

**COUNTY OF CLEVELAND, NORTH CAROLINA**  
**AGENDA FOR THE PLANNING BOARD MEETING**

**March 26, 2024**

**6:00 PM**

**1333 Fallston Road**

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**Call to order and Establishment of a Quorum**

**Invocation and Pledge of Allegiance**

**Approval of Minutes**

Minutes from the February 27, 2024 Planning Board Meeting

**Items**

Road Case 24-02: Request to rename a portion of Shaker Drive as Air Force Way

Case 24-05: Request to rezone property at 106 Spruce Street from General Business to Residential

Case 24-06: Request to rezone property at 2220 Washburn Road from Residential to Neighborhood Business - Conditional Use for a local food/farm grocery store

Case 23-08: Private Storage Buildings Text Amendment

**Miscellaneous Business**

**Adjournment**

# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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### Minutes

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#### Department:

**Agenda Title:** Minutes from the February 27, 2024 Planning Board Meeting

#### Agenda Summary:

#### Proposed Action:

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#### ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 2-27-24_PB_Minutes.pdf	Minutes



**PLANNING BOARD**  
**1333 Fallston Rd., Shelby, NC**  
**February 27, 2024 - 6:00 p.m.**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Noah Saldo, Chairman	N/A	N/A
Dobbin Lattimore, Vice Chairman		
Jay Carpenter	<b>Staff Present:</b>	
Eddie Kee	Chris Martin, Planning Director	
David Caldwell	Anna Parker, Clerk	
Clinton Cook		
Matthew Hord		

**CALL TO ORDER AND ESTABLISH QUORUM**

**Chairman Saldo** called the meeting to order at 6:00 pm. Quorum was established.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**Chairman Saldo** led the Pledge of Allegiance, followed by the invocation.

**APPROVAL OF MINUTES FOR JANUARY 30, 2024**

**Jay Carpenter** made a motion to approve the minutes for January 30, 2024 minutes. Eddie Kee seconded the motion and it passed unanimously.

**REZONING CASE 24-04: 201 Laurel Ave.- General Business to Residential**

**Chris Martin** stated that the owner, Thomas Keeter, requested to rezone 201 Laurel Rd. in Grover. It is a quarter acre, and he is requesting to change the zoning district from General Business to Residential. The property is located across from the Grover Town Hall. It is surrounded by General Business zoning which does not permit residential uses. The owner wants to develop it for residential use. The surrounding uses are mostly residential with commercial along Main Street. Grover adopted the county zoning districts around 2001. Dobbin Lattimore pointed out that the whole block is residential and the whole neighborhood should be rezoned. Chris Martin stated that some lots have already been rezoned to Residential one by one in the area. Grover's Land Use Plan calls the area Village Commercial.

**Mr. Martin** said the Planning Board's recommendation will go to the Town Council of Grover. Notices were mailed and no one has contacted Staff about the rezoning request.

**Dobbin Lattimore** made a motion to recommend approval of Case 24-04 since it fits with the neighborhood and the uses in the area. Jay Carpenter seconded the motion and it carried unanimously.

### **MISCELLANEOUS BUSINESS**

**Mr. Martin** stated that the county has seen growth in their permitting and board cases over the last several years. He said he is presenting to the Town of Fallston about the county's planning ordinances and sharing information about our services.

### **ADJOURNMENT**

There being no further business, Chairman Saldo entertained a motion to adjourn.

**Jay Carpenter** made a motion to adjourn at 6:15 pm. Dobbin Lattimore seconded the motion and it passed unanimously.

ATTEST:

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Noah Saldo, Chairman

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Anna Parker, Clerk

# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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### Road Case 24-02

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**Department:**

**Agenda Title:** Road Case 24-02: Request to rename a portion of Shaker Drive as Air Force Way

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

File Name	Description
<input type="checkbox"/> Staff_Report_Road_24-02_Air_Force_Way.pdf	Staff Report
<input type="checkbox"/> Road_24-02_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 24-02_PH_Notice.pdf	Notice
<input type="checkbox"/> 24-02_Petition_for_Road_Name.pdf	Petition

## STAFF REPORT

To: Cleveland County Planning Board

Date: 3/26/2024

From: Chris Martin, Planning Director

Subject: Road Naming Case 24-02

Summary Statement: A request to name an unnamed right of way as Air Force Way has been filed.

