L22	S50°03'17"E	40.00
L23	N58°04'41"W	148.98
L24	N57°16'45"W	13.97
L25	N30°45'14"E	128.79
L26	S57°01'15"E	219.65
L27	S34°57'07"E	77.66
L28	S44°48'39"W	151.22
L29	(NOT USED)	
L30	(NOT USED)	
L31	(NOT USED)	
L32	N87°44'58"E	89.07
L33	S52°72'21"E	129.10
L34	(NOT USED)	
L35	S50°03'48"E	164.38
L36	N45°21'39"E	212.80
L37	(NOT USED)	
L38	N44°57'41"E	50.00
L39	(NOT USED)	
L40	N44°57'21"E	100.00
L41	S45°02'39"E	65.89
L42	S57°20'01"E	23.43
L43	S44°48'39"W	102.55
L44	S1°41'46"W	123.85
L45	S33°57'46"W	18.97
L46	S54°33'14"W	217.29
L47	S48°11'27"W	9.81
L48	S45°02'39"E	32.55
L49	S32°38'27"W	52.69
L50	N44°37'21"E	68.91
L51	S44°57'21"W	91.03

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2929.76	17.79	N67°13'03"E	17.79
C2	2929.76	60.81	N66°26'56"E	60.81
C3	2929.76	44.67	N65°23'03"E	44.67
C4	2929.76	74.02	N64°15'24"E	74.02
C5	2929.76	236.71	N61°13'06"E	236.64
C6	2944.08	51.41	N58°24'04"E	51.41
C7	2929.76	102.22	N56°53'56"E	102.21
C8	(NOT USED)			
C9	2864.76	87.12	N68°44'33"E	87.12
C10	30.00	45.06	N78°53'19"E	40.95
C11	90.00	136.61	S78°26'13"W	123.87
C12	50.00	75.90	S78°26'13"W	68.82
C13	(NOT USED)			
C14	2845.87	724.59	N60°20'23"E	722.63
C15	2968.88	155.68	N54°40'54"E	155.64
C16	2929.76	91.72	N57°00'06"E	91.72
C17	2929.76	10.50	N56°00'07"E	10.50
C18	170.10	22.56	S51°59'26"E	22.54
C19	170.10	43.69	S63°08'53"E	43.57
C20	2929.76	69.69	N53°40'40"E	69.69



- ① TEMPORARY WELL
- SOIL SAMPLE
- ⊗ SEDIMENT SAMPLE
- ▲ SOIL GAS SAMPLE (APPROX. LOCATIONS, NOT SURVEYED)
- SURFACE WATER SAMPLE

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: DC (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBERS AS SHOWN.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 371044390L, WITH A DATE OF IDENTIFICATION OF 09/02/2015.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - AT THE TIME OF SURVEY DECONSTRUCTION OF POWER INFRASTRUCTURE OBSERVED.
 - AT THE TIME OF SURVEY SITE PARTIALLY DEMOLISHED.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
 (1) CLASS OF SURVEY: A-URBAN LAND SURVEY
 (2) POSITIONAL ACCURACY: 0.2"
 (3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 (4) DATES OF SURVEY: 7/4/18
 (5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 (6) PUBLISHED FIXED-CONTROL USE: CORS SITES DH3838, DG7402, DK7758
 (7) GEOID MODEL: GEOID 12B; NAVD 83
 (8) COMBINED GRID FACTOR(S): 0.99985432
 (9) UNITS: US SURVEY FEET

UNDERGROUND UTILITIES MARKED BY:
 RDL PRIVATE UTILITY LOCATING
 6015 BAYFIELD PARKWAY
 CONCORD, NC 28027
 (704) 492-4841
 RDLLOCATING@GMAIL.COM

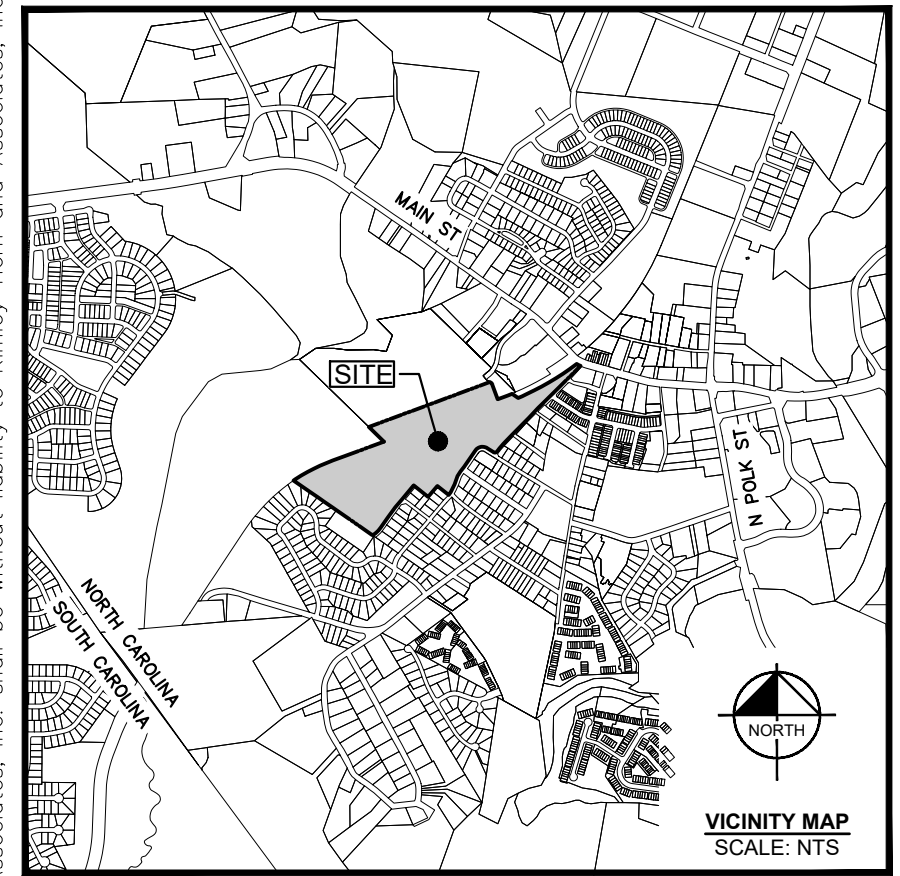
- LEGEND:
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING
 - PHR = POWER PAD
 - PM = POWER METER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GM = GAS METER
 - TELE = TELEPHONE PESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - FES = FLARED END SECTION
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE
 - DUI = DESTINATION UNKNOWN
 - SDE = STORM DRAINAGE EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - TI = YARD INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CS = SEWER CLEAN OUT
 - BC = BACK OF CURB
 - SIP = SET IRON PIN
 - EIP = EXISTING IRON PIN
 - CP = CALCULATED POINT
 - GV = GAS VALVE
 - WV = WATER VALVE
 - MB = MAIL BOX
 - WM = WATER METER
 - WELL
 - FH = FIRE HYDRANT
 - STAND PIPE
 - SSMH = SANITARY SEWER MANHOLE
 - SDMH = STORM DRAIN MANHOLE
 - LOCATED DEODOURING TREE
 - LOCATED EVERGREEN TREE
 - LP = LIGHT POLE
 - PP = POWER POLE
 - BEF = BACK FLOW PREVENTOR
 - GW = GUY WIRE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - FENCE
 - STORM DRAIN PIPE
 - OVERHEAD ELECTRIC
 - SANITARY SEWER PIPE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND TELECOMMUNICATIONS
 - UNDERGROUND WATER
 - BOUNDARY LINE
 - TIE LINE
 - RIGHT OF WAY
 - ADJOINING LINE (NOT SURVEYED)

