WORKSHOP MEETING

Pineville
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 10/13/2026

Re: **Conditional Zoning Proposal for ILIM School (***Public Hearing/ Action Item***)**



REQUEST:
Dria Etienne on behalf of ILIM Montessori School seeks your consideration for a site-specific conditional zoning development to allow the school of (approximately 290 students) at 505 Towne Centre Blvd. Schools are permitted in the zoning district. The conditional zoning request is to allow a parking lot in the front yard.

DEVELOPMENT SUMMARY:

Address:	505 Towne Centre
Parcel number:	22113130
Acreage:	+/-2.93
Existing Zoning:	B-4 (Highway Business)
Building Square Feet:	34,921 sqft.
Min. Parking:	88 (1 per 400 sqft.)
Parking Provided:	95
Trash:	A screened trash and recycling dumpster facility
Stormwater:	Underground water detention under circle drop-off area and then piped to edge of property nearest the creek

CURRENT UPDATE:
Since the last workshop:

1) Revised dumpster with solid gates
2) Turn lane was discussed but no additional information provided
3) Updated rendering has been provided showing brick building and additional landscaping and brick wall. Applicant has stated wall and additional landscaping is optional.
4) Left hand turn lane into property a graphic has been provided.

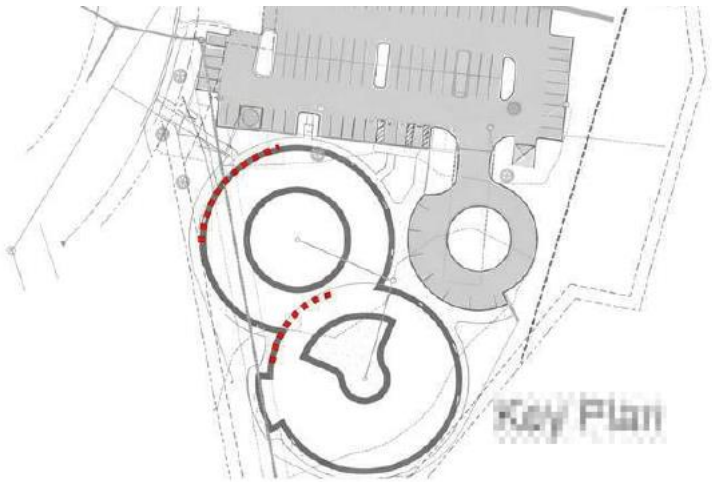
PRIOR UPDATE:
Since the last workshop meeting:

Façade: Elevations have been improved with brick and brick detailing but need to confirm all portions of the facades visible to the public from Towne Centre Blvd will be brick. Since the building is round recommended is 50% of the facades facing the road be the brick façade detail shown on the attachments.

Stormwater: County exempted the full dryland access requirement since a portion of the existing driveway is to remain and is outside of the floodplain. The flood protection elevation is shown at 559 feet. Portions of the area where the buildings will be are around 554 in elevation meaning there will need to be around 5 feet of fill or raised building in places. There will be underground stormwater detention under the circular drop off area toward the side/rear of the property. This section of Towne Center has been known to flood across all lanes of traffic.
Crime: There were approximately 115 calls for service over the past 12-month period from the Town Centre area. Most from the two nearby hotels. See attached police service report.

STAFF COMMENT:
Applicant has been in review with the county and has had initial engineering and stormwater review. Recommend brick façade expanded further than just the dotted red area shown below to fully cover view from the street per the overlay requirements. Parking lot is existing in the front yard but is not recommended because it does not meet the Downtown Overlay and keeps the building closer to the creek and flood issues. Towne Centre has been known to flood and become impassable to cars.

Staff does not find the proposal consistent with the Downtown Overlay regarding brick coverage area and parking lot design.



ACTION:
This is the public hearing to hear, discuss, and clarify the proposal and requirements. This follows normal legislative process. You may continue the public hearing for additional questions or clarification. You may also close the public hearing and discuss with other council members. After the close of the public hearing, you may vote on the proposal.