Workshop Meeting

PINEVILLE
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 10/28/2024

Re: **Pineville Church of the Nazarene Conditional Plan (***Informational Item***)**

REQUEST:
Brian Upton on behalf of Pineville Church of the Nazarene requests your consideration for a conditional zoning plan to reduce the parking requirements related to an expansion project.

DEVELOPMENT SUMMARY:
Parcel number:	22119105
Address:	8614 Pineville-Matthews Road
Acreage:	+/-8.2 acres
Existing Bldg Sqft:	Main 41,461; total on site per tax record 54,228
Addition:	8,338
Total:	62,566
Min. Parking:	260
Parking Provided:	205 (existing)

Parking Calcs: *One (1) space per four (4) seats, every two (2) feet of bench area shall be considered a seat for main chapel or sanctuary space. One (1) space per three hundred (300) square feet shall be used for all other square feet.*

STAFF COMMENT:

Applicant request is to reduce parking requirements to what is shown on the site plan. The building addition is permitted by right so long as the landscape, sidewalk, and other features meet current zoning requirements. The addition consists of a revised Park Cedar Drive entrance, new lobby and indoor playground addition, and relocated parking consisting of 35 parking spaces added to the rear parking lot.

There is additional land to the rear of the main building and rear parking lot for additional buildings, parking or development. The ordinance allows for up to 50 percent of parking to be located off site with shared parking agreement. Staff can look at revising parking requirements if that is of interest as well. Recommended rounding up the total square footage on the conditional plan to cover small future additions or contingencies. Primary zoning concern is possible overflow on-street parking and loading along Park Cedar Drive.

ACTION:
This is a workshop meeting to hear the initial applicant's request and to offer feedback. This follows regular legislative process, consideration and consistency determination to adopted plans and goals. A public hearing is needed before any final vote.