DATE	REVISIONS:
8/17/18	BOUNDARY LINES
8/20/18	BOUNDARY CALLS
11/14/18	TEMPORARY MONITORING WELLS
11/26/18	TEMPORARY MONITORING WELLS
6/12/19	PROPOSED AREAS

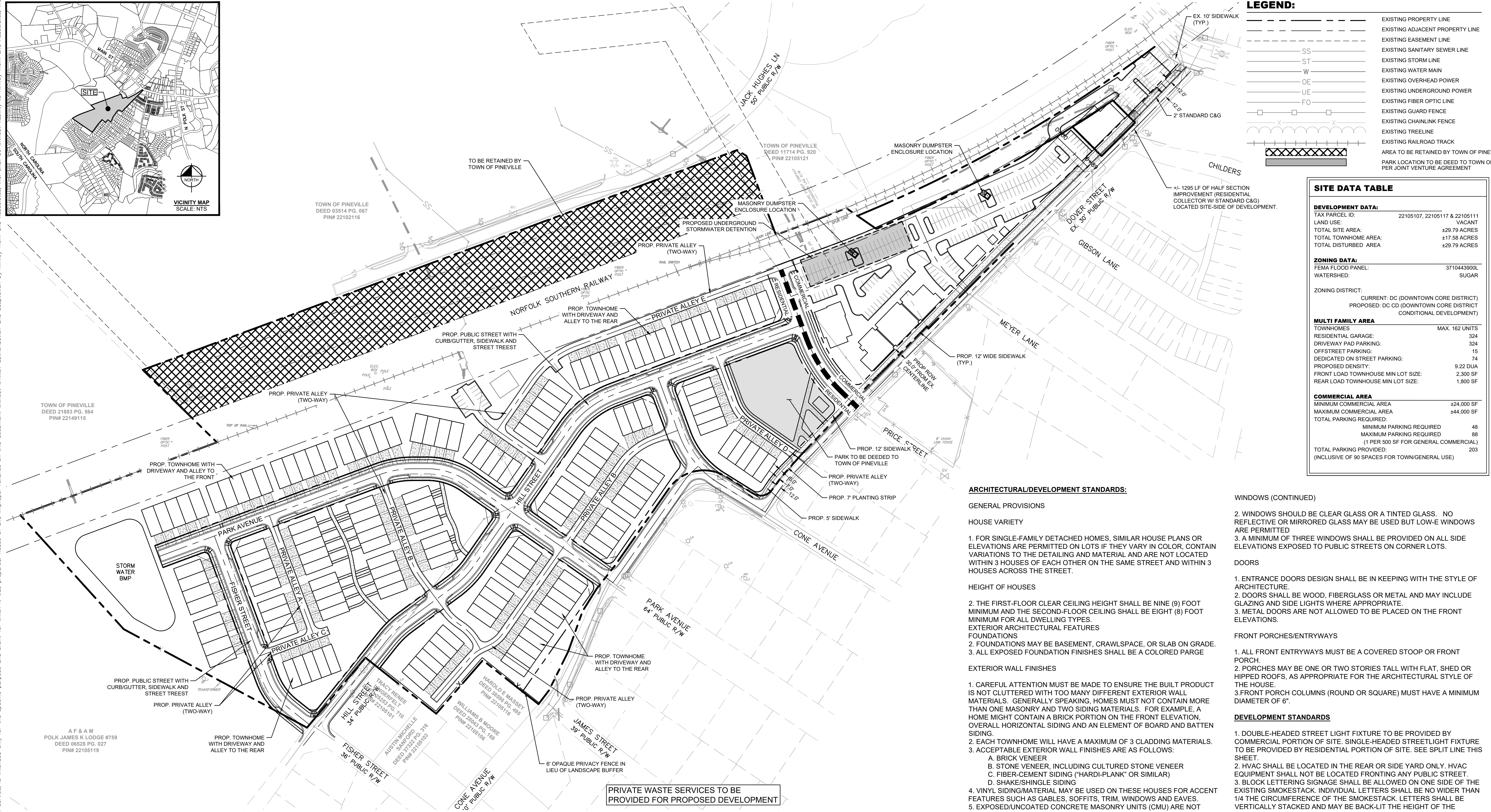
CAROLINA SURVEYORS, INC.
 P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
 THOMAS E. WHITE, NCPLS & SCPLS 704-889-7801
 CERTIFICATE OF AUTHORIZATION NCIC-1248 SC-886

A BOUNDARY, ASBLUT & TOPOGRAPHICAL SURVEY SHOWING
CONE MILL
 SURVEYED FOR: CM LT HOLDINGS, LLC
 AREA: 30.720 ACRES
 TOWN OF PINEVILLE, MCGLENNBURG COUNTY, NORTH CAROLINA
C-02

Plotted By: Conner, Andrew. Date: September 17, 2024. 10:33:50am. File Path: K:\FOM_PRA\1014242. Pineville Cone Mill KXA\02 - DWG\PlanSheets\Rezoning_C - Site Plans.dwg
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VICINITY MAP
SCALE: NTS



LEGEND:

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING STORM LINE
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING UNDERGROUND POWER
[Symbol]	EXISTING FIBER OPTIC LINE
[Symbol]	EXISTING CHAINLINK FENCE
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING RAILROAD TRACK
[Symbol]	AREA TO BE RETAINED BY TOWN OF PINEVILLE
[Symbol]	PARK LOCATION TO BE DEED TO TOWN OF PER JOINT VENTURE AGREEMENT