Review: Gene Schenck is requesting to name a portion of Shaker Drive as **Air Force Way**. The proposed road touches parcels 47101, 35974, and 35975 located at 2823 Philadelphia Road. Parcel 55975 has the address 132 Shaker Drive. The developed part of Shaker Drive ends well before getting to his home so he is requesting a new street name that will allow mail and emergency services to find him.

E911 has reviewed the name and given its approval as well.

Pros:

- Giving this road a new name will help with E911 services for the property owners.

Cons:

- None

Fiscal Impact:

- None

**Road Renaming Case 24-02**  
Air Force Way





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**Cleveland County**  
NORTH CAROLINA

# PUBLIC HEARING

**Tuesday, March 26, 2024 - 6:00 p.m.**

**Cleveland County Planning Office  
1333 Fallston Rd., Shelby**

The Cleveland County Planning Board will hold a Public Hearing to consider re-naming a portion of a private easement located at 132 Shaker Dr. as:

## **Air Force Way**

Anyone interested in making comments relative to the proposed road name should make their comments known at the Public Hearing scheduled for:

**Tuesday, March 26, 2024, at 6:00 p.m.**

**Cleveland County Planning Office at  
1333 Fallston Rd, Shelby.**

Contact Cleveland County Planning at 980.484.4975 for further information.

**A map of the proposed road to be named is on the back of this notice.**

Cleveland County Planning Department  
1333 Fallston Rd, Shelby NC  
Office: 980.484.4975





# Cleveland County

NORTH CAROLINA



Cleveland County Planning Department  
1333 Fallston Rd, Shelby NC  
Office: 980.484.4975





# ROAD NAMING APPLICATION

APPLICANT Gene W. Schenck

PHONE: 309-428-2194

E-MAIL: CampbellShorow@hotmail.com

MAILING ADDRESS 1428 Sidewinder Way HINESVILLE GA 31313

CURRENT ROAD NAME NO NAME

(IF ROAD DOES NOT CURRENTLY HAVE A NAME, WRITE "NO NAME")

CONNECTING ROAD Philadelphia Road PH# 35975

PROPOSED NEW ROAD NAME: (Please give at least two choices in order of preference)

1. Gene W. Schenck (Lane, road or way)
2. ELohim (Lane, road or way)
3. Air Force (Lane, road or way)

Gene W. Schenck

7 Jan 24

Signature of Applicant

Date

We, the undersigned, hereby request the Cleveland County Planning Board to rename our street to one of the above-named roads. We understand that while every effort will be made to give us our first choice, it cannot be guaranteed if the Planning Board and staff determine it to be the same or phonetically similar to another county road. We have enclosed the \$200.00 fee to cover the cost of advertising for the Public Hearing and to cover the cost of the new road sign and post.

Name (Print)	Address	Signature

PLANNING STAFF \_\_\_\_\_

DATE \_\_\_\_\_

For office use:

Payment Code: ZP 72

Fee: \$200 as of July 1, 2021

Paid on: 2-12-24

MP  
ZP: 24-02

Case #: 24-02

# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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### Case 24-05

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#### Department:

**Agenda Title:** Case 24-05: Request to rezone property at 106 Spruce Street from General Business to Residential

#### Agenda Summary:

#### Proposed Action:

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#### ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-05_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> Case_24-05_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> Case_24-05_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 24-05_PH_Notice.pdf	Hearing Notice
<input type="checkbox"/> 24-05_Petition.pdf	Petition

## STAFF REPORT

To: Planning Board  
Date: March 26, 2024  
From: Chris Martin, Planning Director  
Subject: Rezoning Case 24-05

**Summary Statement:** Koval Properties is requesting to rezone parcel 6372, containing 0.39 acres, from General Business (GB) to Residential (R).

