

WORKSHOP



To: Town Council

From: Travis Morgan

Date: 3/24/2025

Re: Text Amendment to allow Recreation Center in the G-I district (*Informational Item*)

REQUEST:

Ian Dean requests a text amendment to the Pineville Zoning ordinance to allow for recreational center (indoor sports and gyms) to be added as a permitted use by right in the General Industrial zoning district.

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
Recreational Center					C	C		C	P	P	P	*p*	6.5.21

DEFINITION:

Recreation Center

Public or private indoor sports and recreation including such structures and uses as: health or exercise clubs, gymnasiums, indoor running tracks, climbing facilities, sports facilities, soccer, tennis or other racquet ball courts, swimming pools, YMCA's, YWCA's or similar uses that are located indoors with additional outdoor sports facilities not to exceed the related indoor square footage. Outdoor storage shall be prohibited. Recreation Centers are intended as generally operated on a fee or membership basis for the use of persons who do not reside on the same property.

PARKING REQUIRMENT:

Recreation Center

One (1) space per one hundred (100) square feet of pool or similar; plus, one (1) space per three hundred (300) square feet of building area not otherwise calculated for parking purposes.

STAFF COMMENT:

Indoor sports is a more commercial use rather than industrial use which is why it currently is not listed as a permitted use in the General Industrial zoning district. The Comprehensive plan does recommend limited commercial uses in the General Industrial district. The main zoning item I would bring your attention to is that commercial uses have a much higher parking calculation rather than Industrial ones so existing properties converted to this or similar commercial uses would likely have to add additional parking and bring the property into screening and other zoning compliance.

PROCEDURE:

This is a proposed text amendment to the Zoning Ordinance. This needs to go before the Planning Board as well. After the Planning Board it can come back to another Council workshop or public hearing for a vote.