

# Workshop



**To:** Town Council

**From:** Travis Morgan

**Date:** 9/25/2023

**Re:** **Palmetto State Armory** (*Site Specific Conditional Zoning Plan/Informational 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. Early discussions I had noted SpareTime as opposed to this location. This is a prime commercial location and sidewalks and pedestrian enhancements are much needed. Future development adjacent to the site may be limited such as for residential units. This is due to the use itself here and distance requirements. These distance requirements are imposed on the range however and not residential units or similar currently.

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.

**PROCEDURE:**

This is the second (conditional site plan) part and follow up to Palmetto's text amendment proposal. This is an informational item for your review and consideration. No action is needed. Council feedback is welcomed. It is anticipated additional workshop meetings will be needed. A public hearing has not been called for or advertised pending Planning Board action on the text amendment portion.