



TOWN COUNCIL WORK SESSION
TOWN HALL COUNCIL CHAMBERS
MONDAY, SEPTEMBER 25, 2023, AT 6:00 PM

[HTTPS://US02WEB.ZOOM.US/J/86569518129](https://us02web.zoom.us/j/86569518129)

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

- [1.](#) Expansion of Jack Hughes Park (*Matt Jakubowski*)
- [2.](#) Palmetto State Armory (*Travis Morgan*)
- [3.](#) Blue Heron - 404 Main Street (*Travis Morgan*)

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.

Memorandum

To: Mayor and Town Council
From: Matt Jakubowski
Date: 9/22/2023
Re: PARC Master Plan



The FY24 Town Budget included cost to produce a preliminary site plan for the expansion of Jack Hughes Park. During the last two several years the Town's Parks and Recreation Department has begun to put on organized sporting events for town residents which have grown exponentially. Multipurpose field space and to some extent baseball field usage has grown outside of what the town's spaces can handle.

The PARC Masterplan called for a baseball field and multipurpose field to be added as part of the JHP expansion. However, staff has been talking to the County and received comments from the Park and Recreation Committee that more multipurpose fields are wanted. The PARC Master Plan also indicated a need for more multipurpose fields somewhere in town. This is why we had our consultants do a second site plan rendering with just multipurpose fields.

Given the increase in field usage primarily for the multipurpose fields, staff is recommending the site plan with four multipurpose fields and no additional baseball fields. However, before proceeding with final preliminary design engineering work staff wanted to receive comments from Town Council.

Action Requested: Council to provide a consensus on which Site Plan to proceed with.



Park Advisory Board Meeting Minutes August 16th, 2023

Call to order:

The recent Park Advisory Board Meeting was held on August 16th, 2023, at the Belle Johnston Community Center. The meeting was called to order at 6:08pm by Christine Turner and seconded by Randy Brantley. Amy Smith was introduced as the newest member to the board. She lives in the McCullough neighborhood.

Attendees

Matthew Jakubowski (Staff)	Randy Brantley	Yvette Isaacs
Erin Hamilton (Staff)	James Dinkler	Stacy Shatterly
Christine Turner (Chair)	Lorraine Haynes	Amy Smith

Public Comment: None

New Business

Approval of minutes:

- i. Randy made a motion to approve the minutes of the May 17th, 2023 meeting. Motion approved and seconded by Lorraine Haynes, ayes by all.

Director Updates:

- i. Fitness Court Update: Matt has a meeting today on the fitness court. Mecklenburg County hasn't sent the contract over for approval yet. We have no timeline because of waiting on contract. We will start the bid process when we receive the contract.
- ii. Pickleball Courts: The funds for the outdoor pickleball courts are being reallocated for the Cone Mill Memorial.
- iii. Splash Pad feature: The flower feature broke. We got a new Pine tree feature and will be installed in August.
- iv. McCullough greenway update: the bid process started a month ago. Bids are due August 24th. Hopefully, town council can vote on the bids in the September meeting. We need three contractor bids. We hope construction can start by November.
- v. **Jack Hughes Feasibility Study: Handout of the Kimley Horn design was handed out to the board. Only 30-35 acres of the 70 acres are usable, the rest are flood plains. The multipurpose fields will be high school equivalent and synthetic turf. The baseball field would be equivalent to our current field 4. This design would add 350 more parking spaces.**
 - Christine asked about the possibility of a track around one of the multipurpose fields.
 - Randy asked about a parking deck. It would be too expensive and not at a park.
 - Christine asked about how we decide which fields we want. Multipurpose vs. Baseball fields. Maybe change the baseball field to another multipurpose field and track around it. A track could

be good for girls on the run and programs like that. Not a lot of public tracks are available. Amy suggested cross country could also use a track.

- **6 of 7 board members who were present agreed that the idea of adding another multipurpose field/track in place of the baseball field would be more useful.**

- vi. Athletic Update: Erin handed out a description of athletic registrations for the board to see the growth of every program.
- vii. Pineville 4 Miler is on September 23rd. We have a new sponsor, Dr. Douglas Geiger who owns Pineville Dentist. As of today, we have about 50 registrations. Erin is going to email blast the race and we are posting on all our social media. We do need volunteers for water stations and course monitors. Matt asks the board if anyone is interested in helping at the event. We will have rewards after the race. Start 2 Finish is the management company of the race.
 - Lorraine asked if there would be a warmup before the race. There will not be.
- viii. Fall Fest Rundown: Handout given to board.
 - Yvette asked about tables for concerts, we will have tables out.
 - We will get shuttle signs for Shuttle Stop 1, Shuttle Stop 2, Shuttle Stop 3 to help limit confusion. We will also label the buses with 1, 2, 3.
 - Lorraine asked about the smell behind the fields that was so bad last year. We will get with Public Works to eliminate the odors.

PPRAB Vacancies and Appointments:

- i. The PPRAB currently has 9 of 9 positions filled! The board is currently at full membership.

PPRAB Member Reports

- i. Community Engagements:
- ii. Resident concerns/suggestions:
 - a. James brought up that he has seen atvs/dirt bikes on the greenway. Matt is going to let the police know.
 - b. Christine suggested a pollinator being constructed at Lake Park. Helps bring butterflies. Her daughter is interested in helping.

Park and Recreation Department: Upcoming Events/Programs

- i. Music on Main: Christine brought up that it has been very hot and not many people attend. We are going to start it earlier in April next year and on Thursdays. We will start providing a tent since the entertainers are performing in the sun. We are hoping once the social district is approved it will invite a larger crowd.
- ii. Rock'n & Reel'n: We have two more movies on August 25th (Dog) and September 22nd (Lightyear). We have one more concert on September 8th (New Local).

Old Business - None

Open Discussion/Suggestions/Future Initiatives

- Stacy asked if there is a Blue Ways update. There is a committee tasked with finding launch sites for these blue ways. The ideal spot could be the McCullough bridge from the McCullough greenway. It's a possibility. Town of Pineville will not fund it.
- Yvette asked about spraying the front lawn where Music on Main is. Mosquitos have been bad.

Schedule of Upcoming PPRAB Meetings: November 15th – Will schedule 2024 dates in November meeting.

Adjourn – Christine made a motion to adjourn the meeting, Yvette seconded. The meeting adjourned at 7:19pm.

Pineville Youth Athletics

Sport	Season	Total Registered	Pineville Residents	Non-Residents	% Pineville Residents
NOTHING 2015					
Soccer	Spring 2016	60	35	25	58%
Soccer	Fall 2016	34	22	12	64%
Soccer	Spring 2017	57	29	28	51%
2017 No Fall Soccer due to low signups (only 16 total)					
Soccer	Spring 2018	57	29	28	51%
Soccer	Fall 2018	26	18	8	69%
Soccer	Spring 2019	59	28	31	47%
Soccer	Fall 2019	51	25	26	49%
Soccer	Spring 2020	40	21	19	52%
2020 NO FALL SOCCER					
2021 NO SOCCER					
Soccer	Spring 2022	81	33	48	40%
Soccer	Fall 2022	131	54	77	41%
Soccer	Spring 2023	253	108	145	42%
Basketball	2021-2022	152	59	93	38%
Basketball	2022-2023	214	90	124	42%

(U7 age did not play from low signups)

(U7 age did not play from low signups)

(Season was cancelled due to COVID-19)

Pineville Adult Athletics

Sport	Season	# of Teams
Basketball	Spring 2022	4
Basketball	Fall 2022	8
Basketball	Spring 2023	10



Fall Fest 2023 Information

Thursday-Saturday, October 19-21

3 Buses for Shuttles

6 Light Towers: 4 for Dover St, 2 for Jack Hughes Entrance/Pedestrians

Thursday Night (6pm-10pm)

- Ride Wristband Night
- Band: Rivermist (7pm-10pm)
- Kids Entertainment Stage
 - Piedmont Music Therapy
 - Stilt Walker
 - Face Painter, Balloon Twist Maker, Caricature Artist
 - Dinosaurs in Place

Friday (6pm-10pm)

- Band: Chairman of the Board (7pm-10pm)
- Kids Entertainment Stage
 - Piedmont Music Therapy
 - Stilt Walker
 - Face Painter, Balloon Twist Maker, Caricature Artist
 - Dinosaurs in Place

Saturday (10am-10pm)

- Band: Brandon Davidson (5pm-7pm)
- Band: Landslide (Fleetwood Mac Tribute, 8pm-10pm)
- Chili Cook Off
- Pie Eating Contest
- Kids Entertainment Stage
 - Dinosaur Shows (3)
 - Rick Hubbard
 - Mark Lippard
 - Face Painter, Balloon Twist Maker, Caricature Artist
- Fireworks at 10pm (shot from Cone Mill)



SITE PLAN RENDERING

JACK D HUGHS PARK - JULY 2023

CITY OF PINEVILLE

PINEVILLE, NC



Kimley»Horn



SHELTER

TENNIS/PICKLEBALL COURTS

PLAYGROUND

MULTI-USE FIELD

MULTI-USE FIELD

MULTI-USE FIELD

CONCESSIONS

MULTI-USE FIELD

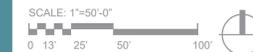
RAILROAD ROW

SITE PLAN RENDERING

JACK D HUGHS PARK - JULY 2023

CITY OF PINEVILLE

PINEVILLE, NC



Kimley»Horn

The Future Park System

Pineville provides two high-quality, well-loved parks today. It is clear from the community feedback and NLRPA recommendations that Pineville needs to expand its park offerings to provide for its population into the future. This involves expanding existing parks and reserving space for new parks.

Community park acreage in Pineville is meeting national standards, but more fields are needed to meet the needs of the community. There are no neighborhood parks in Pineville and several locations are needed to meet standards and provide park coverage to peripheral neighborhoods. See pages 38-49 for park concepts.

Community Parks

Pineville already provides a lot of community park space in Jack D. Hughes and Lake Park. Although plenty of acreage is provided, the amenities at Jack D. Hughes and Lake Park are in high demand, particularly the athletic fields at JDH.

1 JACK D. HUGHES PHASE III

Location: Main Street
Size: 71.8 acres

The parcel south of Jack D. Hughes Park is owned by Pineville and can be used to expand the park. A Jack D. Hughes expansion is a perfect location for new multi-use fields and baseball fields that are desired by the community.

2 LAKE PARK EXPANSION

Location: Lake Drive
Size: 12.6 acres

Lake Park is already a very active park with many amenities. The adjacent creek-side parcel allows space to expand the park and provide more natural park space and passive amenities to Lake Park.

3 MARSH PARK

Location: Leihner Drive
Size: 25.7 acres

Mecklenburg County plans to build Marsh Park as part of the Little Sugar Creek Greenway extension. This county park will be located off Main Street and provide a great natural amenity.

Neighborhood Parks

Pineville does not provide any neighborhood parks today, making these parks the priority for new park acreage. NLRPA standards suggest Pineville needs 22.9 acres of neighborhood parks by 2030, which would mean 2-3 locations ideally on the outskirts of Pineville.

4 GOODELL PARK

Location: Goodsell Court
Size: 1.6 acres (12 parcels)

A park east of Pineville provides park coverage to neighborhoods that are currently disconnected from the system.

5 WEST PARK

A park in the west of Pineville is not necessary today as there are no large population centers there. However, as Pineville grows, it is important to plan for the future. Pineville should monitor planned development in this area and purchase park land to be developed in the future as an investment in this growing area.

Mini Parks

Pineville does not provide any mini parks today. The area in front of the police department can become a mini park in the future as part of the library and town hall construction. For other mini park recommendations, see page 37.