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID:	22105107, 22105117 & 22105111
LAND USE:	VACANT
TOTAL SITE AREA:	±29.79 ACRES
TOTAL TOWNHOME AREA:	±17.58 ACRES
TOTAL DISTURBED AREA:	±29.79 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	3710443900L
WATERSHED:	SUGAR
ZONING DISTRICT:	
CURRENT:	DC (DOWNTOWN CORE DISTRICT)
PROPOSED:	DC CD (DOWNTOWN CORE DISTRICT CONDITIONAL DEVELOPMENT)
MULTI FAMILY AREA	
TOWNHOMES:	MAX. 162 UNITS
RESIDENTIAL GARAGE:	324
DRIVEWAY PAD PARKING:	324
OFFSTREET PARKING:	15
DEDICATED ON STREET PARKING:	74
PROPOSED DENSITY:	9.22 DU
FRONT LOAD TOWNHOUSE MIN LOT SIZE:	2,300 SF
REAR LOAD TOWNHOUSE MIN LOT SIZE:	1,800 SF
COMMERCIAL AREA	
MINIMUM COMMERCIAL AREA:	±24,000 SF
MAXIMUM COMMERCIAL AREA:	±44,000 SF
TOTAL PARKING REQUIRED:	
MINIMUM PARKING REQUIRED:	48
MAXIMUM PARKING REQUIRED:	88
(1 PER 500 SF FOR GENERAL COMMERCIAL):	203
TOTAL PARKING PROVIDED:	203
(INCLUSIVE OF 90 SPACES FOR TOWN/GENERAL USE):	

ARCHITECTURAL/DEVELOPMENT STANDARDS:

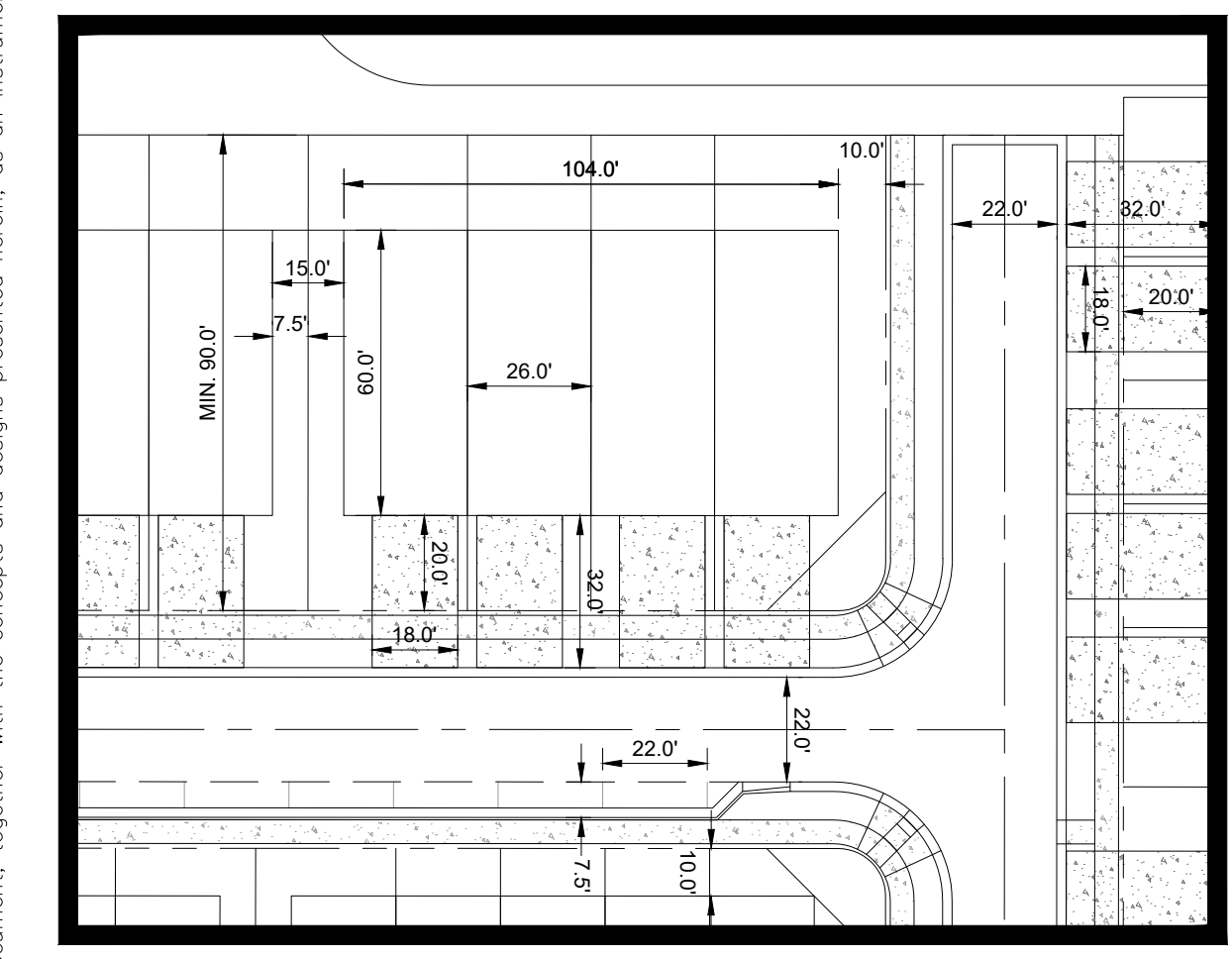
- GENERAL PROVISIONS**
- HOUSE VARIETY
- FOR SINGLE-FAMILY DETACHED HOMES, SIMILAR HOUSE PLANS OR ELEVATIONS ARE PERMITTED ON LOTS IF THEY VARY IN COLOR, CONTAIN VARIATIONS TO THE DETAILING AND MATERIAL AND ARE NOT LOCATED WITHIN 3 HOUSES OF EACH OTHER ON THE SAME STREET AND WITHIN 3 HOUSES ACROSS THE STREET.
- HEIGHT OF HOUSES
- THE FIRST-FLOOR CLEAR CEILING HEIGHT SHALL BE NINE (9) FOOT MINIMUM AND THE SECOND-FLOOR CEILING SHALL BE EIGHT (8) FOOT MINIMUM FOR ALL DWELLING TYPES
 - EXTERIOR ARCHITECTURAL FEATURES FOUNDATIONS
 - FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
 - ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE
- EXTERIOR WALL FINISHES
- CAREFUL ATTENTION MUST BE MADE TO ENSURE THE BUILT PRODUCT IS NOT CLUTTERED WITH TOO MANY DIFFERENT EXTERIOR WALL MATERIALS. GENERALLY SPEAKING, HOMES MUST NOT CONTAIN MORE THAN ONE MASONRY AND TWO SIDING MATERIALS. FOR EXAMPLE, A HOME MIGHT CONTAIN A BRICK PORTION ON THE FRONT ELEVATION, OVERALL HORIZONTAL SIDING AND AN ELEMENT OF BOARD AND BATTEN SIDING.
 - EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
 - ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
 - A. BRICK VENEER
 - B. STONE VENEER, INCLUDING CULTURED STONE VENEER
 - C. FIBER-CEMENT SIDING ("HARDI-PLANK" OR SIMILAR)
 - D. SHAKE/SINGLE SIDING
 - VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.
 - EXPOSED/UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED.
- ROOFS
- MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5:12.
 - SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
 - METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
 - ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS
 - ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCR OACH INTO THE FRONT, SIDE, AND REAR SETBACKS
 - ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR BRACKETS
 - ROOF EAVES MAY ENCR OACH INTO BUILDING SETBACKS BY UP TO 1.5' (18").
- DORMERS AND SHED ROOFS
- MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
 - DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
- WINDOWS
- WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE.