**Review:** The parcel lies at the corner of Laurel Avenue and Spruce Street in Grover, NC. There are currently no improvements on the property.

**Current zoning district: General Business** – The GB district accommodates a wide variety of retail; business, professional, and personal services; office; and limited wholesale and warehousing uses. These uses are generally located on arterial streets with the capacity for additional commercial traffic (Section 12-121).

**Requested zoning district: Residential** – The purpose of this district is to accommodate low density single family detached dwellings, modular homes, and manufactured homes. Multifamily housing is also permitted in this district but may be exempt from the density standards (Section 12-121).

Surrounding zoning districts are General Business and Restricted Residential across Laurel Ave. while the surrounding uses consist of residential within the same block and side of the road as the property, and government services across Mulberry Rd.

The Town's adopted Land Use Plan designates this area as Village Commercial. This land use category describes areas designated for current and future commercial growth.

### **Consistency Statement**

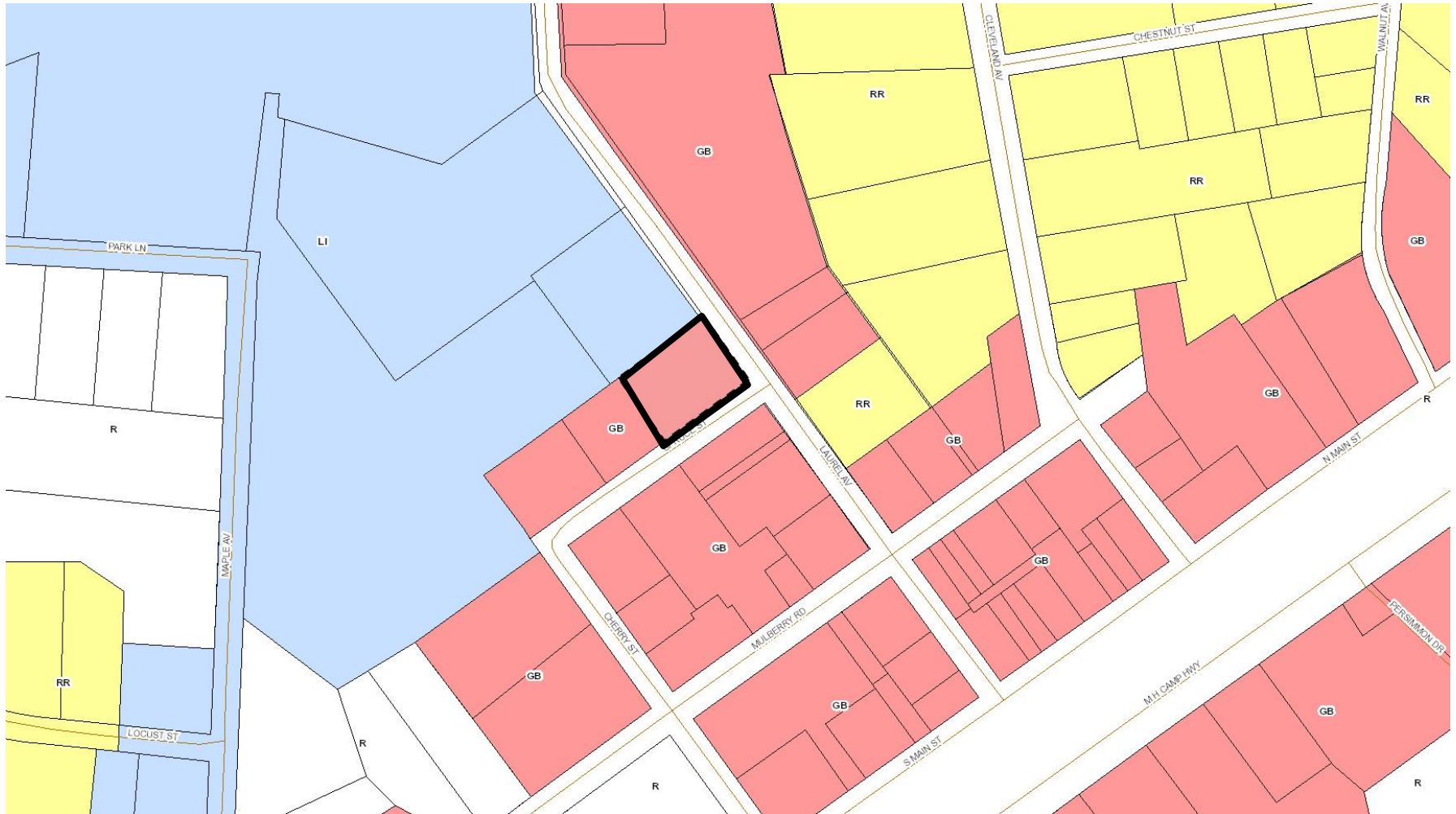
*NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.*