6 LIBRARY PLAZA

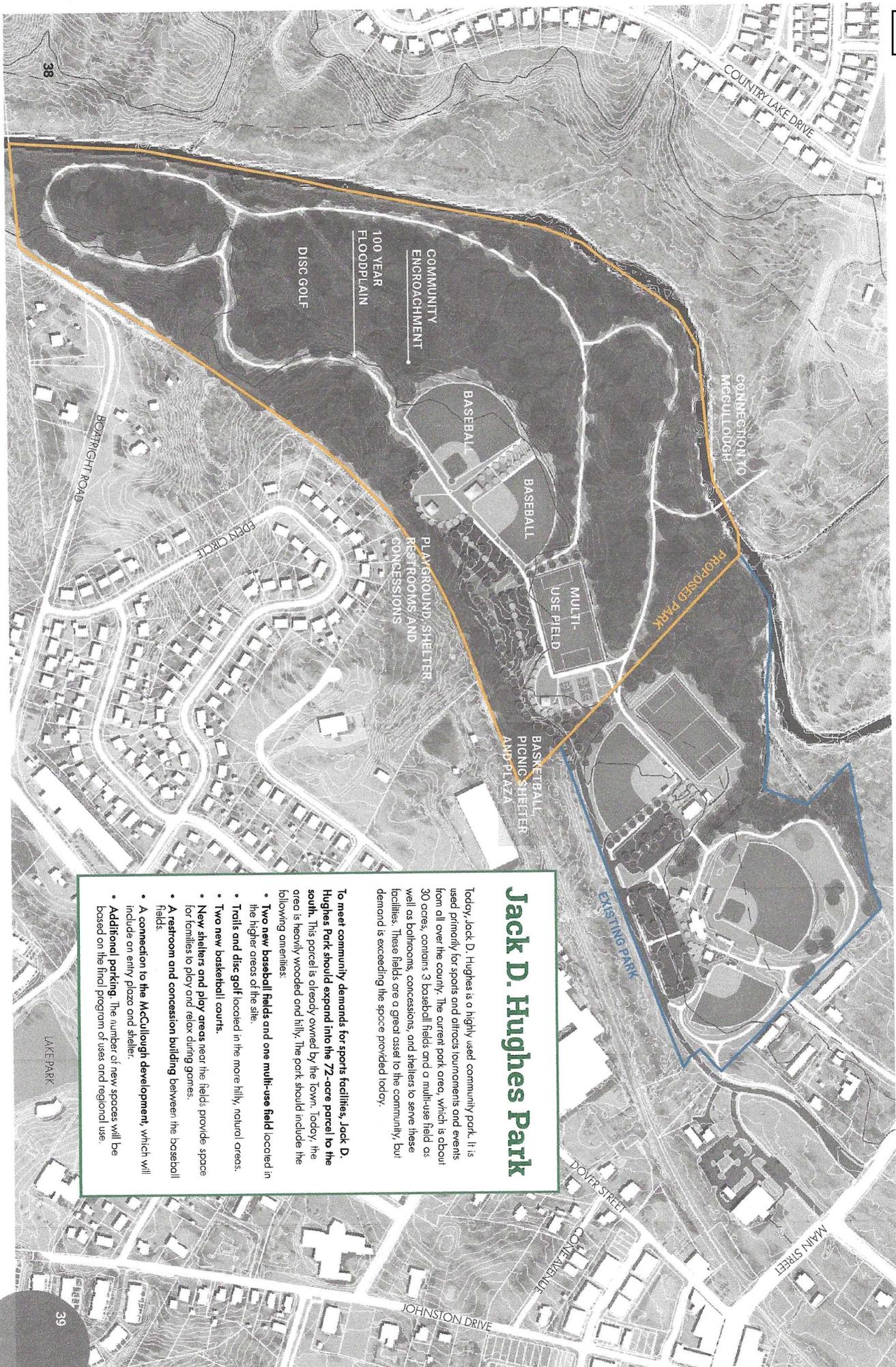
Address: 427 Main Street
Size: 1.2 acres

The large lawn area in front of the police department functions as community space and can be programmed in the future to become a mini park.

Indoor Recreation

Parks and Recreation staff has outgrown the Belle Johnston Community Center, and more room is needed for programs for details on the BICC expansion, see pages 42-47.





Jack D. Hughes Park

Today, Jack D. Hughes is a highly used community park. It is used primarily for sports and attracts tournaments and events from all over the county. The current park area, which is about 30 acres, contains 3 baseball fields and a multi-use field as well as bathrooms, concessions, and shelters to serve these facilities. These fields are a great asset to the community, but demand is exceeding the space provided today.

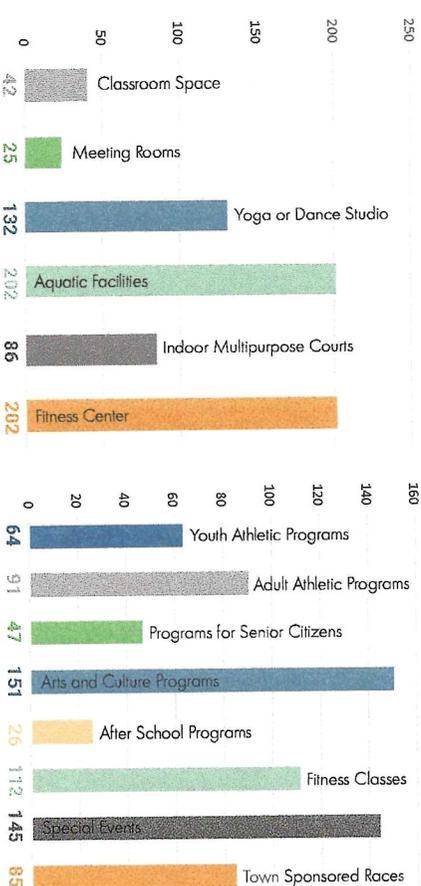
- To meet community demands for sports facilities, Jack D. Hughes Park should expand into the 72-acre parcel to the south.** This parcel is already owned by the Town. Today, the area is heavily wooded and hilly. The park should include the following amenities:
- **Two new baseball fields and one multi-use field** located in the higher crests of the site.
 - **Trails and disc golf** located in the more hilly, natural areas.
 - **Two new basketball courts.**
 - **New shelters and play areas** near the fields provide space for families to play and relax during games.
 - **A restroom and concession building** between the baseball fields.
 - **A connection to the McCullough development**, which will include an entry plaza and shelter.
 - **Additional parking.** The number of new spaces will be based on the final program of uses and regional use.

Future Priorities

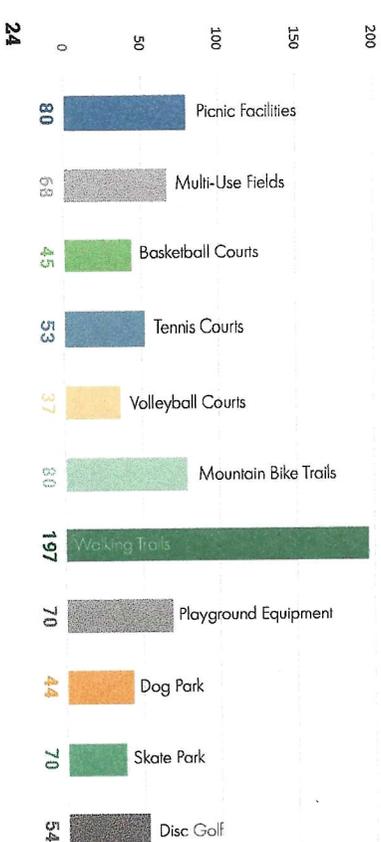
HOW WOULD YOU RATE THE NEED FOR ADDITIONAL PUBLIC RECREATION, PARKS, AND TRAILS?



WHAT INDOOR FACILITIES WOULD YOU LIKE TO SEE MORE OF IN THE FUTURE?



WHAT PROGRAMS WOULD YOU LIKE TO SEE MORE OF IN THE FUTURE?



WHAT OUTDOOR FACILITIES WOULD YOU LIKE TO SEE MORE OF IN THE FUTURE?

Future Priorities Summary

SELECT PRIORITIES FOR THE PINEVILLE PARKS AND RECREATION SYSTEM.



WHAT DO YOU LOVE ABOUT PINEVILLE?

- In this essay response question, many people said they treasure the **small town feel** of Pineville and do not want to lose that in the future.
- Many people said they love the parks and recreation facilities in Pineville, and most named **Lake Park** in particular as their favorite park!

WHAT WOULD YOU CHANGE ABOUT PINEVILLE?

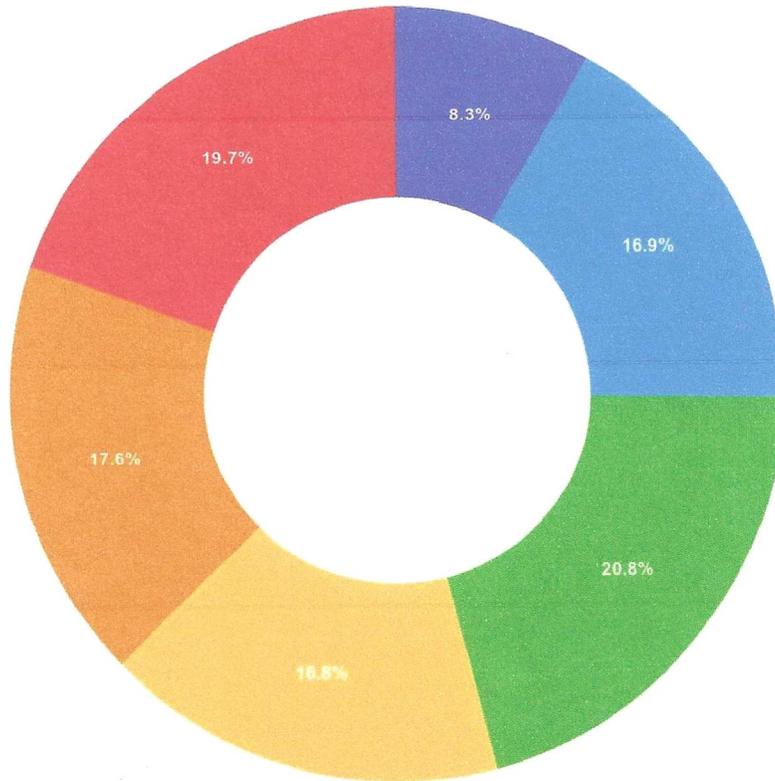
- Many responses said **more ball fields** are necessary to meet growing demand.
- Others said they would like to ease congestion and have **safer walking routes**.

TAKEAWAYS:

- For future priorities, people want to see **new amenities**. They rated the need for additional facilities and parks relatively high.
- Indoors, people want to see more **aquatic facilities and fitness centers**.
- Outdoors, people overwhelmingly want more **walking trails**. Other popular choices were picnic facilities, multi-purpose fields, mountain bike trails, and playgrounds.
- For programs, people want **art and culture programs and special events**.



