Pineville
NORTH CAROLINA

505 Main Street
PO Box 249
Pineville, NC 28134
704-889-2291

www.townofpinevillenc.gov

WORK SESSION MINUTES
MONDAY, JUNE 22, 2026 @ 6:00 PM
THE HUT, 413 JOHNSTON DR., PINEVILLE

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, June 22, 2026 @ 6:00 p.m.

ATTENDANCE:

Mayor: Amelia Stinson-Wesley
Mayor Pro Tem: Nick Gallo
Council Members: Josh Simelton, Danielle Alford
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Absent: Ed Samaha

CALL TO ORDER:

Mayor Stinson-Wesley called the meeting to order at 6:00 p.m. and reminded the audience that there is no public comment section in this meeting.

DISCUSSION ITEMS:

Item #2, 1806 Lakeview Conditional Zoning Request, went first, as the speakers for Pineville Neighbor's Place were going to arrive a few minutes late.

1806 Lakeview Conditional Zoning Request (Travis Morgan). Mr. Morgan began by stating that this is the first reading in front of council and the public. The property owner, Stacy Cook, is in attendance and would like to purchase the home and add a large storage structure, which is site-specific and asks for council's consideration. The accessory structure is larger than the ordinance specifies. The current ordinance permits up to three accessory buildings not to exceed 50 % of the home square footage. All three existing accessory buildings are proposed to be demolished if the request is granted. There is also a second driveway proposed. It is less than 25% paved front yard area and meets zoning.

Mr. Cook stated that he does not, nor wants to, do work there for others as a business. He just wants his own shop to do his own work at home.

Mr. Morgan said that the proposed accessory structure is over four times the size we currently allow. The property is of larger size and existing landscaping helps to screen the view. Larger properties often have a desire to have larger than usual accessory buildings but need Council input on how Planning & Zoning can enforce and administer. Council also needs to decide what restrictions they wish to place. Mayor Pro Tem Gallo has concerns regarding the street view, and if the neighbors have any major concerns. Town Manager Spitzer asked Council to

consider what they want to define for visibility. Mr. Morgan asked Council if they would like to have another workshop to discuss further.

It was decided to schedule a public hearing for the July Town Council meeting.

Pineville Neighbor's Place Update (Staci McBride). Ms. McBride began by introducing Nancy Healey, the PNP Board Chair. Nancy will be giving a report at our August Town Council meeting. Ms. McBride shared how PNP is evolving to serve the Town for the next ten years. There are several administrative positions changing within the organization. In order to fund the positions, they must eliminate the Executive Director's role. Mr. Paul Claiborne will be filling the role of business development. They will conduct a search for a new executive director in the future.

Ms. Healey spoke about the new Pineville 1,000 project. They want 1,000 new businesses to give $200 each. Their goal is to bring in 1,000 businesses. Mayor Pro Tem Gallo recommended that they not forget the small businesses in Pineville and the contacts that they may have. Council Member Alford asked if a person could donate their estate to PNP. Ms. McBride answered "yes." In addition, the Dorchester residents donate knitted hats and scarves. She also noted that the hours for PNP will remain unchanged at this time. Ms. Healey will provide an updated list of board members and the new advisory board at our August meeting. There will also be a Community Picnic on July 17th. Follow their Facebook page for details.

Carolina Crossing Parking (Ryan Spitzer). Mr. Spitzer and staff met with the Carolina Crossing HOA on June 11th to discuss parking. Carolina Crossing has been experiencing increased parking along the streets making it unsafe for children in the neighborhood and limiting emergency response. He noted that commercial vehicles are having to park along Sam Meeks Road as the community prohibits them from parking in the community. He reviewed the current parking ordinance with council and added that the parking issue hasn't been enforced, as every vehicle would be towed. The HOA does not have covenants prohibiting parking on the streets. The HOA is asking the town to begin towing cars, place "No Parking" signs in the area, and marking "No Parking" along the curbing of the streets. The approximate costs to do these things is as follows: $12,000 for painting yellow curbing, $4,050 to paint "No Parking" along the curbs, and $16,000 for new signage.

Discussion followed between council members and Mr. Spitzer. Several ideas were shared including implementing incremental enforcement by the Police Department; the HOA could inform the residents; staff could attend an HOA meeting; residents in that neighborhood could complete a survey; remove mailboxes and create one location for all mailboxes. Mayor Pro Tem Gallo wants input from the HOA and the members of the community so everyone can be heard. The residents want clarity from the HOA, the police, and the property owners, because they are receiving three different answers. Mayor Stinson-Wesley added that parking discussions are being held in other neighborhoods, as well, so they are not alone.

Council agreed to keep the current process of ticketing for now. Mayor Pro Tem Gallo summarized that they would do their best to get this worked out.

Manager's discussion. Town Manager Spitzer outlined the process for RFPs for the new council members. The RFP is advertised; staff picks the best responsive firm; council approves the firm and process; the master plan is developed; council votes on the adoption of the master plan. Historically, the process has been staff-driven, then brought to council at specific milestones. However, council can decide on the process they wish to use.

Mr. Spitzer reviewed a few options, which include scheduling a charette. Having a charette will be more open and keeps the project moving along. One of the criteria will be to ensure that the firm knows what the NCDOT standards are. He summarized by stating that he expects this plan to take six to eight months to complete.

Mayor Pro Tem Gallo moved to adjourn the Work Session with a second made by Council Member Alford. All ayes.

The Mayor adjourned the meeting at 8:05 pm.

Amelia Stinson-Wesley
Mayor Amelia Stinson-Wesley

ATTEST:

Lisa Snyder
Lisa Snyder, Town Clerk