



**MINUTES OF THE  
PINEVILLE PLANNING BOARD  
TOWN OF PINEVILLE, NORTH CAROLINA  
WEDNESDAY, OCTOBER 18, 2023**

The Pineville Planning Board held its regular meeting on Wednesday, October 18, 2023, 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, Dusty Gilvin, and Randy Smith were in attendance.

**Planning Director:** Travis Morgan

**Town Clerk:** Lisa Snyder

**Absent:** Eric Fransen

**Participating via telephone:** Ben Wilson, Applicant

**CALL TO ORDER**

Current Chair, Jim Knowles, called the meeting to order at 4:01 pm and established that a quorum had been met.

**APPROVAL OF MINUTES**

The minutes of the November 3, 2022, meeting were reviewed. Board Member Randy Smith made a motion to approve the minutes of the November 3, 2023, meeting as presented. Board Member Thomas White made a second. All ayes.

Board Member Smith wanted to add that, though he was not in attendance at the September 20, 2023, meeting, he wanted the record to reflect that he is opposed to the Social District. There was general discussion on the matter. Board Member Smith expressed his concern about having the district without a designated crosswalk on Main Street. Planning & Zoning Director Travis Morgan replied that we are not that far along yet and added that this was discussed at the public hearing last week.

Board Member Thomas White made a motion to approve the minutes of September 20, 2023, meeting as submitted, with a second made by Board Member Dusty Gilvin. All ayes.

## ORDER OF BUSINESS

**Gun Range Text Amendment.** The applicant, Ben Wilson, called in via telephone to participate in the meeting. Mr. Morgan reviewed the proposed text amendment with the Board. The gun range is for indoor use. Special regulations are listed in Section 6.5.23, items A through I. The basic perimeters are listed here.

Indoor gun ranges are typically located in general industrial or B or C-level commercial zoning districts. The proposed doesn't allow indoor gun ranges by right but proposes conditional site plan approval process.

Mr. Wilson said that they sell ammunition for retail sales but don't bulk warehouse the ammunition there. Board Member Smith feels Letter "I" is vague and could be interpreted to ban any ammunition kept on site. This should be clarified to permit retail sales but not bulk warehousing. Chair Jim Knowles concurred. Mr. Morgan stated that it's good to have perimeters, minimums, and maximums.

Mr. Morgan outlined a zoning map with color codes to reflect where the particular districts are located including the B4 district where this use is proposed. Mr. Wilson added that the fire code dictates what they can and cannot have for hazard use.

Mr. Morgan summarized retail ammunition sales permitted but not stockpiling to be more than x-amount of the floor area or changing the building rating for fire hazard-related to bulk ammunition storage. Mr. Wilson said that he could come up with the language needed.

Chair Knowles asked if you can have a gun range within a certain distance from a place that sells alcohol. Mr. Morgan stated that he can add this as feedback and noted that we have not had the public hearing on this yet.

Mr. Wilson added that they will not allow the sales if they smell alcohol or any substance, or sense that they are inebriated. His staff is trained to look for those signs.

Mr. Morgan said that all of the provisions listed in the text amendment are particular for this use. Distance requirements are for this use. Other uses could come in and redevelop around this in the future, which could make this use non-conforming or grandfathered. As long as this use remains in operation per ordinance non-conformity allowances, they can continue indefinitely.

Mr. Morgan will note to consider Item G specifically, as it relates to the distances in general; and specifically note the concern related to alcohol-selling establishments. Board Member White was inclined to have Council review proximity on a site-specific basis related to future flexibility, ordinance intent, and site-specific criteria. Board Member Smith was inclined to have a more absolute distance minimum requirement. Mr. Morgan noted as discussed Item "I" clarification as well related to retail ammunition sales stock as a minor component and not warehousing to the level of hazardous materials storage.

Board Member White moved to approve the text amendment to Council with clarification consideration for items G and I as he had discussed. Board Member Smith made a second, but

he added that he wants spelled out distance minimums to alcohol-selling establishments in Item "G."

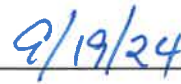
Mr. Morgan summarized that there's a motion to recommend the proposal as listed with the clarification of Items "G" and "I" and noted to have Council consider stance on distance parameters and that Board Member Smith requested Item "G" have exact proximity restrictions to alcohol sales.

Mr. Morgan asked if this is correct as noted, a call for a vote is needed. Mr. Morgan reiterated the motion. All ayes. Motion carried.

A motion to adjourn was made by Randy Smith with a second made by Dusty Gilvin. All ayes.

**ADJOURNMENT** was at 5:00 pm.

  
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CHAIRMAN

  
\_\_\_\_\_  
DATE

  
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TOWN CLERK