Q10 Please select up to THREE priorities for the Pineville parks and recreation system.*

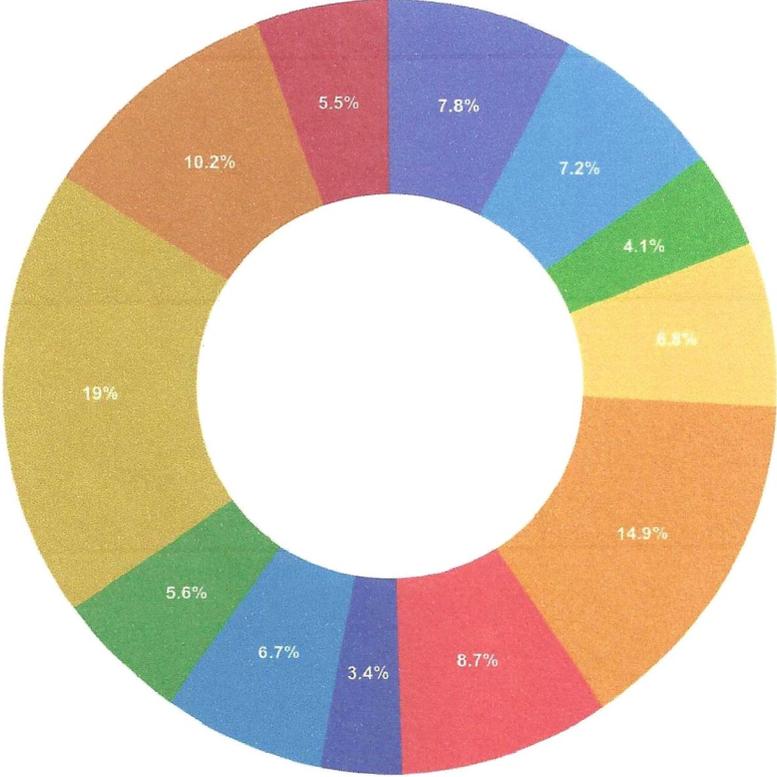


Answered: 284 Unanswered: 0

Choice	Total
Creating new parks	60
Expanding existing parks	123
Adding new amenities	151
Acquiring and preserving open space	122
Adding new indoor or outdoor sports facilities	128
Expanding the events calendar or program offerings	143

Choice	Total
 Playground equipment	64
 Dog parks	25
 Skate park	49
 Disc golf	41
 Swimming Pools	139
 Pickleball Courts	75
 Splashpad	40

Q9 Which of the following outdoor activities would you like to see more of in the future?
Choose up to THREE.*



Answered: 284 Unanswered: 0

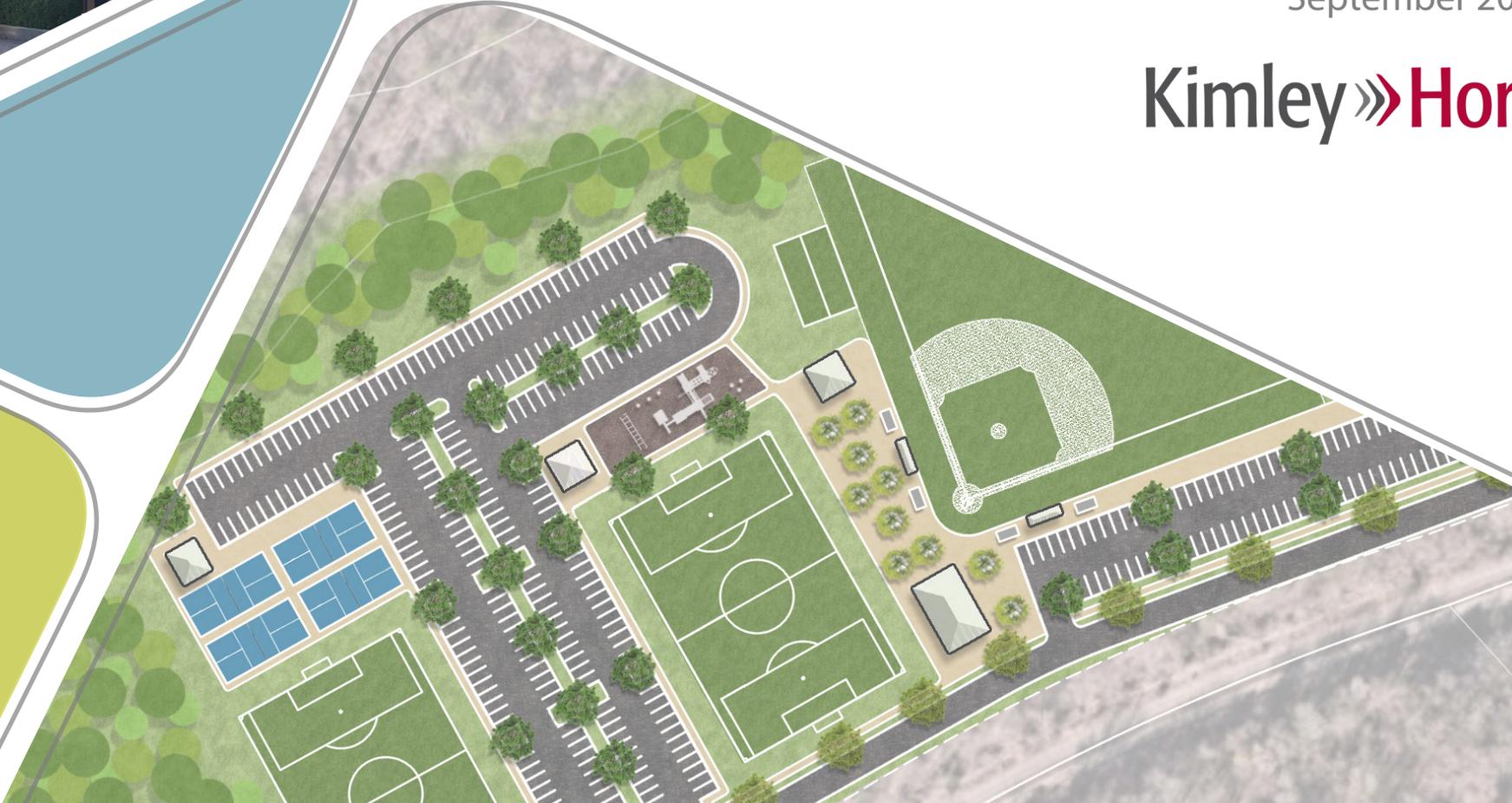
Choice	Total
Picnic facilities	57
Multi-use fields	53
Volleyball courts	30
Mountain bike trails	50
Walking trails	109



Jack D Hughes Park Layout Options Report

City of Pineville, NC
September 2023

Kimley»Horn







Option 1(A)

Amenities

- Baseball Field
- (2) Batting Cages
- Dugout
- Bleachers
- (2) Multi-Use Fields
- (4) Tennis/Pickleball Courts
- Concessions
- (3) Shelter
- Playground
- 348 Parking Spots

Cost Differences ~\$2.3 mil

• Mass Grading =	\$910,000
• Wall sf (1.a) =	\$540,000
• Baseball Field* =	\$821,000
• Approximate Permit Fees =	\$15,000
• Approximate Professional Permit Fees =	\$48,000

Permitting Implications: Any fill placed within the community encroachment area will require a flood study (sometimes referred to as a no-rise study) and a floodplain development permit (FDP) from Mecklenburg County. The flood study must demonstrate that there is no increase (0.00') in the 100-year base flood elevation or if there is an increase, that increase cannot impact another insurable structure. If there is an increase and no structures are impacted, a Conditional Letter of Map Revision (CLOMR) may be submitted to Mecklenburg County. The CLOMR requires public notification. This may also trigger the requirement for a post-construction Community Letter of Map Revision (LOMR) with as-built survey to be submitted and approved before a CO will be issued. A LOMR also requires public notification. Typical preparation and review times are 6-12 weeks for a flood study and FDP, 5-9 months for a flood study and FDP with CLOMR, and 3-6 months post construction LOMR.

Option 1(B)

Amenities

- Baseball Field
- (2) Batting Cages
- Dugout
- Bleachers
- (2) Multi-Use Fields
- (4) Tennis/Pickleball Courts
- Concessions
- (3) Shelter
- Playground
- 348 Parking Spots

Cost Differences ~\$2.7 mil

• Mass Grading =	\$1,156,000
• Wall sf (1.b) =	\$758,000
• Baseball Field* =	\$821,000

Option 2

Amenities

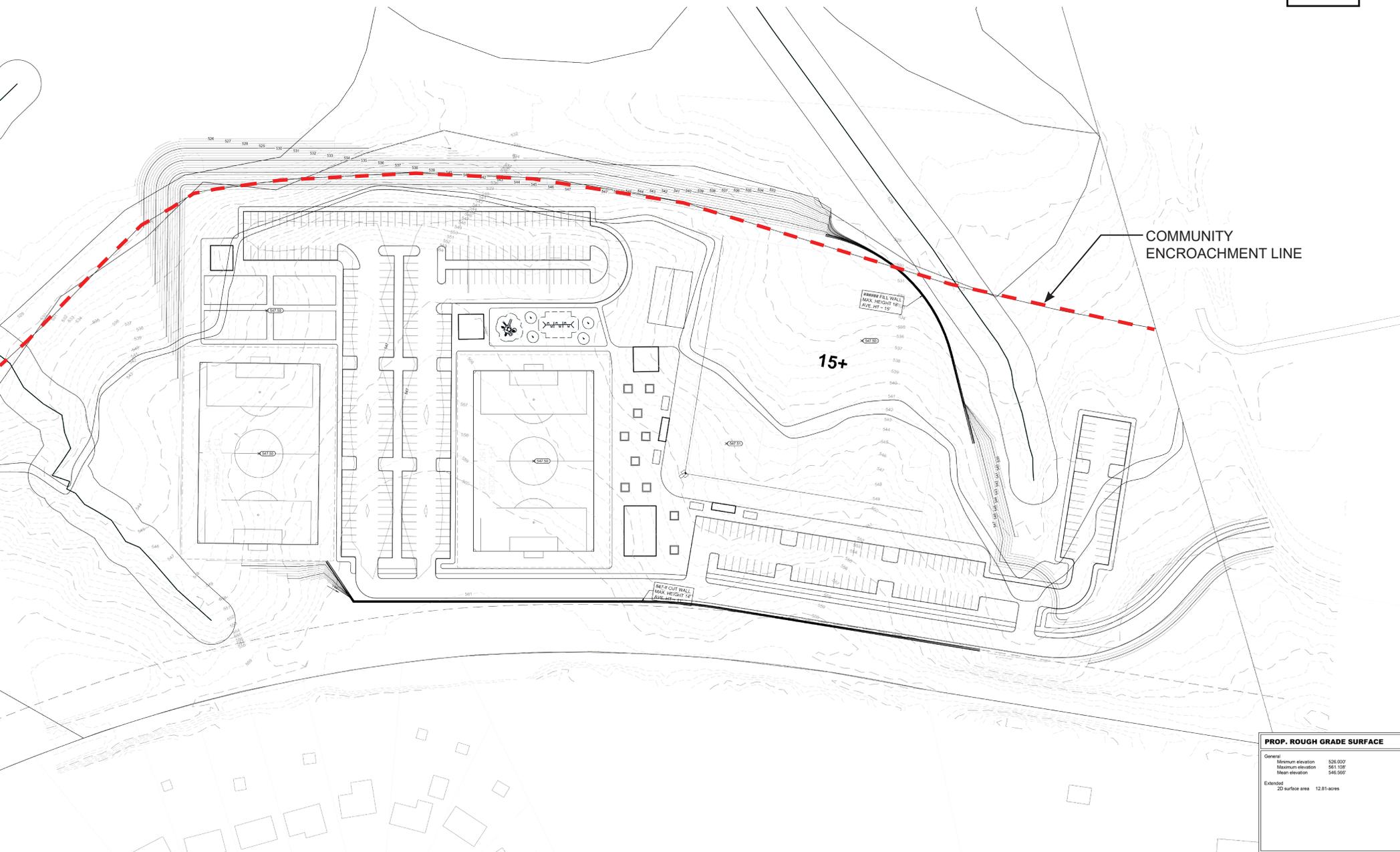
- (4) Multi-Use Fields
- (4) Tennis/Pickleball Courts
- Concessions
- (3) Shelter
- Playground
- 337 Parking Spots

Cost Differences ~\$3.8 mil

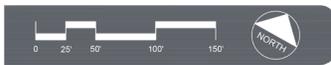
• Mass Grading =	\$1,310,000
• Wall sf =	\$562,000
• 2 Multi-Use Fields* =	\$1,890,000

Costs included on this sheet are specifically for the differences between options 1 and 2 and should be used for decision making purposes only. Other costs such as shelters, parking, and tennis courts will be included in the final cost estimates. Opinions of probable cost are based on information known to consultant at this time, as well as preliminary mass grading and are subject to change. Consultant cannot guarantee that proposals, bids, or actual construction costs will not vary from Opinions of probable costs.

