



**MINUTES OF THE  
PINEVILLE PLANNING BOARD  
TOWN OF PINEVILLE, NORTH CAROLINA  
WEDNESDAY, NOVEMBER 13, 2024**

The Pineville Planning Board held its regular meeting on Wednesday, November 13, 2024, at the new Town Hall Council Chambers located at 505 Main Street, Pineville, NC at 4:00 pm.

**ATTENDANCE**

**Planning Board Members:** Jim Knowles, Thomas White, Eric Fransen & Dusty Gilvin were all in attendance.

**Planning Director:** Travis Morgan

**Town Clerk:** Lisa Snyder

**Absent:** Roshan Bhula

**CALL TO ORDER**

Current Chair, Jim Knowles, called the meeting to order at 4:00 pm and established that a quorum had been met since four members were present and one member absent.

**ORDER OF BUSINESS**

**OLD BUSINESS**

Approval of Minutes for the September 19, 2024, Regular Meeting – Chair Knowles called for a motion to approve the minutes from the September 19, 2024, regular meeting. There was no discussion on the minutes. A motion was made by Dusty Gilvin and seconded by Thomas White to approve the minutes as presented. There were ayes by all, and the minutes were approved as presented.

**NEW BUSINESS**

**Text Amendment to the Zoning Ordinance for the Nazarene Church parking lot.** Planning Director Travis Morgan introduced a proposed text amendment to the Zoning Ordinance for the Nazarene Church parking lot requested by the applicant, Brian Upton on behalf of Pineville Church of the Nazarene. This proposed text amendment basically cleans up and clarifies the parking calculations. Parking calculations, particularly 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.

Pineville Church of the Nazarene is planning an expansion of their lobby and child play area and does not see the need for additional parking beyond the revised parking lot they have drawn. Staff supports a flat calculation be used for all heated church square footage. The options are either 1 per 300 square feet based off our office calculations or 1 per 400 square feet based off general civic as schools, is recommended. Board Member White asked if this covers the entire complex. Mr. Morgan replied that as long as it is a minor factor and the church is the primary use, it would still be classified as a church. The schools are using the 400 to 1. For example, if it were a Catholic school, it would be the reverse as the school would be the primary and the church secondary. It is based off of the total square footage, not the classroom size.

Board Member Fransen moved to approve the 1 space per 400 square feet of floor space in the church as the standard for the text amendment with a second made by Board Member White. All ayes.

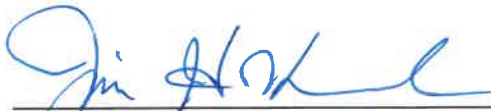
**Housing Units Text Amendment.** Mr. Morgan stated that the Planning Department recommends updating and clarifying some information from the subdivision ordinance into the zoning ordinance. He is recommending a text amendment update to 6.5.25 of the zoning ordinance relating to the traffic study requirement and 6.2 of the subdivision ordinance relating to 100 or more housing lots. The text amendment clarification is recommended to clarify and consolidate the 100-housing unit conditional zoning threshold and to have it accessible in the zoning ordinance as the primary zoning document.

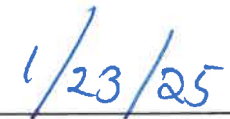
Board Member White made a motion to adopt the text amendment to modify 6.2 and 6.5.25 to add 100 new housing units and recommend housing and dwelling. Board Member Fransen provided a second to the motion. All ayes.

The public hearing on this text amendment will be held on Tuesday, December 10<sup>th</sup> at 6:30 pm.

A motion to adjourn was made by Jim Knowles with a second made by Dusty Gilvin. All ayes.

**ADJOURNMENT** was at 5:03 pm.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
TOWN CLERK