- WINDOWS (CONTINUED)
- WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORING GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED.
 - A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.

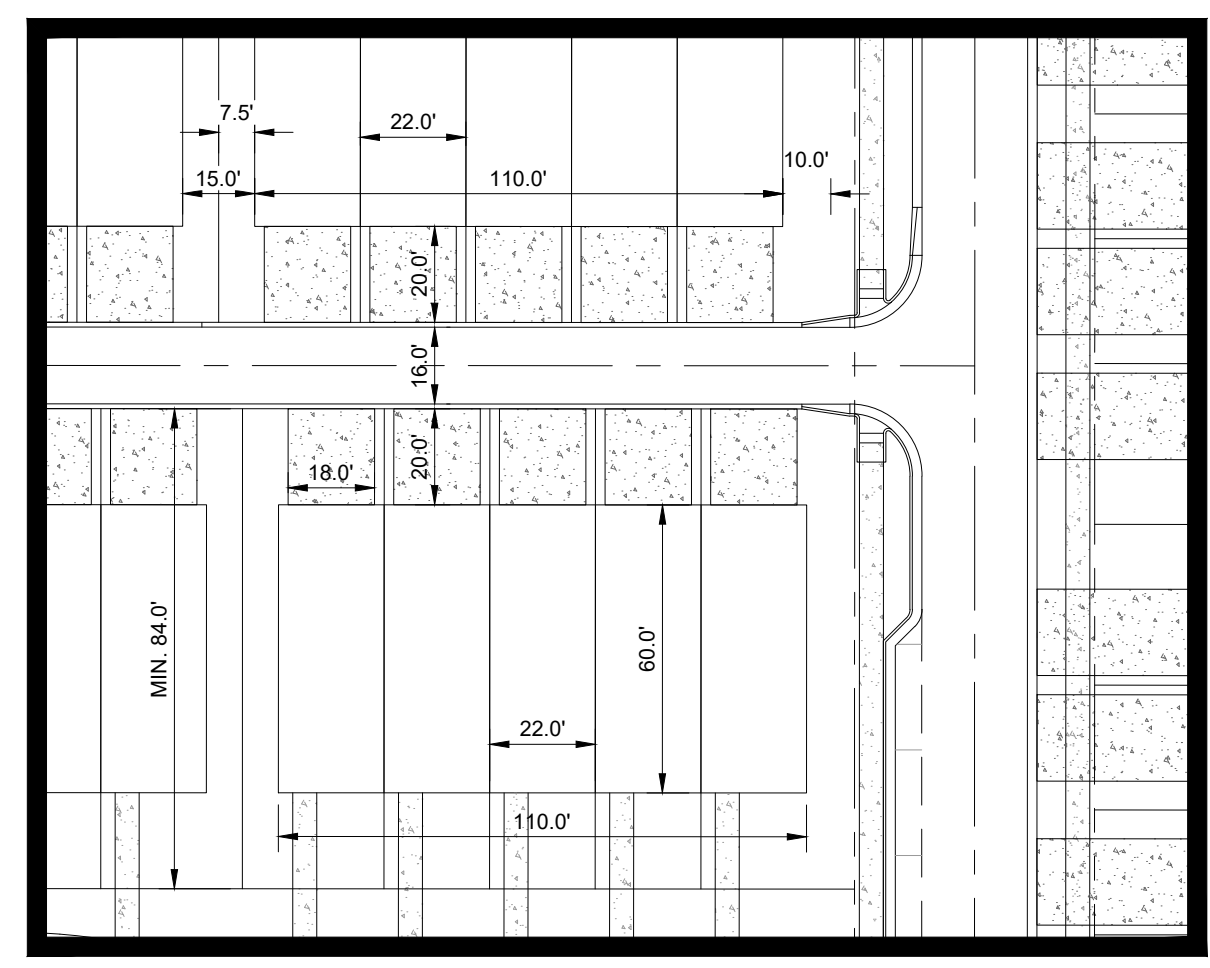
- DOORS
- ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
 - DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE.
 - METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.

- FRONT PORCHES/ENTRANCES
- ALL FRONT ENTRYWAYS MUST BE A COVERED STOOP OR FRONT PORCH.
 - PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
 - FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

- DEVELOPMENT STANDARDS**
- DOUBLE-HEADED STREET LIGHT FIXTURE TO BE PROVIDED BY COMMERCIAL PORTION OF SITE, SINGLE-HEADED STREETLIGHT FIXTURE TO BE PROVIDED BY RESIDENTIAL PORTION OF SITE. SEE SPLIT LINE THIS SHEET.
 - HVAC SHALL BE LOCATED IN THE REAR OR SIDE YARD ONLY. HVAC EQUIPMENT SHALL NOT BE LOCATED FRONTING ANY PUBLIC STREET.
 - BLOCK LETTERING SIGNAGE SHALL BE ALLOWED ON ONE SIDE OF THE EXISTING SMOKESTACK. INDIVIDUAL LETTERS SHALL BE NO WIDER THAN 1/4 THE CIRCUMFERENCE OF THE SMOKESTACK. LETTERS SHALL BE VERTICALLY STACKED AND MAY BE BACK-LIT THE HEIGHT OF THE SMOKESTACK.
 - TANK PORTION OF EXISTING WATER TOWER MAY BE RELOCATED AS AN ARCHITECTURAL FEATURE OF THE PROPOSED PROJECT AS DETERMINED BY DEVELOPER AT TIME OF CIVIL DRAWING REVIEW AND IS SUBJECT TO THE APPROVAL OF TOWN STAFF.
 - CLUSTER MAIL KIOSK SHALL NOT BE LOCATED IN THE DEEDED TOWN PARK AREA
 - 6" OPAQUE FENCE TO BE PROVIDED ADJACENT PARCEL NUMBER(S) 22105101, 22105103, 22105106, AND 22105116.
 - ALL DUMPSTER ENCLOSURES TO BE MASONRY.
 - PRIVATE WASTE SERVICES ARE TO BE PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.



TYPICAL FRONT LOADED
TOWNHOME DIMENSIONS
SCALE: NTS



TYPICAL REAR LOADED
TOWNHOME DIMENSIONS
SCALE: NTS

PRIVATE WASTE SERVICES TO BE PROVIDED FOR PROPOSED DEVELOPMENT

Item 5.
DATE
REVISIONS
No.

Kimley-Horn

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WWW.KIMLEY-HORN.COM
NC LICENSE # F-0102

FOR REFERENCE ONLY

KHA PROJECT	014242006
DATE	09/16/2024
SCALE	AS SHOWN
DESIGNED BY	AJC
DRAWN BY	CDA
CHECKED BY	JEH

SITE PLAN

PINEVILLE CONE MILL
PREPARED FOR
CONE MILL DEVELOPMENT
VENTURES, LLC.