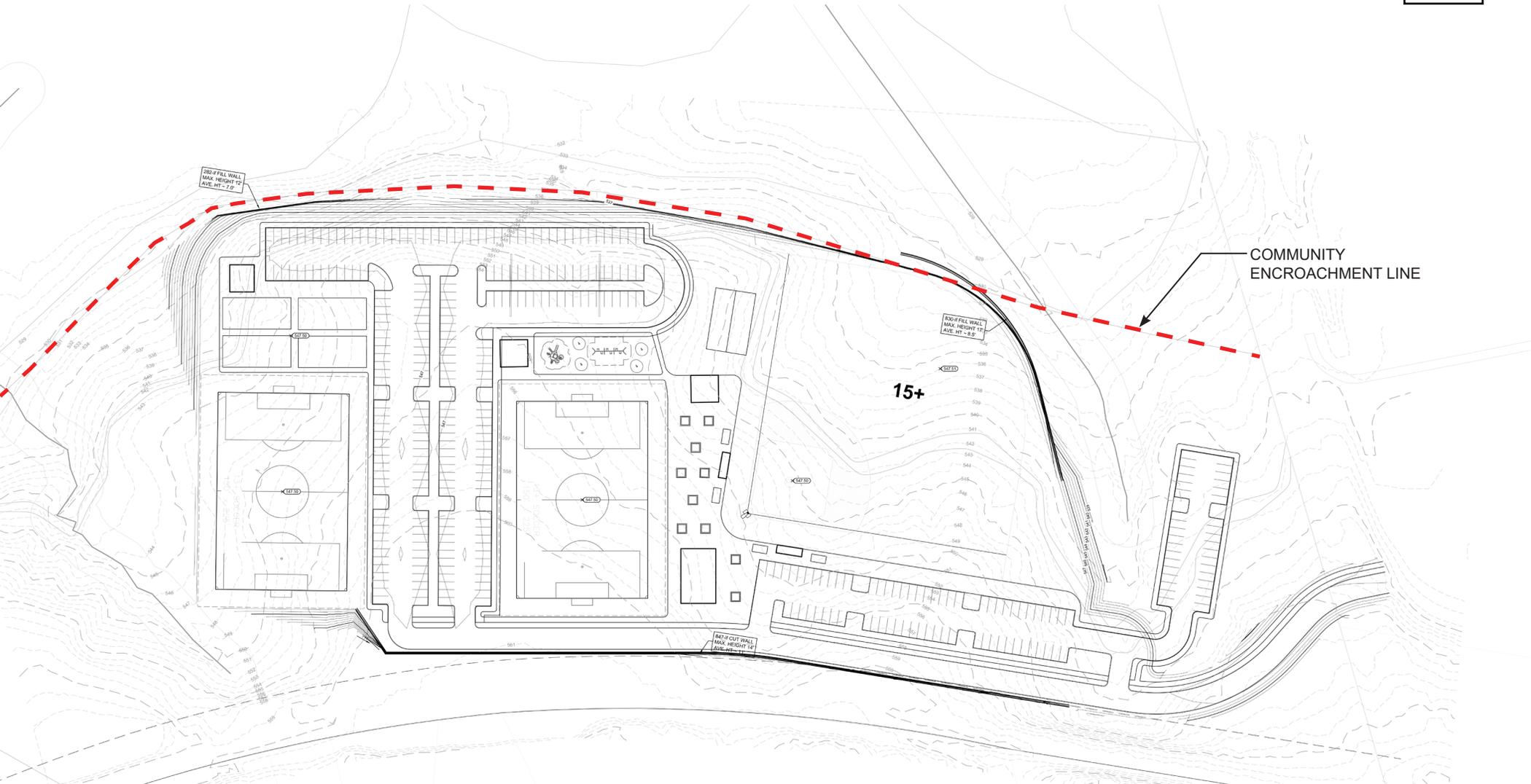
*All sports field's cost estimates include pricing for irrigation, fencing, equipment, scoreboards, etc.



PROP. ROUGH GRADE SURFACE	
General	
Minimum elevation	528.00'
Maximum elevation	541.10'
Mean elevation	546.50'
Extents	
2D surface area	12.81 acres



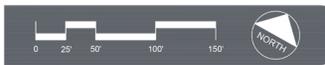
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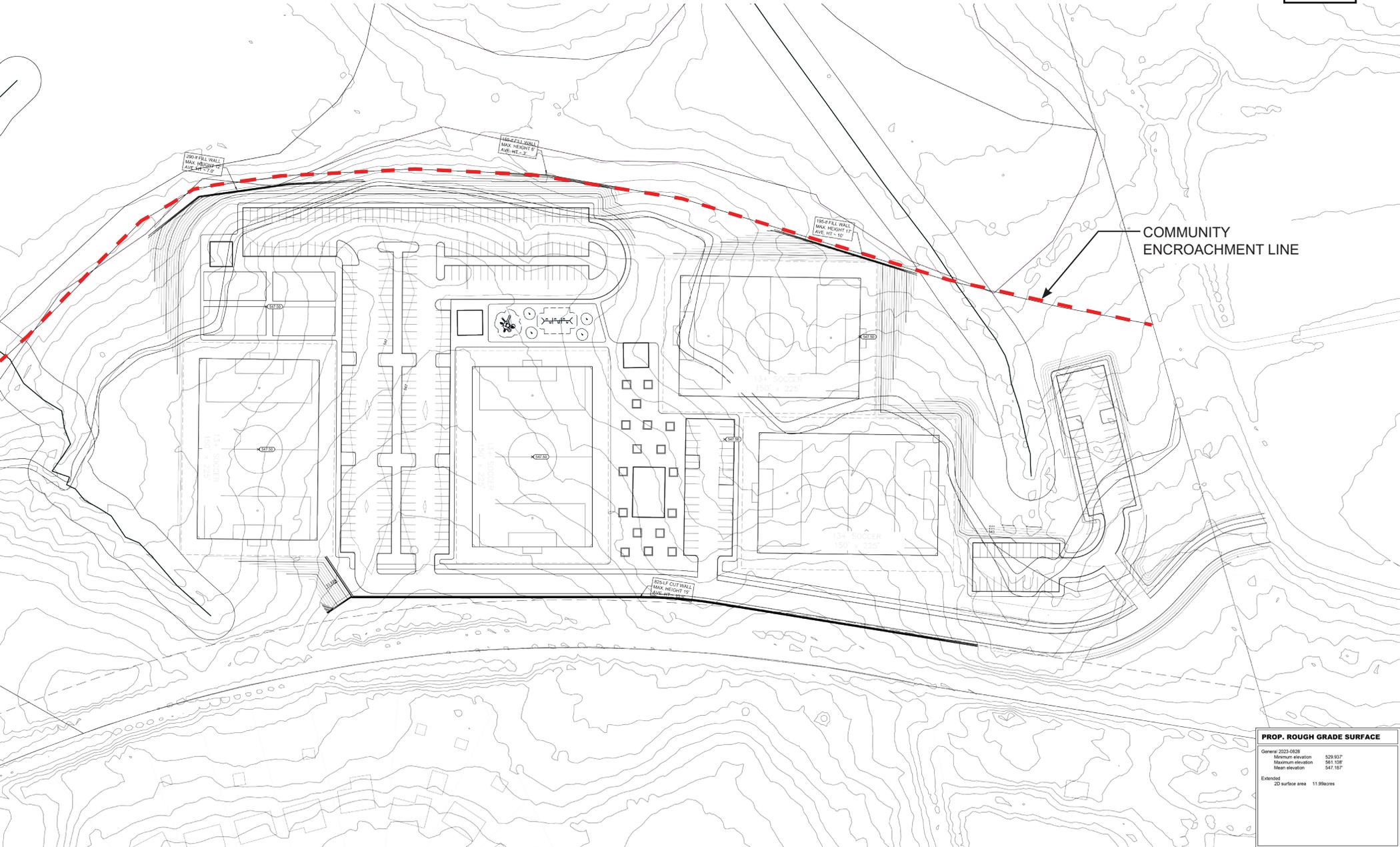
COMMUNITY ENCROACHMENT LINE

15+

PROP. ROUGH GRADE SURFACE	
General	2023-0828
Minimum elevation	529.93'
Maximum elevation	541.10E'
Mean elevation	547.18'
Extremoid	2D surface area 11.99acres



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COMMUNITY ENCROACHMENT LINE

PROP. ROUGH GRADE SURFACE	
General	2023-0628
Minimum elevation	529.93'
Maximum elevation	541.10'
Mean elevation	547.55'
Extent/total	20 surface area 11.99 acres



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: Palmetto State Armory Phone: (803) 309-5085
Applicant's Mailing Address: 3850 Fernandina Rd. Columbia, SC 29210

Property Information:

Property Location: 9610 Pineville-Matthews Rd. Pineville, NC
Property Owner's Mailing Address: 3850 Fernandina Rd. Columbia, SC 29210
Property Owner Name: 9610 Pineville-Matthews, LLC. Phone: (803) 309-5085
Tax Map and Parcel Number: # 20709502 Existing Zoning: B-4

Which are you applying (Check all that apply):

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

Fill out section(s) that apply:

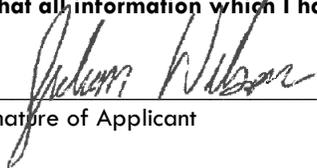
Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use _____
Acreage _____ Square Feet _____ Approximate Height _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

Text Amendment:
Section 2.4 and 6.4.2 Reason To allow gun range that was not expressly permitted by the existing zoning.
Proposed Text Change (Attach if needed) See attached.

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

Sept. 14, 2023
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

Workshop



To: Town Council

From: Travis Morgan

Date: 9/25/2023

Re: Palmetto State Armory (*Text Amendment/Informational Item*)

REQUEST:

Palmetto State Armory seeks your consideration and approval for a text amendment to conditionally allow a gun range in the B4 zoning district. Currently gun sales are permitted in the district but not a gun range.

TEXT AMENDMENT:

Below are the proposed changes Pineville Table of Use Chart and related added conditions:

Between *Gun and Ammunition Sales* and *Gunsmith* insert

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
Gun Range Indoor										CS			6.5.23

We suggest the following changes/additions/amendments to the Pineville Zoning Ordinance:

(NEW) 6.5.23 Gun Ranges Indoor

- A) Any structure used for such facility must be in an individual stand-alone or free-standing building.
- B) Such facility shall be constructed so as to significantly muffle noise generated by the firing of weapons so that no sound over 40 decibels may be heard at the property line. Sound absorbing materials, masonry walls, or other options shall be identified on the site plan as the intended methods of noise reduction outside the range structure.
- C) Such facility shall conform to the design standards (or greater) outlined in the latest revised edition of the NRA Range Source Book, Section 3, Chapters 1 through 12, and applicable OSHA standards. The specific design standards being followed shall be identified on the site plan.
- D) Bullet stop and containment systems shall be required and specified shall meet as a minimum the criteria set forth in *The Range Source Book* as published by the National Rifle Association Revised January 2004, in Section 3.01.04 et seq.

- E) Site and parking lot lighting will be designed to cast light downward into site and that lighting except for security lighting, may not be illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- F) Site and Parking lot lighting will be limited to a maximum of 35 feet and equipped with full cut-off fixture. Site and Parking lot lighting may not shine on adjacent properties.
- G) Such facility shall be located no closer than two hundred (200) feet away from any church, public park, educational facility including school, and 1,000 ft from any residence. Such distance measured from subject facility front door to off-site property line.
- H) No mechanical or ventilation equipment shall be visible from a public right-of-way. All environmental regulations (State and Federal) must be met. Ventilation shall be designed to meet or exceed such regulations.
- I) The facility shall not be utilized for the storage of lead, ammunition, firearms, gunpowder, or other hazardous or dangerous materials. No cleaning or repair of guns shall be allowed within an accessory structure.

STAFF COMMENT:

The B4 zoning district is the highest land value commercial zoning classification next to the Planned Business (BP) district such as the Mall. The B4 district is primarily around Hwy 51 east of the Mall, Carolina Place Parkway, North Polk, and parts of Park Road. Indoor gun ranges typically are located in general industrial or B or C level commercial zoning districts. As such, the proposal does not allow indoor gun ranges by right but proposes site plan approval process.

General building code does not seem to address bullet stop systems. It appears to be governed by the business and insurance needs. Building standards have been pulled from other sources and included in the conditional standards proposes as section 6.5.23.