**Requested Board Action:** Review, comment, and make a recommendation to the Board of Commissioners.



# Rezoning Case 24-05

## 106 Spruce Street





**Rezoning Case 24-05**  
106 Spruce Street





## Cleveland County NORTH CAROLINA

# PUBLIC NOTICE

## Regarding a request for a ZONING MAP AMENDMENT

**Location:** 106 Spruce St., Grover, NC  
**Parcel(s):** 6372  
**Case:** 24-05  
**Request:** Amend the zoning district map from General Business (GB) to Residential (R)

**Dear Property Owner,**

This letter is to provide notice of a scheduled public hearing regarding a request to amend the Cleveland County zoning district map. The applicant, Koval Properties, is requesting to rezone parcel 6372, containing .39 acres, from General Business to Residential.

The following meetings are scheduled regarding this case:

**Public Meeting:** Cleveland County Planning Board  
**Date:** **Tuesday, March 26<sup>th</sup>, 2024**  
**Time:** 6:00 pm  
**Location:** 1333 Fallston Road Shelby, NC  
Cleveland County Planning Classroom

**Public Hearing:** Town Council of Grover  
**Date:** **Monday, April 8<sup>th</sup>, 2024**  
**Time:** 6:30 pm  
**Location:** 207 Mulberry Rd.  
Grover, NC 28073

**\*The Town Council of Grover** will hold a public hearing, open to the public, and the public will have an opportunity to provide comments regarding the requested zoning district change.

The Town Council of Grover may change the existing zoning classification of the entire area covered by the petition, or any part thereof, without the necessity of withdrawal or modification of the petition or further publication of notice. A list of the permitted uses and proposed map amendment is available during regular business hours in the Cleveland County Planning Department, 980-484-4975.





## PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES KOVAL PROPERTIES, Applicant, whose present address is  
521 EAGLETON DOWNS DR F PINEVILLE NC 28134,

who respectfully petitions and shows as follows:

1. That the applicant is the ☒ **owner**, ☐ **legal representative**, ☐ **or other concerned parties**, of a certain tract or parcel of land located in Cleveland County, North Carolina, being more particularly described as:

**Physical Address:** 106 Spruce St Grover NC 28073

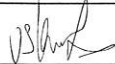
**Parcel(s):** 6372 containing .396 acres. (if portion of property attach survey)

2. That said property above described is presently zoned GB and the undersigned applicant desires and does hereby request that said property be rezoned to: R.

3. The proposed zoning change would require a change in the Zoning Map? YES ☐ NO ☒

**If the answer is yes:** An application for rezoning shall be accompanied by a survey, legal description, or map sufficient to provide public notice of the area requested for rezoning.

4. Owners of adjoining property hereby support this petition by signing below: Adjoining property shall be construed to mean and include property on the opposite side of any street, road, or highway from the property sought to be rezoned (attach an additional sheet if necessary).

