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 sq ft.
Min. Parking:	88 (1 per 400 sq ft.)
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 meeting:

1) Bus on the property and turn radius discussion. See applicant response
2) Stormwater. See applicant response.
3) Request the fencing as optional.
4) Left hand turn lane into property unclear as to optional or required.
5) Pictures of the boarder adjacent to Social Pet.

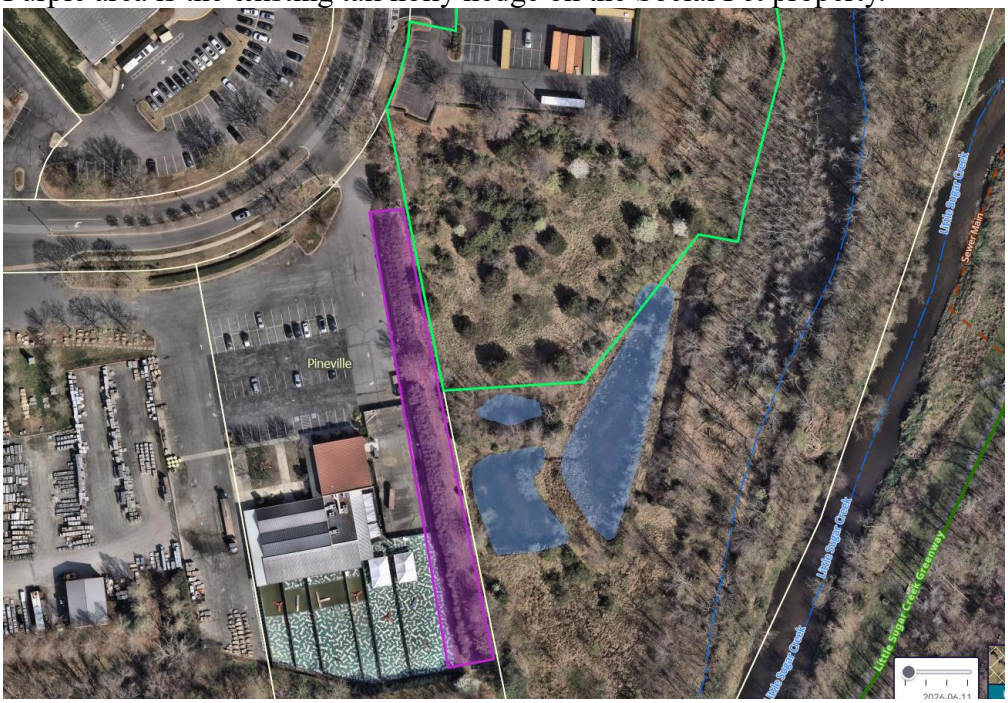
STAFF COMMENT:

On the various above items; we need clarification from you as Council for any item you wish to be required and then see if the applicant agreed or not in order to proceed.

1) We do have commercial and bus parking requirements. Recommend requiring designated bus parking area for any and all buses if located on the property. Staff requests bus parking be restricted to the side or rear parking lot area.

2) Determine if the fencing is required or not. If so where, how tall, and what material. See pictures of the existing property boarder and if Social Pet removes those shrubs if any required fencing is required to be installed or extended.
3) Turn lane. If the left turn lane into the property is required or optional and note applicant responsible for the preparation and cost to install.

Purple area is the existing tall holly hedge on the Social Pet property.





ACTION:

Seeking to specify which items of the proposal that we have discussed prior are required or optional. Please also begin thinking of a consistency statement for if you find the proposal consistent or not with adopted plans and policies. The state requires a consistency consideration statement as part of any future vote.