

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

January 23, 2018

6:00 PM

County Commissioners Chamber

Call to order and Establishment of a Quorum

Selection of Chair

Selection of Vice-Chair

Invocation and Pledge of Allegiance

Approval of Minutes

Approval of Minutes from the 11-28-17 and 12-12-17 Planning Board Meetings

Cases

Case 18-01: Request to Rezone Property at 217 Blazer Street from Residential to General Business Conditional District

Case 18-02: Major Subdivision - Autumn Woods West

Case 18-03: Major Subdivision - Autumn Woods South

Miscellaneous Business

Land Use Plan Update - Continued Discussion of Previous Comments and Isothermal Planning and Development Commission Presentation

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

selection of chair

Department:

Agenda Title:

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name

Description

No Attachments Available

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

selection of vice-chair

Department:

Agenda Title:

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name

Description

No Attachments Available

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Minutes

Department:

Agenda Title: Approval of Minutes from the 11-28-17 and 12-12-17 Planning Board Meetings

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 11-28-17_PB_Minutes.pdf	11-28 Minutes
<input type="checkbox"/> 12-12-17_PB_Minutes.pdf	12-12 Minutes



CLEVELAND COUNTY PLANNING BOARD
Cleveland County Administrative Building – Commission Chambers
311 E. Marion Street, Shelby, NC
November 28, 2017 - 6:00 p.m.

Present:

Max Hopper, Chairman
Tom Spurling, Vice-Chairman
Susan Scruggs
Charles Christenbury
Darryl Crawford
Ronnie Whetstine
Lucas Shires

Absent:

N/A

Others:

Chris Martin, Senior Planner
Henry Earle, County Planner
Anna Parker, Administrative Assistant
Jacqueline Harmon, *Applicant*
Terry Conner
Brett Hanna, *Atty. for Solar Farm*
Parker Sloan, *Mgr. of Solar Farm*
Marvin Crawford
Tom Rollins
David Matheney
Timothy Hullett
Scott Dadson, IPDC Director
Steve Lockett, Director of Economic,
Community and Workforce Development

CALL TO ORDER

Chairman Max Hopper called the meeting to order at 6:00 pm.

INVOCATION, PLEDGE OF ALLEGIANCE, AND ESTABLISH QUORUM

Tom Spurling led the Pledge of Allegiance, followed by the invocation. It was determined that a quorum was present.

APPROVAL OF 09-06-2017 & 8-22-17 MINUTES

Tom Spurling made a motion to approve the 8-22-2017 minutes. It was seconded by Lucas Shires, and unanimously carried.

Tom Spurling made a motion to approve the 9-6-2017 minutes. It was seconded by Charles Christenbury, and unanimously carried.

ROAD NAMING CASE 17-05 HUGHES LAKE RD AND CASE 17-06 MANDY LN

Petitioner: Thomas Breakfield

Location: Off of Bethlehem Rd. across from Hunters Field Way

Chris Martin stated that there were no issues with E-911 for these road names, as it will help lessen confusion for 911 as the lots are developed by Mr. Breakfield. These lots are in the Kings Mountain ETJ, therefore we will handle the road names but Kings Mountain will handle building and zoning permits. **Chairman Hopper** opened the public hearing at 6:05 pm for road name case 17-05 for Hughes Lake Rd. and there being no public comment, it was closed at 6:05 pm. **Chairman Hopper** opened the public hearing for road name case 17-06 for Mandy Lane at 6:05 pm for and there being no public comment, it was closed at 6:05 pm.

Charles Christenbury made the motion to accept the road name Case 17-05, Hughes Lake Rd. It was seconded by Susan Scruggs, and unanimously carried.

Charles Christenbury made the motion to accept the road name Case 17-06, Mandy Ln. It was seconded by Tom Spurling, and unanimously carried.

ROAD NAMING CASE 17-07 CUSTOMER FIRST DRIVE

Petitioner: Clearwater

Location: Off of Plato Lee Rd.

Mr. Martin stated that there were no issues with E-911 for this road name. Clearwater is currently using the driveway for construction and they wish to name the drive to avoid confusion as well as to be prepared for future use.

Chairman Hopper opened the public hearing at 6:06 pm for and there being no public comment, it was closed at 6:06 pm.

Susan Scruggs made the motion to accept the road name Customer First Dr. It was seconded by Charles Christenbury, and unanimously carried.

RE-ZONING CASE 17-07: R to LI-CD

Petitioner: McCraw Solar

Location: 2624 Wood Rd.

Mr. Martin presented background information on the case to the Board. The northern portion of this parcel was re-zoned in 2015 to from Residential to Light Industrial-Conditional use. The Future Land Use Plan designates the area as Rural Residential. The applicant wishes to re-zone the remaining 58 acres portion of the parcel to add on to their solar farm. Requirements for the application, site plan, setbacks, screening, and decommissioning has been met by the applicant.

Chairman Hopper opened the public hearing at 6:15 pm.

Bret Hanna, the legal representative for the applicant, was sworn in. He stated that the solar farm would retain the rural character of the property, will have a 20-25 year useful lifespan,

make good use of the property, and keep the property together in size. The decommission plan will ensure the property will resort to its original state.