PROCEDURE:

This is an informational item for your review and consideration. This is for the text amendment and is independent of any following site plan proposal. Council feedback is welcomed. It is anticipated additional workshop meetings will be needed. Planning Board input is needed for this ordinance text amendment as well. A public hearing has not been called for or advertised.

Item 2.

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

25

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: Palmetto State Armory Phone: (803) 309-5085
Applicant's Mailing Address: 3850 Fernandina Rd. Columbia, SC 29210

Property Information:

Property Location: 9610 Pineville-Matthews Rd. Pineville, NC
Property Owner's Mailing Address: 3850 Fernandina Rd. Columbia, SC 29210
Property Owner Name: 9610 Pineville-Matthews, LLC. Phone: (803) 309-5085
Tax Map and Parcel Number: # 20709502 Existing Zoning: B-4

Which are you applying (Check all that apply):

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

Fill out section(s) that apply:

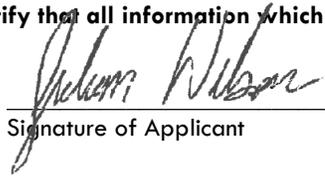
Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use Outdoor retail store with shooting range built inside of existing footprint.
Acreage 2.778 AC Square Feet 120,996 Approximate Height 32' # of Rooms N/A
Parking Spaces Required 63 Parking Spaces Provided 149 ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

Text Amendment:
Section 6.5.23 Reason Better utilization of space
Proposed Text Change (Attach if needed) attached

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

Sept. 14, 2023
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date

Workshop

Pineville

PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 9/25/2023

Re: **Palmetto State Armory** (*Site Specific Conditional Zoning Plan/Informational Item*)

REQUEST:

Palmetto State Armory requests a site specific conditional zoning plan for and indoor gun range for the property located at 9610 Pineville-Matthews Rd which is the current Office Depot building. This is a follow up should the prior proposed text amendment be approved.

DEVELOPMENT SUMMARY:

Location:	9610 Pineville-Matthews Rd
Zoning:	Existing: B4 Proposed: B4(CD)
Parcel Size:	2.77± acres
Building Size:	31,868± square feet existing building to be kept rehabbed and brought into current zoning compliance.

STAFF COMMENT:

Property requirements to meet current zoning include, decorative pedestrian streetlights, sidewalk, landscaping, front building elevation and trash containment. See plan.

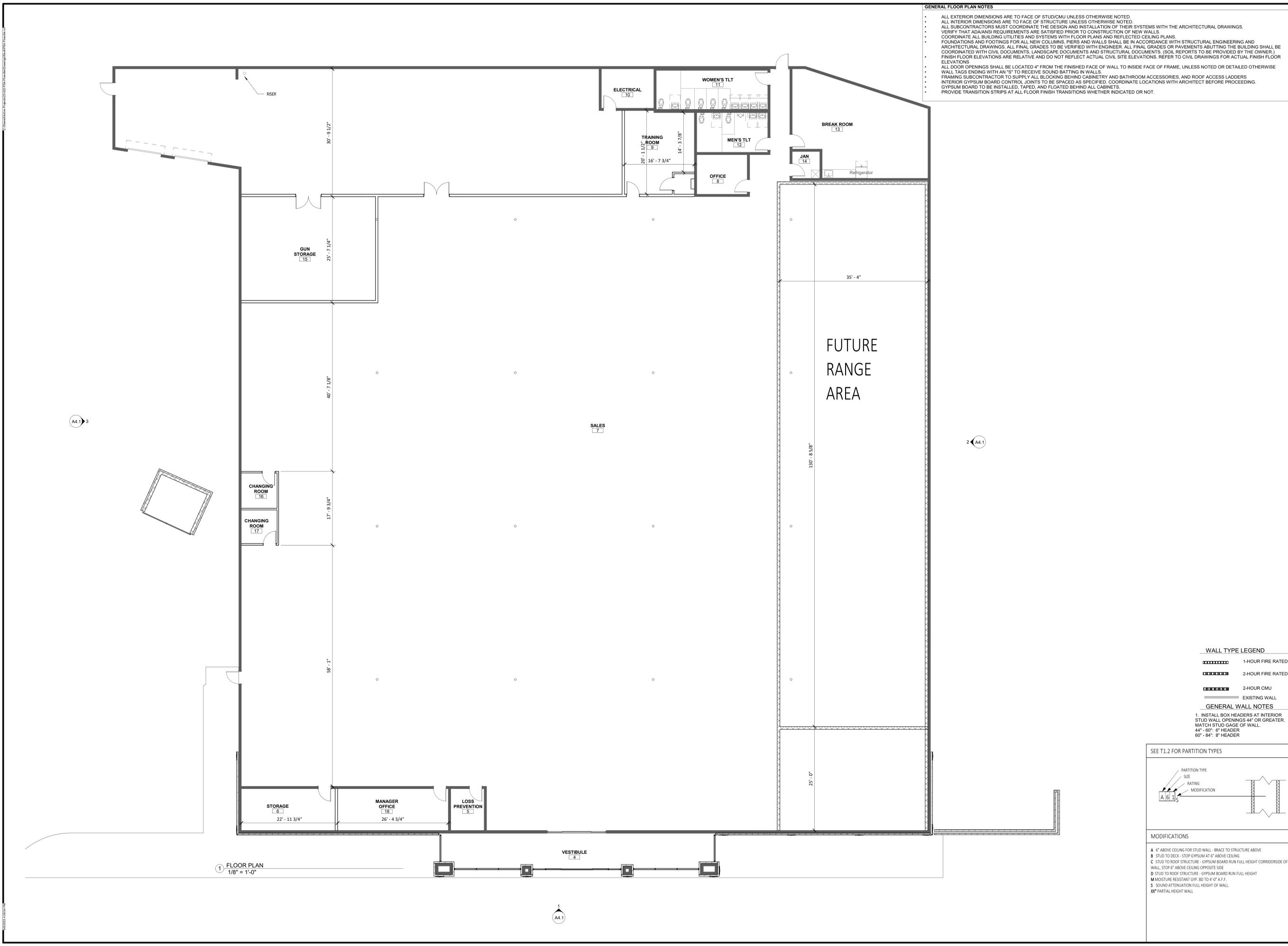
Note HVAC ventilation units on the right side of the building along access drive. Preference to have those either as rooftop units, to the rear, or other side of the building. They are proposed as screened but having them away from the second most visible side and away from SpareTime or Jared's would be beneficial. Early discussions I had noted SpareTime as opposed to this location. This is a prime commercial location and sidewalks and pedestrian enhancements are much needed. Future development adjacent to the site may be limited such as for residential units. This is due to the use itself here and distance requirements. These distance requirements are imposed on the range however and not residential units or similar currently.

Building elevations are a start but need some adjustment to detailing to be consistent with other approvals such as town hall brickwork and the overlay district.

PROCEDURE:

This is the second (conditional site plan) part and follow up to Palmetto's text amendment proposal. This is an informational item for your review and consideration. No action is needed. Council feedback is welcomed. It is anticipated additional workshop meetings will be needed. A public hearing has not been called for or advertised pending Planning Board action on the text amendment portion.

- GENERAL FLOOR PLAN NOTES**
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD/CMU UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - ALL SUBCONTRACTORS MUST COORDINATE THE DESIGN AND INSTALLATION OF THEIR SYSTEMS WITH THE ARCHITECTURAL DRAWINGS.
 - VERIFY THAT ADA/ANSI REQUIREMENTS ARE SATISFIED PRIOR TO CONSTRUCTION OF NEW WALLS.
 - COORDINATE ALL BUILDING UTILITIES AND SYSTEMS WITH FLOOR PLANS AND REFLECTED CEILING PLANS.
 - FOUNDATIONS AND FOOTINGS FOR ALL NEW COLUMNS, PIERS AND WALLS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEERING AND ARCHITECTURAL DRAWINGS. ALL FINAL GRADES TO BE VERIFIED WITH ENGINEER. ALL FINAL GRADES OR PAVEMENTS ABUTTING THE BUILDING SHALL BE COORDINATED WITH CIVIL DOCUMENTS, LANDSCAPE DOCUMENTS AND STRUCTURAL DOCUMENTS. (SOIL REPORTS TO BE PROVIDED BY THE OWNER.)
 - FINISH FLOOR ELEVATIONS ARE RELATIVE AND DO NOT REFLECT ACTUAL CIVIL SITE ELEVATIONS. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
 - ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM THE FINISHED FACE OF WALL TO INSIDE FACE OF FRAME, UNLESS NOTED OR DETAILED OTHERWISE.
 - WALL TAGS ENDING WITH AN "S" TO RECEIVE SOUND BATTING IN WALLS.
 - FRAMING SUBCONTRACTOR TO SUPPLY ALL BLOCKING BEHIND CABINETS AND BATHROOM ACCESSORIES, AND ROOF ACCESS LADDERS.
 - INTERIOR GYPSUM BOARD CONTROL JOINTS TO BE SPACED AS SPECIFIED. COORDINATE LOCATIONS WITH ARCHITECT BEFORE PROCEEDING.
 - GYPSUM BOARD TO BE INSTALLED, TAPED, AND FLOATED BEHIND ALL CABINETS.
 - PROVIDE TRANSITION STRIPS AT ALL FLOOR FINISH TRANSITIONS WHETHER INDICATED OR NOT.



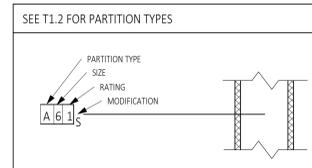
1 FLOOR PLAN
1/8" = 1'-0"

WALL TYPE LEGEND

	1-HOUR FIRE RATED
	2-HOUR FIRE RATED
	2-HOUR CMU
	EXISTING WALL

GENERAL WALL NOTES

1. INSTALL BOX HEADERS AT INTERIOR STUD WALL OPENINGS 44" OR GREATER. MATCH STUD GAGE OF WALL.
44" - 60" 6" HEADER
60" - 84" 8" HEADER



- MODIFICATIONS**
- A 6" ABOVE CEILING FOR STUD WALL - BRACE TO STRUCTURE ABOVE
 - B STUD TO DECK - STOP GYPSUM AT 6" ABOVE CEILING
 - C STUD TO ROOF STRUCTURE - GYPSUM BOARD RUN FULL HEIGHT CORRIDORSIDE OF WALL, STOP 6" ABOVE CEILING OPPOSITE SIDE
 - D STUD TO ROOF STRUCTURE - GYPSUM BOARD RUN FULL HEIGHT
 - M MOISTURE RESISTANT GYP. BD TO 4'-0" A.F.F.
 - S SOUND ATTENUATION FULL HEIGHT OF WALL
 - XX PARTIAL HEIGHT WALL

2023.06.23 11:58:11 AM C:\Users\jgibson\OneDrive\Documents\PSA Pineville.dwg

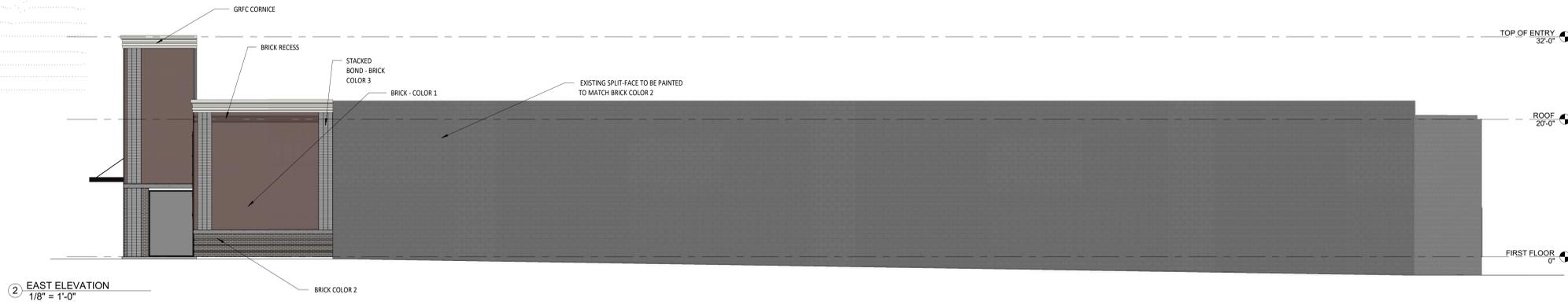
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SCHEMATIC DESIGN