PINEVILLE, NORTH CAROLINA

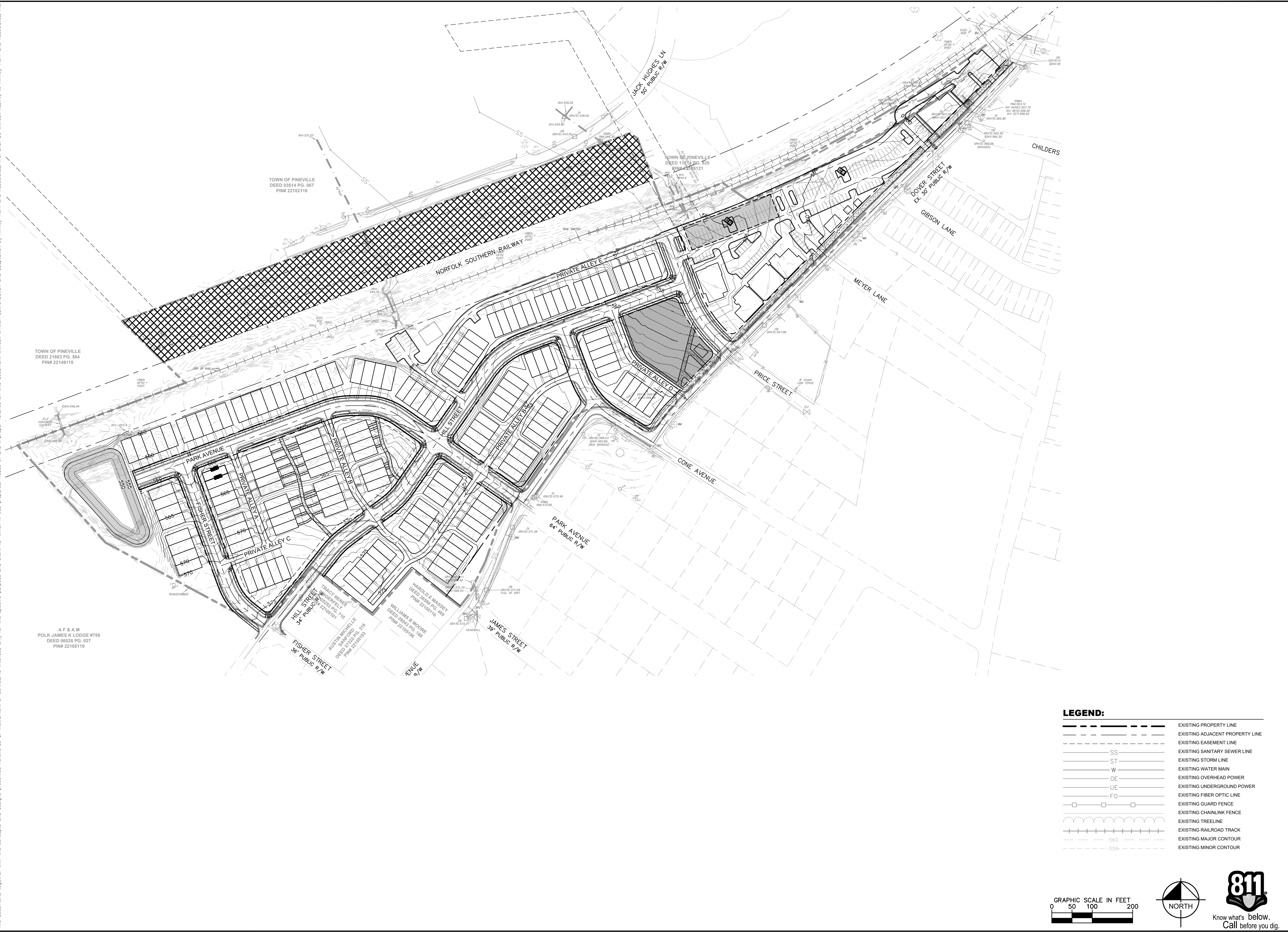
SHEET NUMBER
C-03

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

811
Know what's below.
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Plotted By: Conner, Andrew Date: September 17, 2024 10:34:17am File Path: K:\FDM_PRJ\014242 West Capital\006 Pineville Cone Mill MX1\02 - DWG\FinSheets\Resizing_C - Grading_Plan.dwg
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TOWN OF PINEVILLE
DEED 21883 PG. 564
PIN# 22149115

TOWN OF PINEVILLE
DEED 03514 PG. 067
PIN# 22102116

A F & A M
POLK JAMES K LODGE #769
DEED 06528 PG. 027
PIN# 22105119

TRACY RENEE
HILL STREET
34 PUBLIC R/W
DEED 22105119
PIN# 22105119

HAROLD E MASSEY
DEED 3838 PG. 405
PIN# 22108116

WILLIAMS'S MOORE
DEED 20045 PG. 168
PIN# 22105106

AUSTIN WICHILLE
DEED 31182 PG. 316
PIN# 22105103

JAMES STREET
39 PUBLIC R/W
DEED 03717
PIN# 22105106

PARK AVENUE
64 PUBLIC R/W
DEED 04232 PG. 49
PIN# 2212208

NO.	REVISIONS	DATE

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KHA PROJECT	014242006
DATE	09/16/2024
SCALE	AS SHOWN
DESIGNED BY:	AJC
DRAWN BY:	CDA
CHECKED BY:	JEH

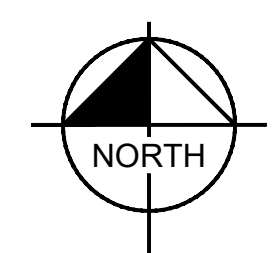
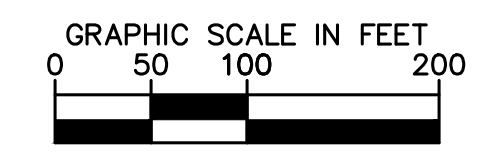
GRADING PLAN