PROPERTY OWNER (SIGNATURE)	PROPERTY OWNER (PRINT NAME)	PROPERTY ADDRESS
	Koval Properties LLC	106 Spruce Sheet Grover

Respectfully submitted this 26 day of February, 2023.

**SIGNED:** Val Kovalenko

**E-MAIL:** val@kovalbuilders.net / Joe@kovalbuilders.net **PHONE NUMBER:** 980-298-1680

*For office use:*

**Payment Code:** ZP 11 Map Amendment

**Fee:** \$200

**Paid on:** 3-1-2024 **ZP:** 178978 **Case #:** 24-05



# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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### Case 24-06

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#### Department:

**Agenda Title:** Case 24-06: Request to rezone property at 2220 Washburn Road from Residential to Neighborhood Business - Conditional Use for a local food/farm grocery store

#### Agenda Summary:

#### Proposed Action:

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#### ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-06_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> Site_Plan_Version_2.pdf	Site Plan
<input type="checkbox"/> Case_24-06_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> Case_24-06_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> Case_24-06_Land_Use_Map.pdf	Land Use Plan
<input type="checkbox"/> 24-06_PH_Notice.pdf	Hearing Notice
<input type="checkbox"/> 24-06_Petition_rezoning_2220_Washburn_Rd.pdf	Petition

## STAFF REPORT

To: Planning Board  
Date: March 26, 2024  
From: Chris Martin, Planning Director  
Subject: Rezoning Case 24-06

**Summary Statement:** Travis Bumgardner is requesting to rezone a portion of parcel 66377, containing 0.5 acres, from Residential to Neighborhood Business – Conditional Use for the purpose of operating a farm food/grocery store. A site plan has been submitted displaying the proposed use of the property.

**Review:** This property, a 0.5-acre portion of Parcel 66377, lies along Washburn Road near the intersection of Washburn Switch Rd, northwest of Shelby, and is zoned Residential. The portion Mr. Hamrick is purchasing and requesting to rezone is currently vacant.

The surrounding zoning district is Residential along Washburn Rd with Heavy Industrial nearby along Washburn Switch Rd. Surrounding uses are mostly single-family dwellings, with industrial uses to the south and a solar facility to the east. The Land Use Plan designates this area as Primary Growth.

