

# Workshop



**To:** Town Council

**From:** Travis Morgan

**Date:** 10/23/2023

**Re:** Palmetto State Armory (*Text Amendment/Informational Item*)

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**UPDATE:**

Planning Board held a meeting October 18<sup>th</sup> to review the proposed text amendment. Planning Board recommended approving the proposal but with revisions to Items “G” and “I” of the text amendment. Item “G” was most discussed relating to adding a separation requirement between gun ranges and alcohol selling establishments. Planning Board recommended Council consider separation requirement from a gun range to any establishment that sells alcohol. Separation requirement could be a general consideration regarding site-specific situations as proposed by Board Member White or an exact distance requirement as recommended by Board Member Smith. Also recommended was clarification of Item “I” to allow retail ammunition sales but not bulk storage or warehousing.

**REQUEST:**

Palmetto State Armory seeks your consideration and approval for a text amendment to conditionally allow an indoor gun range in the B4 zoning district. Currently gun sales are permitted in the district but not a gun range. The proposal provides for indoor gun ranges only. Outdoor facilities and uses would not be permitted.

**TEXT AMENDMENT:**

Below are the proposed additions Pineville Table of Use Chart and related added conditions. Between *Gun and Ammunition Sales* and *Gunsmith* insert:

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
Gun Range Indoor										CS			6.5.23
Gun Range Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	

**(NEW) 6.5.23 Gun Ranges, Indoor**

- A) Any structure used for such facility must be in an individual stand-alone or free-standing building only. Outdoor firearm ranges are prohibited.
  
- B) Such facility shall be constructed so as to significantly muffle noise generated by the firing of weapons so that no sound over 40 decibels may be heard at the property line. Sound absorbing materials, masonry walls, or other options shall be identified on the site plan as the intended methods of noise reduction outside the range structure.

- C) Such facility shall conform to the design standards (or greater) outlined in the latest revised edition of the NRA Range Source Book, Section 3, Chapters 1 through 12, and applicable OSHA standards. The specific design standards being followed shall be identified on the site plan.
- D) Bullet stop and containment systems shall be required and specified shall meet as a minimum the criteria set forth in *The Range Source Book* as published by the National Rifle Association Revised January 2004, in Section 3.01.04 et seq.
- E) Site and parking lot lighting will be designed to cast light downward into site and that lighting except for security lighting, may not be illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- F) Site and Parking lot lighting will be limited to a maximum of 35 feet and equipped with full cut-off fixture. Site and Parking lot lighting may not shine on adjacent properties.
- G) Such facility shall be located no closer than two hundred (200) feet away from any church, public park, educational facility including school, **or establishment selling alcohol?** and 1,000 ft from any residence. Such distance measured from subject facility front door to off-site property line. **Council may consider proximity and type of nearby establishments selling alcohol in the approval or denial of any gun range proposal.**
- H) No mechanical or ventilation equipment shall be visible from a public right-of-way. All environmental regulations (State and Federal) must be met. Ventilation shall be designed to meet or exceed such regulations.
- I) **Minor ammunition storage associated with retail sales is permitted. The facility shall not be utilized for majority stockpiling, warehousing of lead, ammunition, firearms, gunpowder, or other hazardous or dangerous materials. No cleaning or repair of guns shall be allowed within an accessory structure.**

Definition added:

Gun Range, Indoor:

A facility designed for the purpose of providing a place to discharge firearms, shoot air guns, archery equipment, throw axes, or similar. All range or discharge activity shall be within an entirely indoor within an enclosed building.

**STAFF COMMENT:**

The B4 zoning district is the highest land value commercial zoning classification next to the Planned Business (BP) district such as the Mall. The B4 district is primarily around Hwy 51 east of the Mall, Carolina Place Parkway, North Polk, and parts of Park Road. Indoor gun ranges typically are located in general industrial or B or C level commercial zoning districts. As such, the proposal does not allow indoor gun ranges by right but proposes site plan approval process.

General building code does not seem to address bullet stop systems. It appears to be governed by the business and insurance needs. Building standards have been pulled from other sources and included in the conditional standards proposes as section 6.5.23.

**PROCEDURE:**

This is for the text amendment and is independent of any specific site plan proposal. This follows normal legislative process. You may call additional workshop meetings. A public hearing is needed before any vote.