PINEVILLE CONE MILL
 PREPARED FOR
CONE MILL DEVELOPMENT
VENTURES, LLC.
 PINEVILLE, NORTH CAROLINA

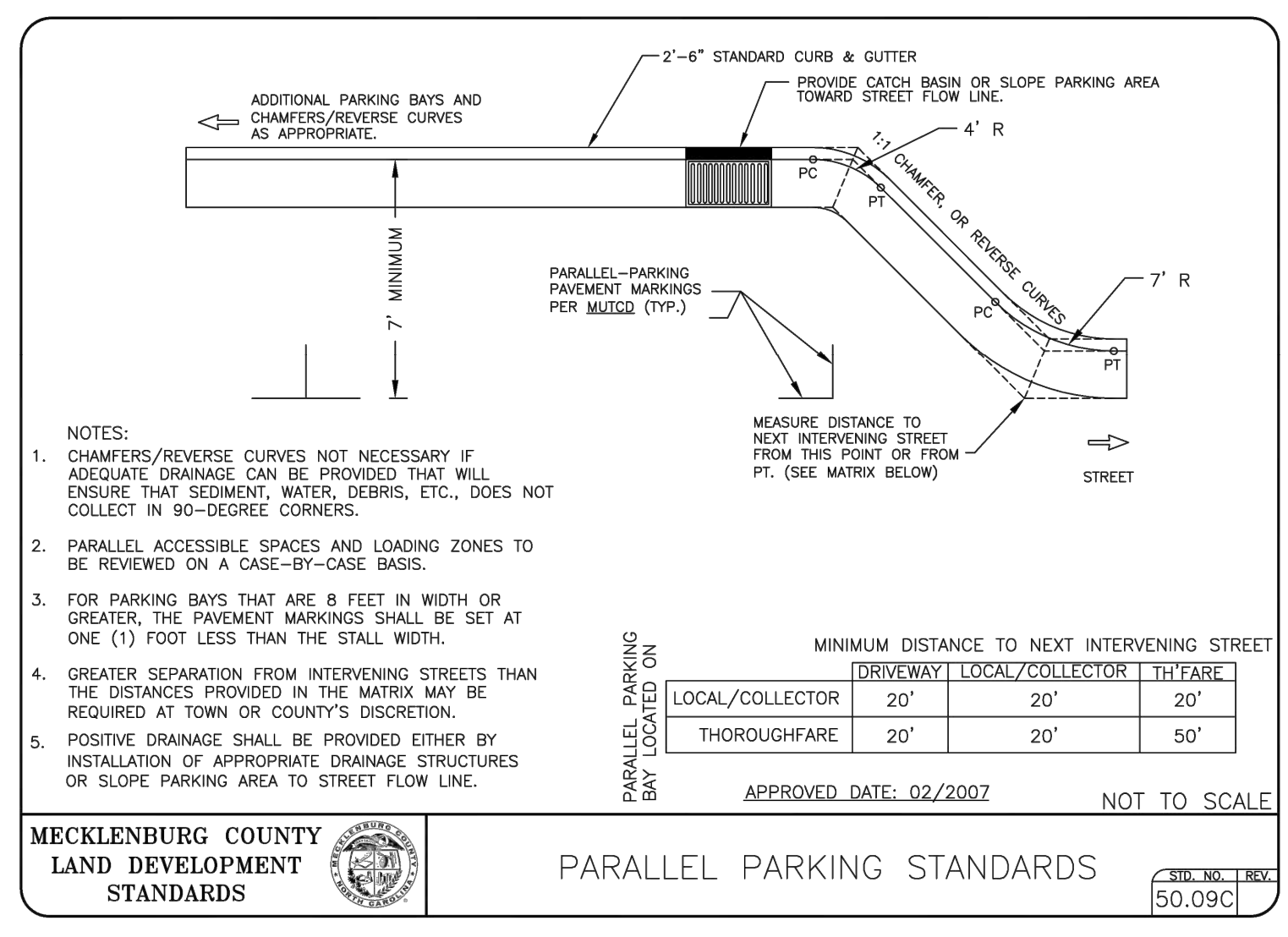