### **Consistency Statement**

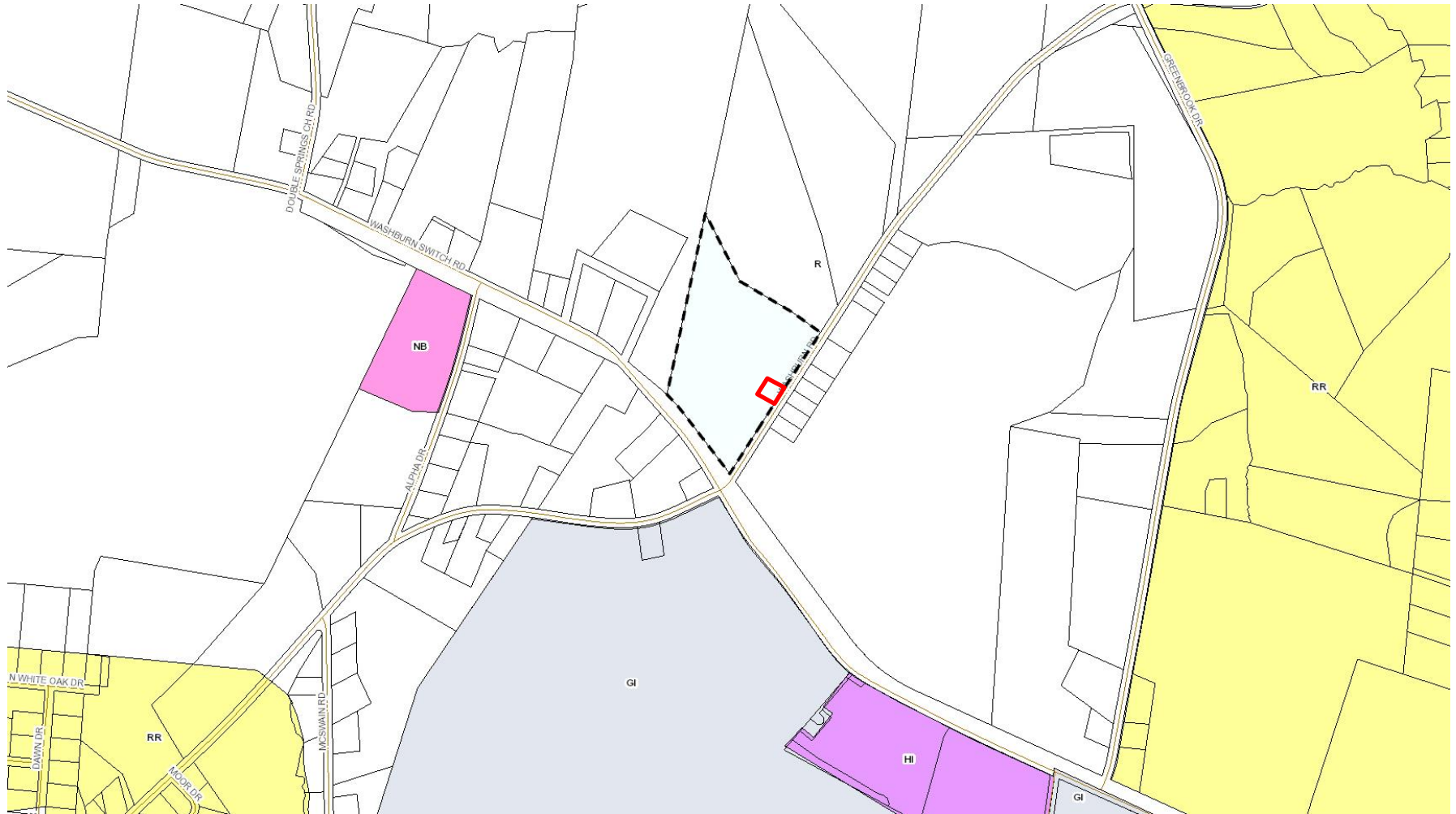
*NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.*

