

PUBLIC HEARING



To: Town Council

From: Travis Morgan

Date: 5/13/2025

Re: Text Amendment to allow Recreation Center in the G-I district (*Public Hearing/Action Item*)

PLANNING BOARD RECOMMENDATION:

General discussion of concern was made around a use like a sports training facility changing into a spectator event space and bringing bleachers and such and thereby requiring more parking. Concern was noted about overflow parking in the General Industrial area and putting passenger car parking and pedestrian traffic in conflict with industrial large trucks moving in the area. Board discussed allowing the use by right if parking could be tailored to be the lower 1 per 300 square foot calculation for indoor sport facilities without spectator events. For Recreation Center uses where any type of spectator events were held the more strict calculation of 1 per 100 square feet would be used. Parking was noted a significant item of concern and could move the have the use be conditional use if parking number revisions were unresolved after subsequent Town Council review.

Thomas White moved to approve clarifying the parking calculations; “for recreation centers to be a minimum of 1 parking space per 300 square feet of recreation center use area designed and utilized so as to have 30 or fewer spectators. Fitness gyms as a zoning use and all other recreation center uses designed and utilized so as to have more than 30 spectators should have the higher parking calculation of 1 parking space per 100 square feet” with a second made by Eric Fransen. All ayes.

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 (existing)

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.

PARKING REQUIRMENT:

Recreation Center (proposed)

One (1) space per three hundred (300) square feet of recreation center use area designed and utilized so as to have 30 or fewer spectators. Fitness gyms and all other recreation center uses designed and/or utilized so as to have more than 30 spectators shall have one (1) space per one hundred (100) square feet.

STAFF COMMENT:

Previous discussions were leaning toward having the use permitted by right with the above proposed parking calculation changes.

PROCEDURE:

This the public hearing to hear the request and gain community input. This follows regular legislative process, consideration and consistency determination to adopted plans and goals. At the close of the public hearing you may modify, disapprove, or approve the request as proposed.