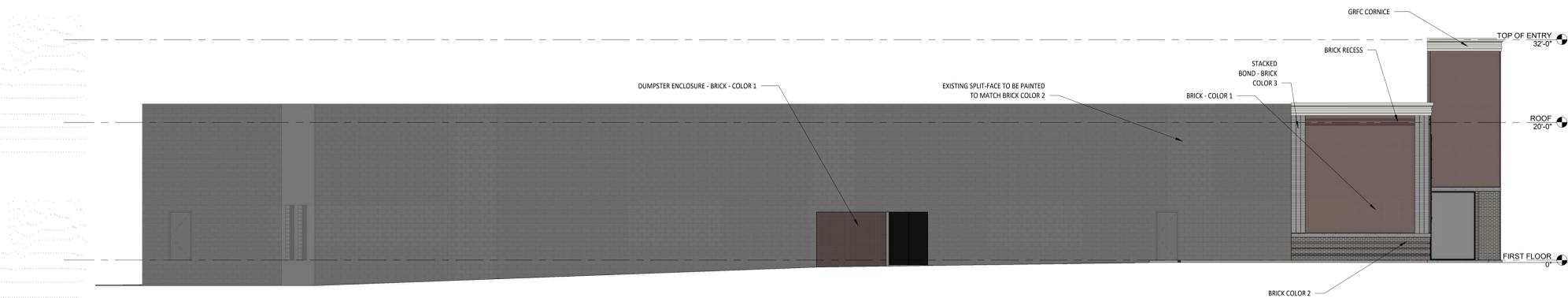
DRAWINGS ARE DIAGRAMMATIC ONLY AND HAVE NOT BEEN REVIEWED FOR CODE



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



BRICK COLOR 1



BRICK COLOR 2



BRICK COLOR 3



Workshop



To: Town Council

From: Travis Morgan

Date: 9/25/2023

Re: Blue Heron Acquisitions 404 Main Street (*Informational Item*)

REQUEST:

Blue Heron seeks your consideration and approval for a conditional zoning proposal to allow for a site specific plan for apartment units and ground floor commercial space.

DEVELOPMENT SUMMARY:

Location:	404 Main
Zoning:	Existing: DC Proposed: DC(CD)
Parcel Size:	4.8± acres
Height:	Varies 46’8” to 64’ 8” 4 and 5 stories

APARTMENT UNITS: **174 (not to exceed)**
 97 - one bedroom
 69 - two bedroom
 8 – three bedroom

APARTMENT PARKING:
 8 – three bedroom 3.25/unit = 26
 166 – one and two bedroom 3.0/unit = 498
Ordinance required for apt units: **524 spaces**
Provided: **315 spaces = 1.81 parking spaces per unit shown**

Commercial **11,500 square feet**

General Commercial per Ordinance:	1/500 = 23 parking spaces
Commercial Parking proposed:	Noted as shared with apartments

See related Zoning ordinance section below:

4.2.4

B) *Off-street parking spaces shall generally be provided on the same lot of record as the principal use. In instances where such parking cannot be reasonably provided on the same lot of record, it may be provided on a separate lot of record and located within one thousand (1,000) feet of the lot of record on which the principal use is located.*

C) *Cooperative provisions for off-street parking may be made by a legally binding contract between owners*

of two or more adjacent properties. The parking area provided on any lot may not be reduced to less than one-half (1/2) the number of parking spaces required for the use occupying such lot. The aggregate number of parking spaces provided in accordance with such cooperative parking mechanisms shall not be less than the sum of the parking spaces required for the uses if computed separately unless as provided below:

The sharing of off-street parking spaces may also be provided where two or more uses share the same parking area and the uses do not use the shared parking spaces at the same time. To this degree, the same parking spaces may be credited to these uses. For example, if a parking lot is used in connection with an office building, which is in operation on a Monday through Friday basis, an adjacent use that is in operation only on weekends could be credited with those parking spaces provided by the office building. Similarly, if a church parking lot is only 10 percent occupied on days other than Sunday, another use could be credited on Mondays through Saturdays with 90 percent of the parking spaces provided on said parking lot.

ELEVATIONS:

Elevations have been revised and improved to be more in compliance with the overlay requirements. Plan notes 50% brick overlay calls for 2/3rds or 66% minimum. The commercial store front design is appreciated and better suited to Main Street than ground floor residential units. More cornice detail at the top of the buildings is needed to match adjacent town hall and other approvals.

STAFF COMMENT:

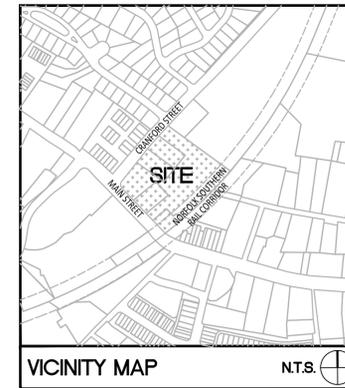
Main items are as previously discussed about parking count and parking ratio. An updated traffic study and traffic improvement proposal is needed as well. It is still anticipated that left hand turns will be worse and most impacted after this or similar development on the site. Discussion is needed around what possible solutions are including prohibiting left hand turns particularly around the Cranford intersection if a stop light is not permitted. Note the crosswalk across Main Street has been added dependent on NCDOT. Sidewalk and streetscape improvements look good. Recommended their proposed driveway entrance on Cranford to align with adjacent built townhome entrance (Cannamela Drive). A mixed use (commercial/residential) is preferable at this location due to Main Street and railroad location. Smaller commercial uses can extend Main Street activity while residential units can bring additional customers within walking distance of existing stores.

PROCEDURE:

This is an informational item for your review and consideration. No action is needed. Council feedback is welcomed. It is anticipated additional workshop meetings will be needed. A public hearing has not been called for or advertised.

404 MAIN CONDITIONAL REZONING

TOWN OF PINEVILLE, MECKLENBURG COUNTY PINEVILLE, NORTH CAROLINA



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
SURVEY DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A.P.O.
BOX 267, PINEVILLE, NC 28134, (704) 889-7601



ColeJenest & Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

**BH4
ACQUISITIONS LLC**

1111 HAYNES STREET
SUITE 203
RALEIGH, NC 27604

**404 MAIN
CONDITIONAL
REZONING**

404 MAIN STREET
PINEVILLE, NC 28134

**COVER
SHEET**

REZONING PLAN SHEETS

- | | |
|------------|---------------------|
| RZ-000 | COVER SHEET |
| RZ-100 | EXISTING CONDITIONS |
| RZ-200 | REZONING PLAN |
| RZ-201 | STREETSCAPE PLAN |
| RZ-300 | DEVELOPMENT NOTES |
| RZ-400-402 | SITE PERSPECTIVES |
| V-100 | SURVEY |

REZONING SUMMARY:

PETITIONER:	BH4 ACQUISITIONS LLC
PROPERTY OWNER:	PAUL BROCK GROSS AND MICHAEL GROSS
REZONING SITE AREA:	4.80 ± AC
TAX PARCEL#:	20501102, 20501103, 20501104, 20501105, 20501106
EXISTING ZONING:	DC (DOWNTOWN CORE DISTRICT - DOWNTOWN OVERLAY DISTRICT)
PROPOSED ZONING:	DC-C (DOWNTOWN CORE DISTRICT - DOWNTOWN OVERLAY DISTRICT)
EXISTING USE:	RESIDENTIAL

PROJECT TEAM:

APPLICANT:	BH4 ACQUISITIONS LLC 1111 HAYNES STREET, SUITE 203 RALEIGH, NC 27604-1454
APPLICANT CONTACT:	PATRICK WADE 919-270-2516 PATRICK.WADE@BLUEHERONFUND.COM
ARCHITECT:	FINLEY DESIGN PA ARCHITECTURE + INTERIORS 7806 NC HWY 751, SUITE 110 DURHAM, NC 27713
ARCHITECT CONTACT:	KERRY FINLEY, AIA 919-425-5467 KERRY@FINLEYDESIGNARCH.COM
LAND PLANNER:	BOLTON & MENK, INC dba COLEJENEST & STONE 200 S. TRYON STREET, SUITE 1400 CHARLOTTE, NC 28202
ARCHITECT CONTACT:	SEAN PAONE, PLA 704-376-1555 SEAN.PAONE@BOLTON-MENK.COM

TOWN OF PINEVILLE:

PLANNING DIRECTOR:	TRAVIS MORGAN 505 MAIN STREET PINEVILLE, NC 28134 704-889-2202 TMORGAN@PINEVILLENC.GOV
--------------------	--

PROJECT NO:
4909.01

- REVISIONS:
- 03/03/23 - SUBMITTAL OF APPLICATION
 - 04/20/23 - REVISIONS PER COMMENTS
 - 05/16/23 - REVISIONS PER COMMENTS
 - 08/06/23 - REVISIONS PER TOP WORKSHOP
 - 09/15/23 - REVISIONS PER TOP COMMENTS



SCALE: 1"=50'
0 25' 50' 100'



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, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:	
DATE:	03/03/23
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

RZ - 000

FILE NO.:



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BOLTON & MENK, INC.

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BH4
ACQUISITIONS LLC

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RALEIGH, NC 27604

404 MAIN
CONDITIONAL
REZONING

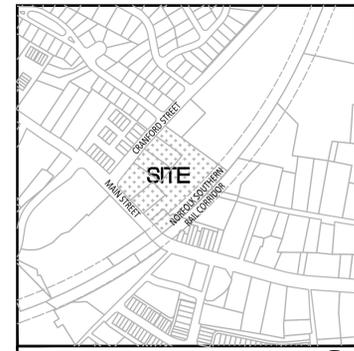
404 MAIN STREET
PINEVILLE, NC 28134

EXISTING
CONDITIONS

PROJECT NO:
4909.01

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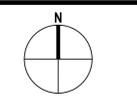
VICINITY MAP N.T.S.
SURVEY DISCLAIMER
SURVEY DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A. P.O. BOX 267, PINEVILLE, NC 28134, (704) 889-7601

LEGEND

- SYMBOL
- PROPERTY LINE/RIGHT-OF-WAY
 - INTERIOR PROPERTY LINES
 - NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY
 - EXISTING BUILDING

REZONING SUMMARY:

PETITIONER: BH4 ACQUISITIONS LLC
 PROPERTY OWNER: PAUL BROCK GROSS AND MICHAEL GROSS
 REZONING SITE AREA: 4.80 ± AC
 TAX PARCEL #: 20501102, 20501103, 20501104, 20501105, 20501106
 EXISTING ZONING: DC (DOWNTOWN CORE DISTRICT - DOWNTOWN OVERLAY DISTRICT)
 EXISTING USE: RESIDENTIAL



SCALE: 1"=40'
0 20' 40' 80'

SCALE:
 DATE: 03/03/23
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

RZ - 100

FILE NO.:



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404 MAIN
CONDITIONAL
REZONING

404 MAIN STREET
PINEVILLE, NC 28134

REZONING SKETCH PLAN

PROJECT NO:
4909.01

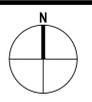
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09/15/23 - REVISIONS PER TOP COMMENTS

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY/ SETBACK
	PROPOSED BUILDING
	PROPOSED GROUND FLOOR RETAIL

REZONING SUMMARY:

PETITIONER:	BH4 ACQUISITIONS LLC
PROPERTY OWNER:	PAUL BROCK GROSS AND MICHAEL GROSS
REZONING SITE AREA:	4.80 ± AC
TAX PARCEL#:	20501102, 20501103, 20501104, 20501105, 20501106
EXISTING ZONING:	DC (DOWNTOWN CORE DISTRICT - DOWNTOWN OVERLAY DISTRICT)
EXISTING USE:	RESIDENTIAL
PROPOSED ZONING:	DC-C (DOWNTOWN CORE DISTRICT CONDITIONAL - DOWNTOWN OVERLAY DISTRICT)
PROPOSED USE:	MULTI-FAMILY, RETAIL, ACCESSORY AMENITY, PARKING FACILITY AND UTILITY USES
MAXIMUM DEVELOPMENT:	174 MULTI-FAMILY RESIDENTIAL UNITS, 11,500 SQUARE FEET OF RETAIL/ COMMERCIAL
BUILDING SETBACK:	23 FEET MINIMUM FROM BACK OF CURB
MULTIFAMILY BEDROOMS:	97 - 1 BEDROOM UNITS 69 - 2 BEDROOM UNITS 8 - 3 BEDROOM UNITS
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	4 STORIES STREET SIDE AND 5 STORIES PARKING SIDE
PROPOSED PARKING:	315 SPACES 304 OFF-STREET/STRUCTURED PARKING 11 ON-STREET PARKING
PROPOSED PARKING RATIOS:	RESIDENTIAL = 315 SPACES 1.81 SPACES/ UNIT+ +SHARED PARKING BETWEEN USES
OPEN SPACE REQUIRED:	AS REQUIRED BY CODE
*REQUIRED OPEN SPACE MAY BE LOCATED WITHIN INTERIOR COURTYARDS	
LANDSCAPING REQUIRED:	35' O.C. STREET TREES ALONG HWY 51/MAIN STREET AND CRANFORD DRIVE PARKING LOT SCREENING FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS

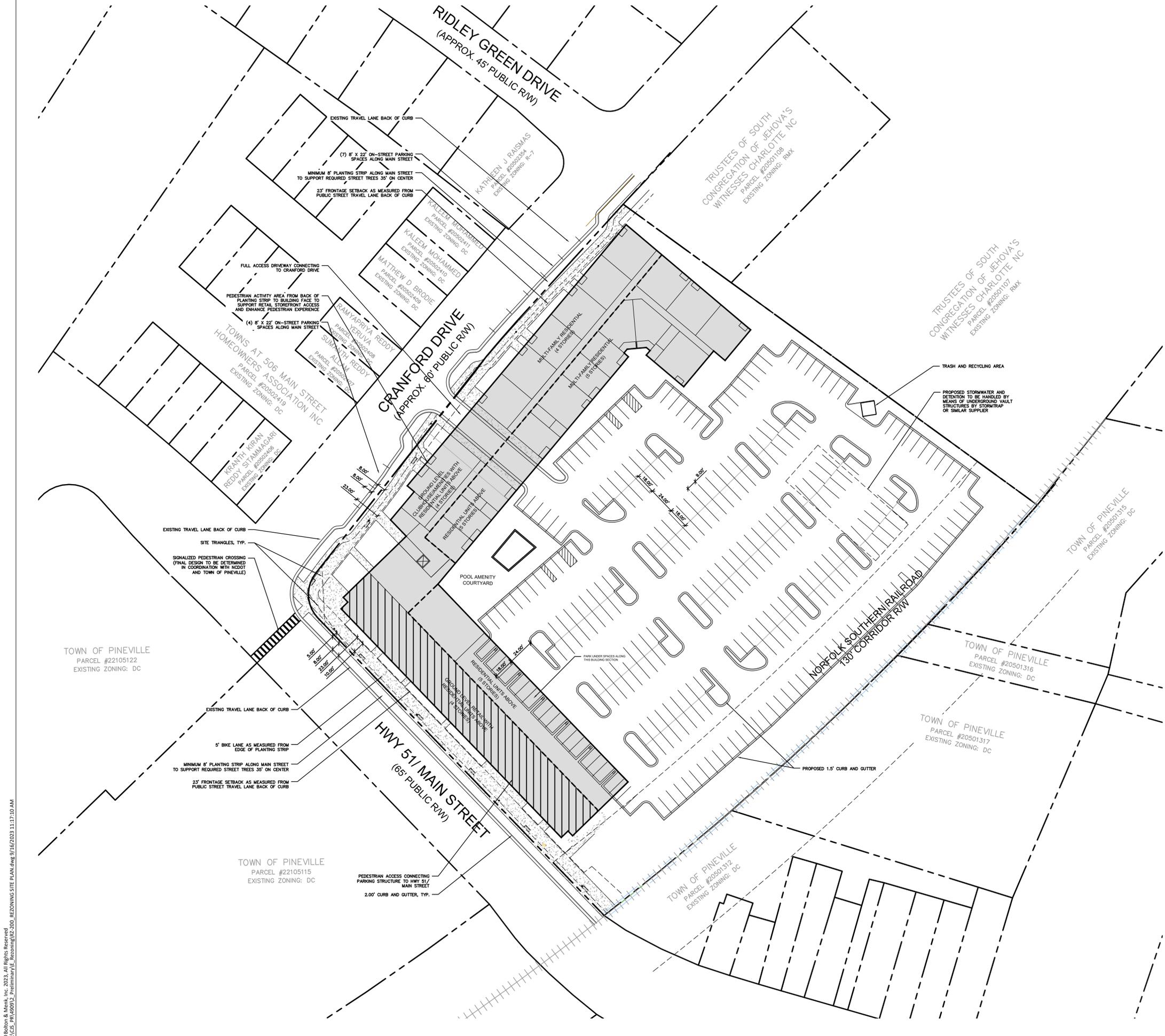


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FILE NO.:



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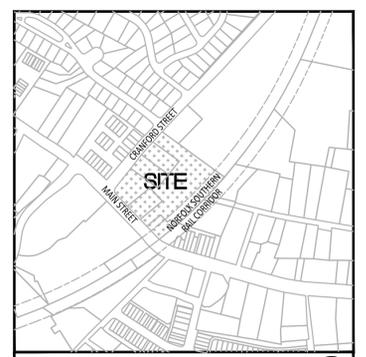
404 MAIN
CONDITIONAL
REZONING

404 MAIN STREET
PINEVILLE, NC 28134

STREETSCAPE PLAN

PROJECT NO:
4909.01

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VICINITY MAP N.T.S.

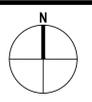
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LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE, RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED STREET TREE
	PROPOSED SITE FURNISHING
	PROPOSED SITE LIGHTING

DOWNTOWN OVERLAY STREETSCAPE:

PETITIONER:	BH4 ACQUISITIONS LLC
PROPERTY OWNER:	PAUL BROCK GROSS AND MICHAEL GROSS
REZONING SITE AREA:	4.80 ± AC
TAX PARCEL#:	20501102, 20501103, 20501104, 20501105, 20501106
PROPOSED ZONING:	DC-C (DOWNTOWN CORE DISTRICT CONDITIONAL - DOWNTOWN OVERLAY DISTRICT)
PROPOSED USE:	MULTI-FAMILY, RETAIL, ACCESSORY AMENITY, PARKING FACILITY AND UTILITY USES
STREETSCAPE COMPONENTS:	
MAIN STREET	8' PLANTING STRIP AS MEASURED FROM THE BACK OF CURB 5' BIKE LANE AS MEASURED FROM EDGE OF PLANTING STRIP 10' PEDESTRIAN ZONE TO INCLUDE SITE LIGHTING AND SITE FURNISHINGS PER BELOW
CRANFORD DRIVE	8' PLANTING STRIP AS MEASURED FROM THE BACK OF CURB 5' BIKE LANE AS MEASURED FROM EDGE OF PLANTING STRIP 5' PEDESTRIAN ZONE TO INCLUDE SITE LIGHTING
SITE LIGHTING:	PEDESTRIAN SCALE LIGHTING TO BE PROVIDED EVERY 105' ON CENTER
SITE LIGHTING PROVIDED:	4 LIGHTS (MAIN STREET) 4 LIGHTS (CRANFORD DRIVE)
LANDSCAPING:	STREET TREES TO BE PROVIDED 35' ON CENTER
LANDSCAPING PROVIDED:	11 STREET TREES (VARIETY TO BE CONSISTENT WITH ADJACENT STREET TREES ALONG MAIN STREET) 10 STREET TREES (VARIETY TO BE CONSISTENT WITH ADJACENT STREET TREES ALONG CRANFORD DRIVE)
SITE FURNISHINGS:	6' MIN. BENCH TO BE PROVIDED EVERY 70' ON CENTER
SITE FURNISHING PROVIDED:	5 BENCHES (MAIN STREET) 3 BENCHES (CRANFORD DRIVE)
SITE ACCESS:	STOREFRONT ENTRANCES OR UNITS FACING A PUBLIC RIGHT-OF-WAY TO PROVIDE DIRECT ACCESS TO THE REQUIRED STREETSCAPE

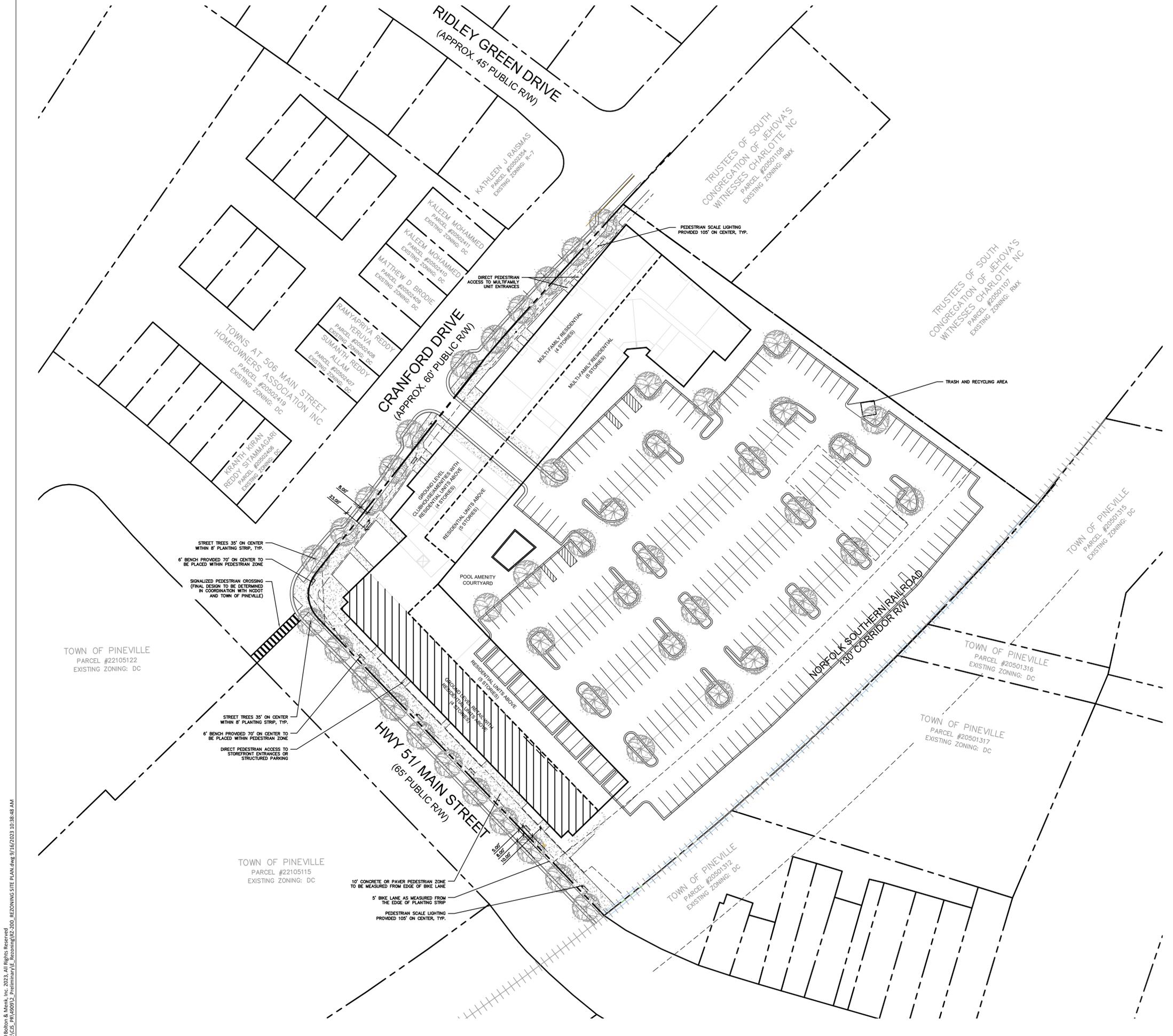


SCALE: 1"=40'
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RZ - 201

FILE NO.:



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404 MAIN STREET
DEVELOPMENT STANDARDS
Petitioner: BH4 Acquisitions LLC
Rezoning Petition No. 2023-xxx
09/15/2023

Site Development Data:

- Acreage: ± 4.80 acres
--Tax Parcels: 20501102, 20501103, 20501104, 20501105, 20501106
--Existing Zoning: DC - Downtown Core District within the Downtown Overlay District
--Proposed Zoning: DC-C
--Existing Uses: Residential/Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the DC zoning district within the Downtown Overlay District not otherwise limited in the Rezoning Plan.
--Maximum Development: 174 multi-family residential units and 11,500 square feet retail/commercial uses
--Maximum Building Height: 4 Stories street side and 5 Stories parking lot side, as measured per the Ordinance, as further restricted below
--Parking: Residential (Min. 1.81 spaces per unit) and Retail/Commercial (1 spaces per 200 SF) with shared parking between uses

I. General Provisions:

- a. Site Description. These Development Standards and the Rezoning Sketch Plan form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by BH4 Acquisitions LLC ("Petitioner") to accommodate development of a new mixed-use development on the approximately 4.80-acre site located at 404 Main Street, more particularly described as Mecklenburg County Tax Parcel Numbers 20501102, 20501103, 20501104, 20501105, 20501106 (the "Site").
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Pineville Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, or as otherwise provided in the optional provisions below, the regulations established under the Ordinance for the DC zoning district shall govern all development taking place on the Site.

II. Conditional Provisions:

The following Conditional Provisions are provided to accommodate deviations from the DC - Downtown Overlay District standards:

- a. The Site shall be developed to a maximum height of four stories as measured from the front grade to top floor structural roof per the Ordinance requirements with the ability to include rooftop terraces and five stories on the parking lot side of the building.
b. Parking ratios as shown per the Rezoning Plan which illustrates a reduction in the parking requirements as identified in the Ordinance to Residential Uses shall be parked at 1.81 spaces per unit and Retail/Commercial Uses shall be parked at 1 space per 200 SF with shared parking between uses.

III. Permitted Uses, Maximum Development, and Conversion Rights:

- a. The principal building(s) constructed on the Site may be developed with a maximum of one hundred seventy-four (174) multi-family residential units, up to 11,500 square feet of retail/commercial uses, along with any accessory uses allowed in the DC - Downtown Overlay zoning district.

IV. Transportation:

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by Town of Pineville/NCDOT for approval, as applicable.
b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the Town of Pineville/NCDOT before the Site's first building certificate of occupancy is issued. Right-of-way or sidewalk utility easement may be utilized to accommodate deviations from the standard street cross-section.
c. Pedestrian access by means of a signalized crossing is generally depicted on the Rezoning Plan and will be finalized in permitting through design and coordination with NCDOT/Town of Pineville. The concept and general location of the signalized pedestrian crossing have been conceptually approved by NCDOT.

V. Design Guidelines:

- a. Building facades facing Main Street shall include 50% brick masonry.
b. Prohibited Exterior Building Materials:
1. Vinyl siding (but not vinyl hand rails, windows or door trim); and
2. Concrete Masonry Units not architecturally finished
c. Building height shall be a maximum of four (4) stories on the public street frontage and five (5) stories on the parking lot side. The minimum ground floor height (floor to floor) along Hwy 51/Main Street shall be sixteen (16) feet (at least 70% of the total ground floor height shall meet the minimum ground floor height requirement).
d. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
e. All dumpster enclosure areas shall be screened from network required public or private streets with materials complimentary to the principal structure.
f. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
1. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private); Buildings shall front a minimum of 75% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree replanting areas and storm water facilities);
2. Parking lots shall not be located between any building and any network required public or private street; Driveways intended to serve single units shall be prohibited on all network required streets.
g. Architectural Elevation Design - see attached architectural elevations and associated guidelines as listed.
h. Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
2. Mechanical equipment may be located at finished grade in the side or rear yard and will be screened from public street view. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
3. Rooftop terraces may be incorporated above the four story building height.

VI. Downtown Overlay District Standards

- a. 10.1.1 Facade Materials
The building is primarily masonry at the pedestrian level. Brick mortar will be light gray. Brick patterns are running bond with accents of stack and soldier courses. Upper floors include fiber cement siding and panels as the primary materials for residential levels with accents of masonry.
b. 10.1.2 Trim
Trim is the primary facade material or fiber cement typical
c. 10.2.1 General Form
The design of architectural facades take inspiration from the downtown district and the existing character of downtown.
d. 10.2.3 Colors
Colors have been selected that are generally present or complementary to existing buildings on Main Street, and no garish or otherwise inappropriate colors have included.
e. 10.2.4 Corporate Architecture
No corporate architecture has been included.
f. 10.2.5 Facade Length
With the street facades being longer than 120 feet, the building has been designed to appear as a collection of smaller buildings, including varying parapet details and heights.
g. 10.2.6 Minimum Window Area
Each floor has been designed to comply with the minimum requirement for transparent windows.
h. 10.2.7 Street Level Windows
All windows at the street level are transparent to allow views into them.

- i. 10.2.8 Recessed Window Depth
All first floor commercial (non-residential) windows include glass recessed 2 inches from the facade.
j. 10.2.9 Blank Wall Area on Primary Facades
Blank areas wider than 10 feet have not been included.
k. 10.2.10 General Materials and Detail
All building elements are proportionate, sturdy, and well detailed.
l. 10.2.11 Elevations Etc. Required
These elevations have been provided. Additional drawings may be provided if required.
m. 10.2.12 Wood
Any external wood will be painted or stained.
n. 10.2.13 Shutters
No shutters are included.
o. 10.2.14 Front Doors
Functional front doors have been provided for all commercial spaces and exterior entrances.
p. 10.2.15 Canopy and Awnings
All awnings and canopies are placed at the top of windows. Awnings will be fire resistant fabric and canopies will be metal. All awnings are self supporting as mounted to the building with no supports resting on sidewalks.
q. 10.2.16 Roofing Material
No roofing material is visible by pedestrians.
r. 10.2.17 Mechanical and Service Equipment
Mechanical equipment will be rooftop mounted and screened by parapets.
s. 10.2.18 External Access
No external access to upper floors is provided, other than individual balconies which are allowed.
t. 10.2.19 Chimneys
No chimneys are included.
u. 10.2.20 Balconies, Balustrades, and Railings
All balconies and railings have been attractively detailed to complement the style of the building.
v. 10.2.21 Columns and Pilasters
All columns have been designed to be attractive and complement the style of the building.
w. 10.2.22 Edge Detailing
Building corners have been designed to be attractively detailed with accent courses and projecting canopies.
x. 10.4.1 Foundation Detail
Accent courses and details have been provided of at least 2 feet at the base of the building.
y. 10.4.2 Minimum Windows and Glass
First floor windows and glass have been designed with floor to ceiling display to comply.
z. 10.4.3 Residential Uses
First floor units are at grade to match the commercial uses and residential lobby entrances and amenity spaces of the building.
aa. 10.5 Middle Detailing
Elevations have been composed to have a blend of symmetric and asymmetric features to match the context of existing buildings in downtown. Windows have transparent glass with vertical orientation. Window tops include header details, with window bases using similar trim. Balconies have been provided for all residential units. All windows are orthogonal in shape.
ab. 10.6 Top Detailing
Cornices have been provided throughout on the elevations. All cornices have three dimensional depth, with designs that complement the architectural style. Parapets have been provided with cornices. No pitched roofs are included.

VI. Environmental Features:

- a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.
b. The Petitioner reserves the right to pursue any level of National Green Building Standards (NGBS) Certification for this property.

VII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable lots of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

VIII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



ColeJenest & Stone
BOLTON & MENK, INC.

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www.bolton-menk.com

BH4
ACQUISITIONS LLC

1111 HAYNES STREET
SUITE 203
RALEIGH, NC 27604

404 MAIN
CONDITIONAL
REZONING

404 MAIN STREET
PINEVILLE, NC 28134

DEVELOPMENT
NOTES

PROJECT NO:

4909.01

REVISIONS:

- 03/03/23 - SUBMITTAL OF APPLICATION
04/20/23 - REVISIONS PER COMMENTS
05/16/23 - REVISIONS PER COMMENTS
08/06/23 - REVISIONS PER TOP WORKSHOP
09/15/23 - REVISIONS PER TOP COMMENTS



- 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, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:

DATE: 03/03/23

DESIGNED BY:

DRAWN BY:

CHECKED BY:

RZ - 300

FILE NO.:



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**SITE
PERSPECTIVES**

PROJECT NO:
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DATE:	03/03/23
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FILE NO.:



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**SITE
PERSPECTIVES**

PROJECT NO:
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SCALE:	
DATE:	03/03/23
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CHECKED BY:	

RZ - 401

FILE NO.:



Finley Design PA
 7806 NC Hwy 751
 Suite 110
 Durham, NC 27713
 919-493-8200

FINLEYDESIGNARCH.COM

**SITE PLAN
 SUBMITTAL**

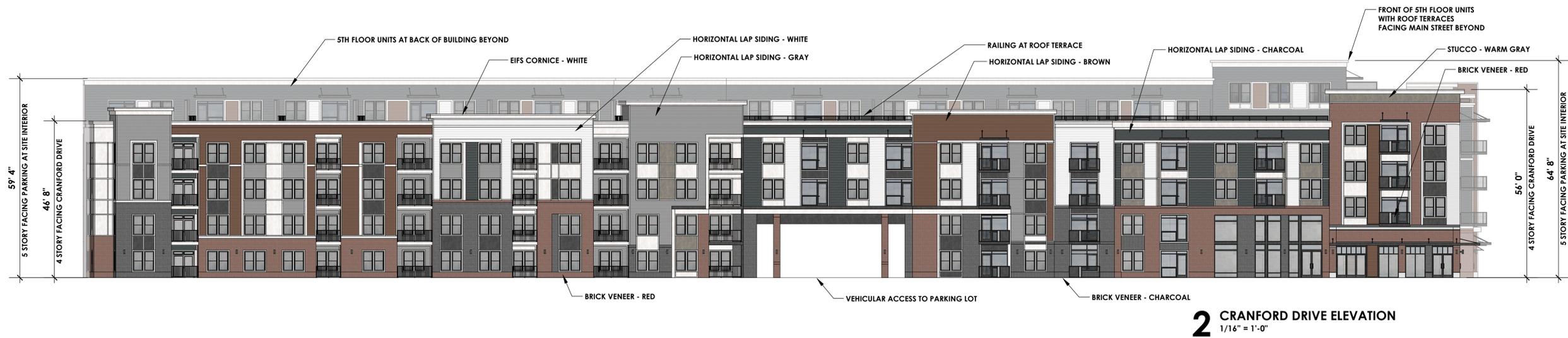
**404 MAIN STREET
 PINEVILLE, NC**

REVISIONS

Project: 2256
 Date: 9/15/23

**EXTERIOR
 ELEVATIONS**

A1.0



2 CRANFORD DRIVE ELEVATION
 1/16" = 1'-0"



1 MAIN STREET ELEVATION
 1/16" = 1'-0"

Downtown Overlay District

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404 Main Street Mixed Use

Pineville, NC September 12, 2023

Conceptual View 1





404 Main Street Mixed Use

Pineville, NC September 12, 2023

Conceptual View 2





404 Main Street Mixed Use

Pineville, NC September 12, 2023

Conceptual View 3





404 Main Street Mixed Use

Pineville, NC September 12, 2023

Conceptual View 4