**Requested Board Action:** Review, comment, and make a recommendation to the Board of Commissioners.



## Rezoning Case 24-06

2220 Washburn Road





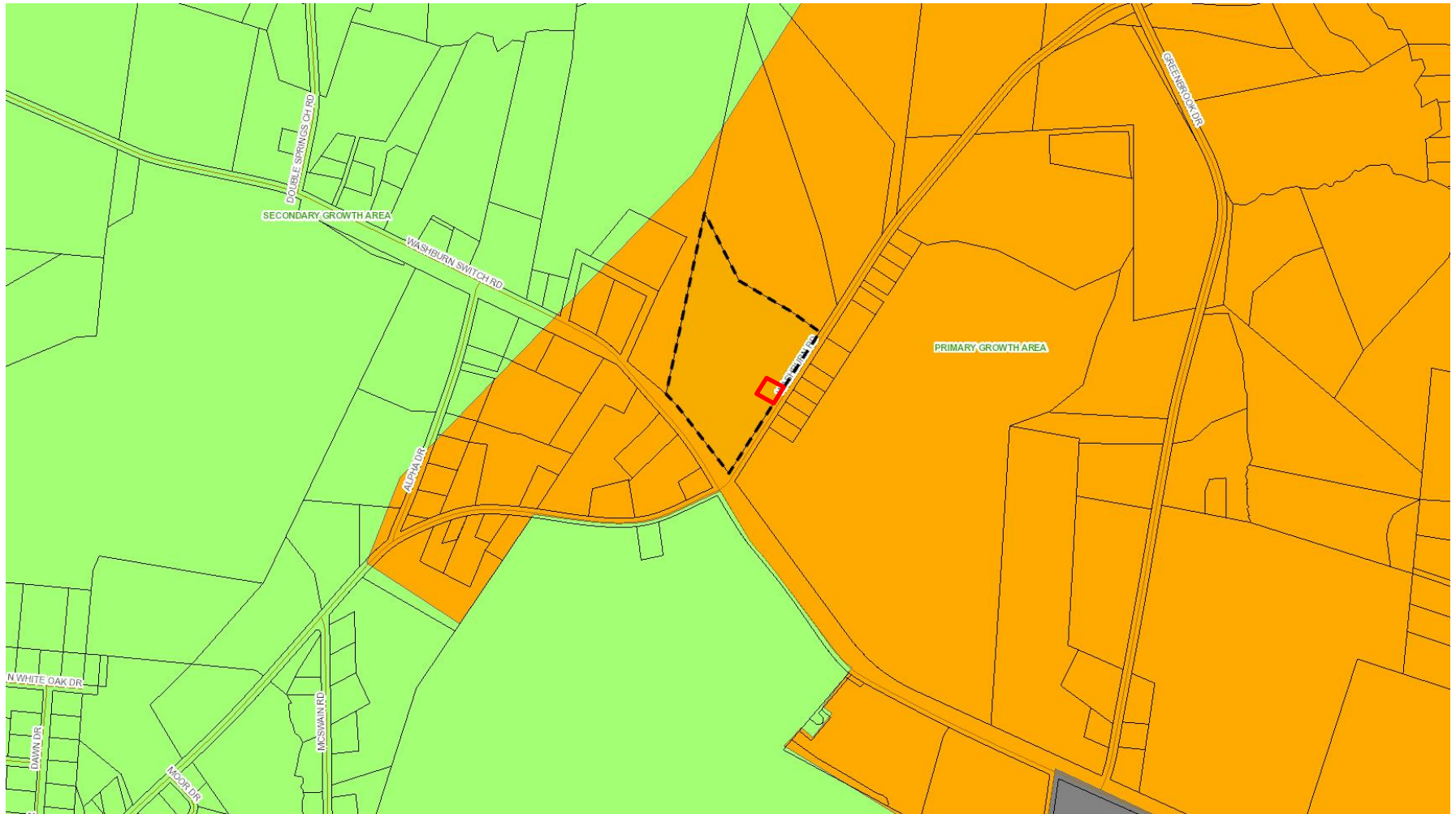
**Rezoning Case 24-06**  
2220 Washburn Road





## Rezoning Case 24-06

2220 Washburn Road





## Cleveland County NORTH CAROLINA

# PUBLIC NOTICE

## Regarding a request for a ZONING MAP AMENDMENT

**Location:** 2220 Washburn Rd  
**Parcel(s):** A portion of 66377  
**Case:** 24-06  
**Request:** Amend the zoning district map from Residential (R) to Neighborhood Business – Conditional Use (NB-CU) for a Farm Food & Grocery Store

**Dear Property Owner,**

This letter is to provide notice of a scheduled public hearing regarding a request to amend the Cleveland County zoning district map. The applicant, Travis Bumgardner, is requesting to rezone a portion of parcel 66377 from Residential to Neighborhood Business – Conditional Use for a Farm Food & Grocery Store.

The following meetings are scheduled regarding this case:

**Public Meeting:** Cleveland County Planning Board  
**Date:** **Tuesday, March 26<sup>th</sup>, 2024**  
**Time:** 6:00 pm  
**Location:** 1333 Fallston Road Shelby, NC  
Cleveland County Planning Classroom

**Public Hearing:** Cleveland County Board of Commissioners  
**Date:** **Tuesday, April 2<sup>nd</sup>, 2024**  
**Time:** 6:00 pm  
**Location:** 311 East Marion Street Shelby, NC  
Second Floor Commissioners Chamber

**\*The Cleveland County Board of Commissioners** will hold a public hearing, open to the public, and the public will have an opportunity to provide comments regarding the requested zoning district change.

