

# Public Hearing



**To:** Town Council  
**From:** Travis Morgan  
**Date:** 11/14/2023  
**Re:** **Palmetto State Armory** (*Public Hearing/Action Item*)

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**REQUEST:**

Palmetto State Armory requests a site-specific conditional zoning plan for and indoor gun range for the property located at 9610 Pineville-Matthews Rd which is the current Office Depot building. This is a follow up should the prior proposed text amendment be approved.

**DEVELOPMENT SUMMARY:**

<b>Location:</b>	9610 Pineville-Matthews Rd
<b>Zoning:</b>	<b>Existing:</b> B4 <b>Proposed:</b> B4(CD)
<b>Parcel Size:</b>	2.77± acres
<b>Building Size:</b>	31,868± square feet existing building to be kept rehabbed and brought into current zoning compliance.

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**STAFF COMMENT:**

Property requirements to meet current zoning include, decorative pedestrian streetlights, sidewalk, landscaping, front building elevation and trash containment. See plan.

Note HVAC ventilation units on the right side of the building along access drive. Preference to have those either as rooftop units, to the rear, or other side of the building. They are proposed as screened but having them away from the second most visible side and away from SpareTime or Jared’s would be beneficial. Building elevations are a start but need some adjustment to detailing to be consistent with other approvals such as town hall brickwork and the overlay district.

Recommend approval of the site plan pending staff approval of elevations and HVAC screening.

**PROCEDURE:**

This is the follow up to Palmetto’s text amendment proposal this is the conditional zoning site specific plan. This is the public hearing. Council and public feedback is welcomed. You may close the public hearing upon conclusion of comment and plan information. After the close of the public hearing you may vote on the proposal. Approval would note consistency with adopted plans and policies. Denial would find the proposal not consistent.