



**MINUTES OF THE
PINEVILLE PLANNING BOARD
TOWN OF PINEVILLE, NORTH CAROLINA
MONDAY, MARCH 31, 2025**

The Pineville Planning Board held its regular meeting on Monday, March 31, 2025, at the 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

Planning Director: Travis Morgan

Town Clerk: Lisa Snyder

Absent: Dusty Gilvin, 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 three members were present and two members were absent.

Chair Knowles requested a moment of silence.

ORDER OF BUSINESS

OLD BUSINESS.

Approval of Minutes for the February 20, 2025, Regular Meeting. Chair Knowles called for a motion to approve the minutes from the February 20, 2025, regular meeting. Thomas White requested that a portion in the minutes on page two (2) be amended as follows: "Mr. Morgan stated that the ownership is the main issue. Chair Knowles doesn't want us to remove our restrictions. Board Member White said he believed this was a matter of the Town's appetite for risk and he believed it was in the best interest of the town's residents to continue to run the risk until it's more apparent."

A motion was made by Chair Jim Knowles and a second made by Vice Chair Thomas White to approve the minutes with the amendment. There were ayes by all, and the minutes were approved with the said amendment.

NEW BUSINESS.

Each year the Rules of Procedure require that a Chair and Vice Chair be selected for a one-year term. Mr. Fransen nominated Thomas White as Chair. There was no second. Mr. White shared that he could have possible conflicts in some cases, therefore, he did not feel that he should be Chair. Mr. White nominated Jim Knowles to continue as Chair for the remainder of 2025. Mr. Fransen provided a second. All ayes. Mr. Fransen nominated Thomas White as Vice Chair. Jim Knowles provided a second. All ayes.

Planning Director Travis Morgan introduced a proposed text amendment from applicant, Ian Dean, 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 (GI) zoning district. Indoor sports is a more commercial use zoning classification rather than industrial use, which is why it currently is not listed as a permitted use in the GI zoning district. Mr. Morgan added that commercial uses have higher parking calculation rather than industrial ones, so existing properties converted to this would likely have to add additional parking and bring the property into parking, screening, and other zoning compliance.

Mr. Fransen felt that "conditional" makes sense and he would vote for that. Mr. White was also in favor (use by right). The applicant, Ian Dean, advised that the operating hours are 3:00 pm to 9:00 pm. Chair Knowles expressed some concern for other uses within this zoning classification that would have large tournaments, gatherings, or spectator events that would require higher parking needs. It was noted more parking would be needed if Mr. Dean held events such as these. Mr. Dean replied that this facility is not designed or built for spectators. General discussion of concern was made around a use like a sports training facility changing into a spectator event space and bringing bleachers 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 large industrial trucks moving in the area. The 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 as a significant item of concern and could move to 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.

A motion to adjourn was made by Board Member Fransen with a second made by Board Member White. All ayes.

ADJOURNMENT was at 4:53 pm.



CHAIR



DATE



TOWN CLERK