The Board of Commissioners may change the existing zoning classification of the entire area covered by the petition, or any part thereof, without the necessity of withdrawal or modification of the petition or further publication of notice. A list of the permitted uses and proposed map amendment is available during regular business hours in the Cleveland County Planning Department, 980-484-4975.

Cleveland County Planning Department  
1333 Fallston Rd, Shelby NC  
Office: 980-484-4975



**Cleveland County**  
NORTH CAROLINA

# PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Travis Bumgardner, Applicant, whose present address is 201 Baxter Rd Cherryville, NC 28021 (Cleveland County) who respectfully petitions and shows as follows:

1. That the applicant is the ☐ owner, ☐ legal representative, ☒ or other concerned parties, of a certain tract or parcel of land located in Cleveland County, North Carolina, being more particularly described as:

Physical Address: 2220 Washburn Road

Parcel(s): Apportion of Parcel 66377 containing 0.6 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned Residential and the undersigned applicant desires and does hereby request that said property be rezoned to:

Neighborhood ~~General~~ Business - Conditional Use - Farm Food Store / Grocery

3. The proposed zoning change would require a change in the Zoning Map? YES ☒ NO ☐

If the answer is yes: An application for rezoning shall be accompanied by a survey, legal description, or map sufficient to provide public notice of the area requested for rezoning.

4. Owners of adjoining property hereby support this petition by signing below: Adjoining property shall be construed to mean and include property on the opposite side of any street, road, or highway from the property sought to be rezoned (attach an additional sheet if necessary).

PROPERTY OWNER (SIGNATURE)	PROPERTY OWNER (PRINT NAME)	PROPERTY ADDRESS
<u>David Bracken</u>	David Bracken	2228 Washburn Rd

Respectfully submitted this 21<sup>st</sup> day of Feb., 2024.

SIGNED: T. K. Begal

E-MAIL: Travis.bumgardner@gmail.com PHONE NUMBER: 704-473-0154

For office use:

Payment Code: ZP 11 Map Amendment Fee: \$200

Paid on: 2-20-25 ZP: 178895 Case #: 24-06

Location # 67084



# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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**Case 23-08**

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**Department:**

**Agenda Title:** Case 23-08: Private Storage Buildings Text Amendment

**Agenda Summary:**

**Proposed Action:**

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### ATTACHMENTS:

File Name		Description
<input type="checkbox"/>	23-08_Staff_Report_Private_Storage_Buildings_Planning_Board_March_2024.pdf	Staff Report

## STAFF REPORT

To: Planning Board  
Date: March 26, 2024  
From: Chris Martin, Planning Director  
Subject: Text Amendment Case 23-08

Summary Statement: Evaluate standards for the use of private storage buildings.

Review: Currently private storage buildings are not permitted as principal use on a property. They must be located as an accessory. For example, they can be on the same lot as a residence but not as a standalone use. This is a common planning tool that helps maintain the character of neighborhoods, preserves the residential use of lots, and prevents the misuse of buildings in residential areas.

At the March 19, 2024 Board of Commissioners meeting, the Board requested staff re-evaluate the proposed storage building amendments and seek options that may assist in preserving lots for future residences and prevent potential mis-uses of buildings.

- **Residential preservation:** The Board stated that the intent of the residential districts was for residences and that the residential character needed to be preserved. The Board requested staff and Planning Board to evaluate setbacks so that space be preserved for future residences.
- **Commercial use:** The Board stated concerns that these private storage buildings could potential become commercial, creating non-compatible uses in residential areas. The Board asked the staff and the Planning Board to evaluate additional standards that could curtail these structures being used for business purposes in residential communities.

**Requested Board Action:** The Planning Board is requested to review, comment, and make a recommendation to the Board of Commissioners.