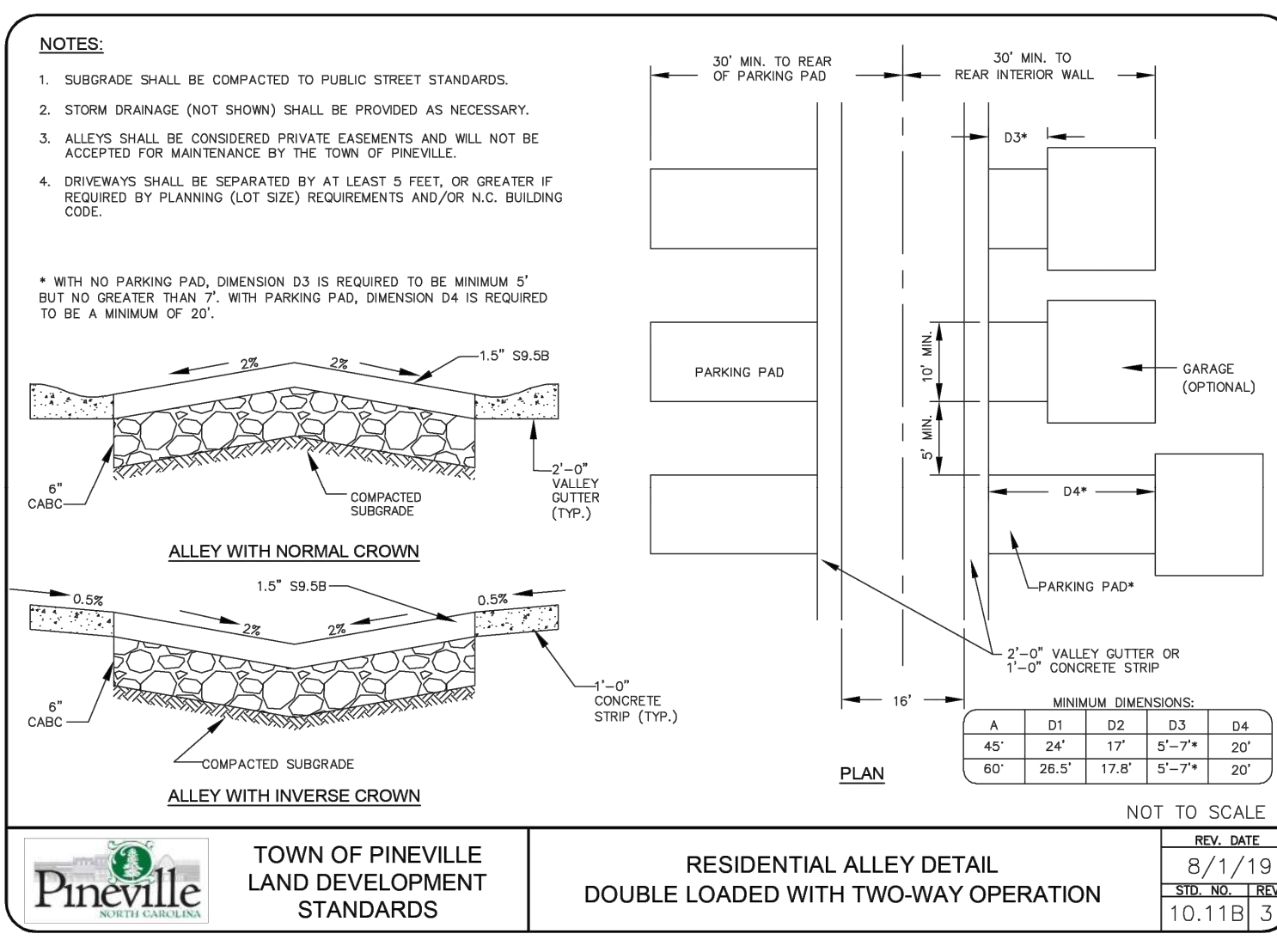
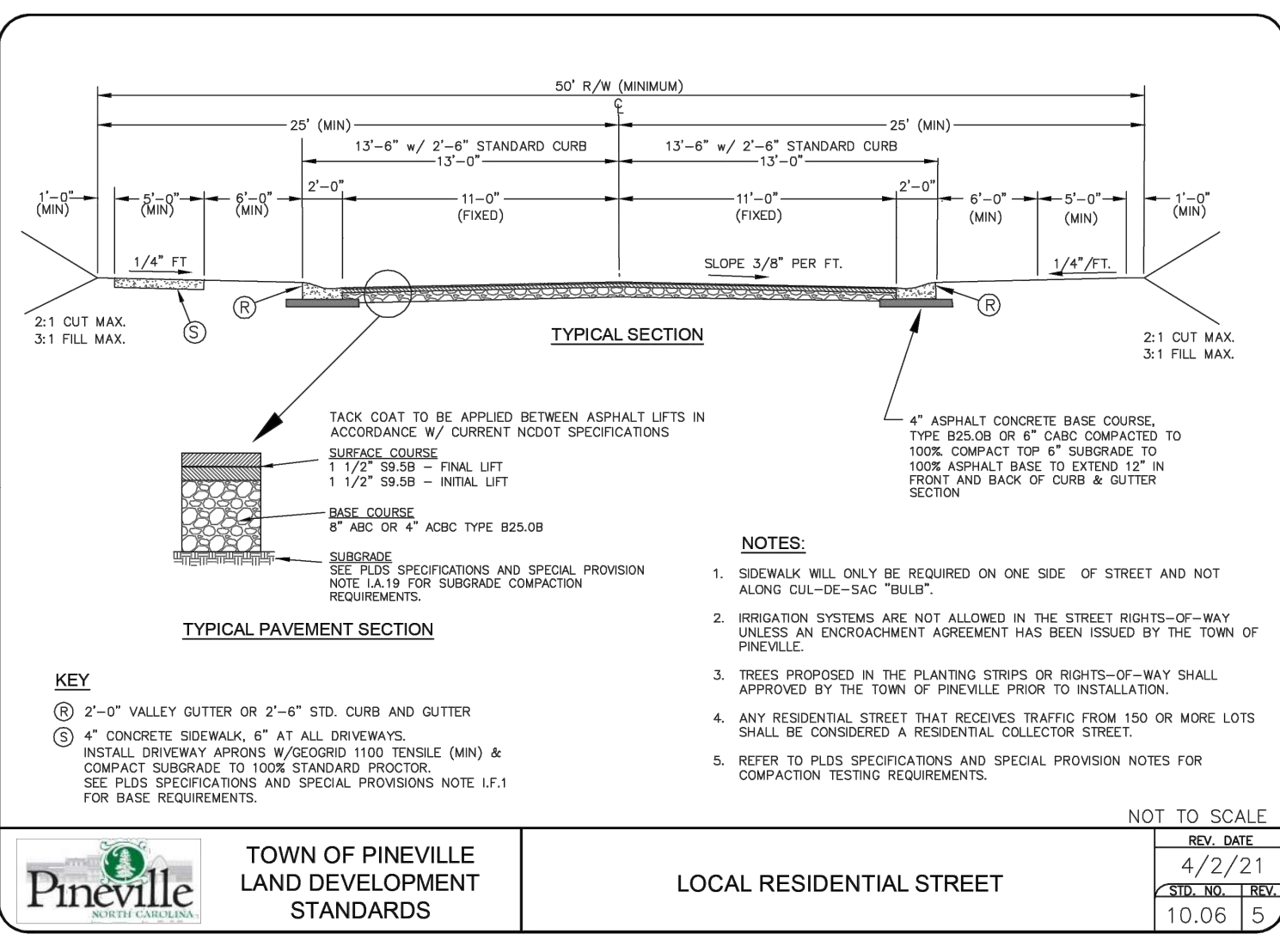
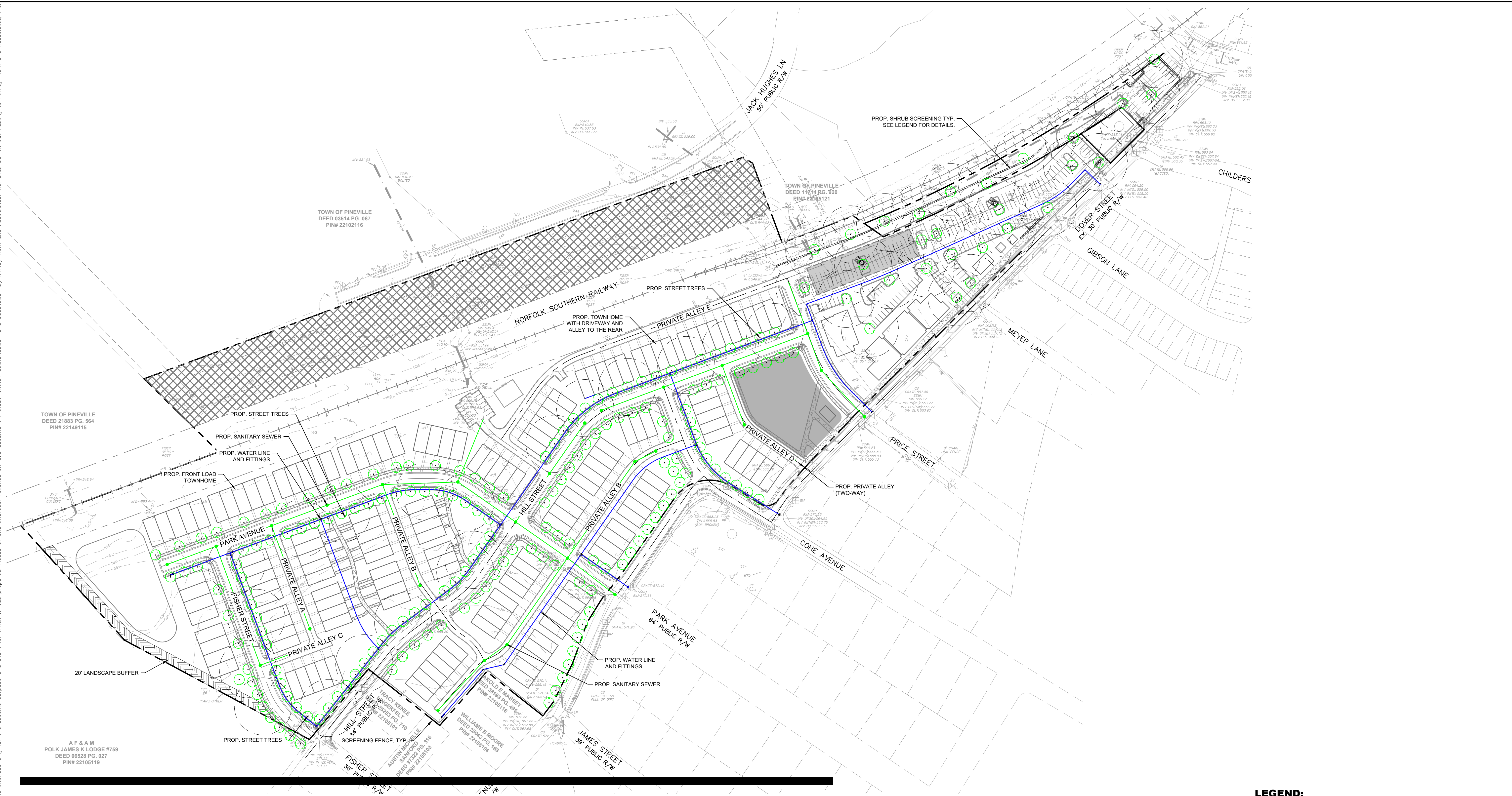
SHEET NUMBER
C-04

LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING WATER MAIN
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING FIBER OPTIC LINE
	EXISTING GUARD FENCE
	EXISTING CHAINLINK FENCE
	EXISTING TREELINE
	EXISTING RAILROAD TRACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR



Plotted By: Conner, Andrew Date: September 17, 2024, 10:34:44am File Path: K:\COM_FEL\014242_Pineville Cone Mill WXA\02 - DWG\PlanSheets\Resizing_C - Utility Plan.dwg
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LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING WATER MAIN
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING FIBER OPTIC LINE
	EXISTING GUARD FENCE
	EXISTING CHAINLINK FENCE
	EXISTING TREELINE
	EXISTING RAILROAD TRACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SHRUB SCREENING - 2' EVERGREEN AT MAX. 5' ON CENTER

TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS

LOCAL RESIDENTIAL STREET

NOT TO SCALE

REV. DATE: 4/2/21

STANDARD: 10.06.15

TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS

RESIDENTIAL ALLEY DETAIL

DOUBLE LOADED WITH TWO-WAY OPERATION

NOT TO SCALE

REV. DATE: 8/1/19

STANDARD: 10.11.13

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

PARALLEL PARKING STANDARDS

NOT TO SCALE

REV. DATE: 02/2007

STANDARD: 50.09C

GRAPHIC SCALE IN FEET: 0, 50, 100, 200

NORTH

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FOR REFERENCE ONLY	
KHA PROJECT: 014242006 DATE: 09/16/2024 SCALE: AS SHOWN DESIGNED BY: AJW DRAWN BY: CDA CHECKED BY: JEH	REVISIONS No. DATE
PLANTING & UTILITY PLAN	
PINEVILLE CONE MILL PREPARED FOR CONE MILL DEVELOPMENT VENTURES, LLC. PINEVILLE, NORTH CAROLINA	
SHEET NUMBER C-05	

Plotted By: Gansner, Andrew Date: September 17, 2024 10:34:52am File Path: K:\FROM_PRA_PRA\014242_Guest Capital\006 Pineville Cone Mill MX\02 - DWG\PlanSheets\Resizing_C-Architectural Elevations.dwg
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5-Plex Front Elevation
 Rear Load Townhomes
 Pineville, NC
 02.23.2024



Rear-Load Townhomes



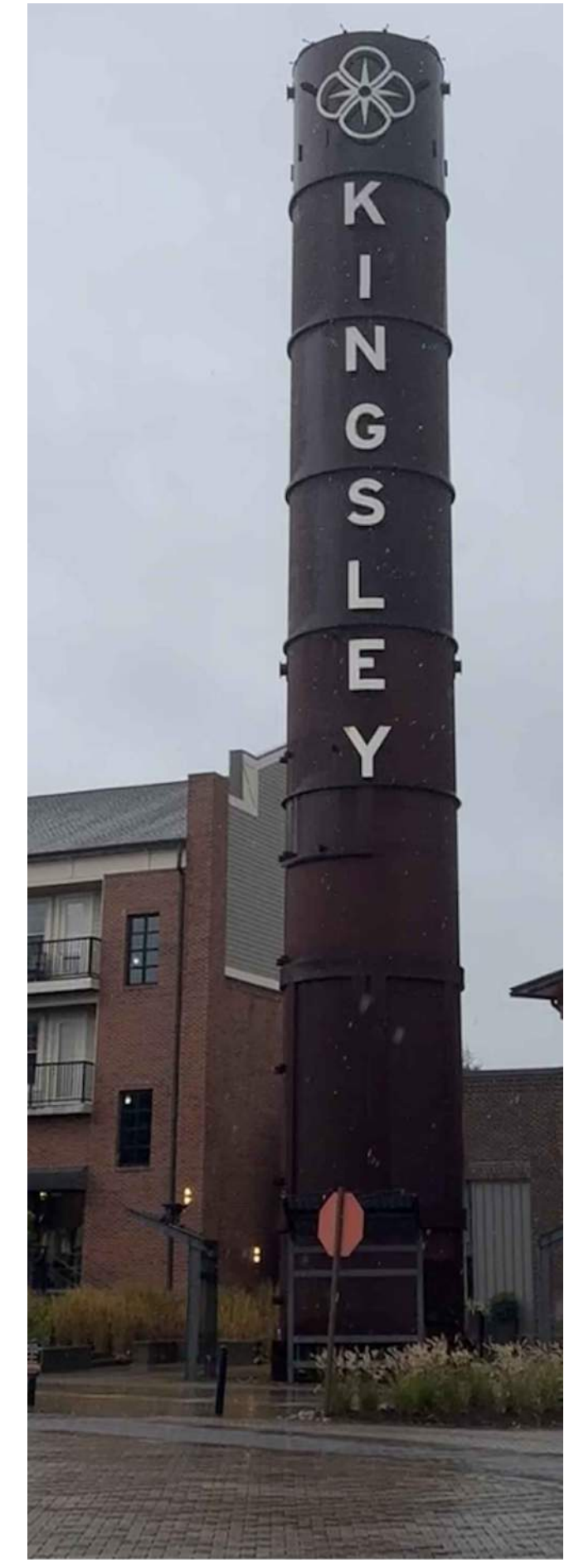
Streetscape and Open Space



4-Plex Front Elevation
 Front Load Townhomes
 Pineville, NC
 09.16.2024



Front-Load Townhomes



Smokestack Signage Example



Commercial and Mixed Use Buildings



No.	REVISIONS	DATE

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KHA PROJECT 014242006	DATE 09/16/2024	SCALE: AS SHOWN	DESIGNED BY: AUG	DRAWN BY: CDA	CHECKED BY: JEH
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GO-BY ARCHITECTURAL ELEVATIONS

PINEVILLE CONE MILL
 PREPARED FOR
 CONE MILL DEVELOPMENT
 VENTURES, LLC.
 PINEVILLE NORTH CAROLINA

SHEET NUMBER
C-06