

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 11/25/2024

Re: Pineville Church of the Nazarene Text Amendment (*Informational Item*)

REQUEST:

Brian Upton on behalf of Pineville Church of the Nazarene requests your consideration for a text amendment to revise the parking calculations for churches/places of worship

SUMMARY:

Zoning ordinance section 4.1

Existing Text:

Church / Place of Worship

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.

Proposed:

Church / Place of Worship

One (1) space per four hundred (400) square feet.

PLANNING BOARD COMMENT:

Planning Board recommended to approve the text amendment calculating parking to One (1) space per four hundred (400) square feet at the 11/12/2024 meeting.

STAFF COMMENT:

Parking calculations especially for churches have not been revised or revisited for quite some time. Many municipalities base parking off seats or pews which is more difficult to verify and does not capture other non-seating spaces and accessory uses. Pineville church of the Nazarene is planning and expansion of the lobby and child play area and doesn't see the need for additional parking beyond the revised parking lot they have drawn. Staff supports a flat calculation used for all heated church square footage. Parking across all church building square footage set at either 1 per 300 square feet based off our office calculations or 1 per 400 square feet based off our general civic and school calculations is recommended.

ACTION:

This is a workshop meeting to hear the initial applicant's request and to offer feedback. This follows regular legislative process. Staff recommends the proposal and finds it consistent with adopted plans.