Chairman Hopper inquired if the Decommission Plan would be extended to the previously zoned site and Mr. Hanna replied that it will be.

Chairman Hopper closed the Public Hearing at 6:20 pm as there was no more public comment.

The Board inquired about opposition at the previously re-zoned site. Mr. Hanna stated that opposition at that time was due to the visual impact and the fencing, which they are addressing now with screening. There were also concerns about damaging surrounding property, but he said the construction phase is relatively short and will not affect surrounding properties, and concerns for displacing fossil fuels.

Lucas Shires confirmed with the applicant that the screening height will be 6 feet. Mr. Hanna stated that there will be several species of trees at a variety of heights, but they will meet the 6 foot height requirement.

Chairman Hopper entertained a motion from the Board.

Lucas Shires made the motion to recommend approval of case 17-07 for re-zoning. It was seconded by Charles Christenbury, and unanimously carried.

RE-ZONING CASE 17-08: R to GB

Petitioner: Jacqueline Harmon

Location: E. Dixon Blvd. at Bethlehem Rd.

Mr. Martin stated the request is for 10 acres, along E. Dixon Blvd (Highway 74), at the intersection of Bethlehem Rd., below the Serenity Club. It is under the Corridor Protection Zoning District, which is 500 feet on either side of the highway, and has some commercial uses.

Under current statute requirements, the request must be consistent with Land Use Plan. If it isn't then it must either be rejected or the Land Use Plan must be amended to accommodate the request. The Land Use Plan designates the area as a Commercial Node; therefore the petitioner's request is compliant with the Land Use Plan.

Chairman Hopper opened the Public Hearing at 6:30 pm. There was not Public Comment and the Public Hearing was closed at 6:31 pm.

Charles Christenbury made the motion to recommend approval of case 17-08 for re-zoning. It was seconded by Tom Spurling, and unanimously carried.

LAND USE PLAN

Scott Dadson stressed the importance of a good, comprehensive Land Use Plan that will help accommodate change. A 3-5 year plan update is recommended to anticipate changes. Self-auditing is important to do often, as well as gauging what is going on around you and having public interaction. Since IPDC is membership owned, which includes Cleveland County, bids will not be required if the County chooses to use their services.

Steve Lockett described the phases of development that they can assist with on the plan (see schedule attached to minutes prepared by IPDC):

- **Phase I: Audit**- Look at where we are with current the plan, maps, metrics, data, and records. It will deliver a report on where we are now compared to 2005, and acknowledge what is lacking and who to involve. It will take approximately 10 weeks, to be completed by County Staff with IPDC's assistance of about 100 hours.
- **Phase II: Input**- Public and stakeholder input process, a review of matters to include in LUP (including transportation plans, public facility plans, utility planning, public service delivery plans, capital planning and economic development), and compiling GIS and other data. This is estimated to take 12-16 weeks and 400 to 600 hours on IPDC's behalf.
- **Phase III: Drafting** the plan based on the reviews received, updating goals and objectives, and moving forward with a public (statutory) input process prior to any adoption. This is estimated to take 10-12 weeks and 300 to 400 hours on IPDC's behalf.

Steve Lockett said many of the concerns from the previous meeting's LUP discussion (see August 22, 2017 minutes) will be addressed in Phase I. There was discussion on whether or not Phases II & III could be completed by Staff and the Planning Board. Lucas Shires pointed out the amount of hours involved would be tremendous for Staff. Mr. Lockett pointed out that completing Phase I will provide options that the Board and Staff need to determine the scope of the work involved and make that decision. The public input component will also add greatly to the time involved. **Ronnie Whetstine** said that the Board of Commissioners and the Planning Department will need to look at the budget to have a better idea of what can be done and when it can be started. The general feeling of the Board was that we want a comprehensive plan, that we have a better start this time than last time, and that an audit will help plan for the future updates needed. Chairman Hopper and Mr. Lockett expressed that the new Bypass will also be a factor.

ADJOURNMENT

There being no further business, Chairman Hopper adjourned the meeting at 7:23 pm.

ATTEST:

Max Hopper, Chairman

Anna Parker, Administrative Assistant



CLEVELAND COUNTY PLANNING BOARD
Cleveland County Administrative Building – Commission Chambers
311 E. Marion Street, Shelby, NC
December 12, 2017 – 5:30 p.m.

Present:

Max Hopper, Chairman
Tom Spurling, Vice-Chairman
Darryl Crawford
Ronnie Whetstine
Lucas Shires

Absent:

Charles Christenbury
Susan Scruggs

Others:

Chris Martin, Senior Planner
Henry Earle, County Planner
Anna Parker, Administrative Assistant

CALL TO ORDER AND ESTABLISH QUORUM

Chairman Max Hopper called the meeting to order at 5:20 pm. It was determined that a quorum was present.

INVOCATION, PLEDGE OF ALLEGIANCE

Tom Spurling led the Pledge of Allegiance, followed by the invocation.

APPROVAL OF MINUTES

There were no minutes to approve.

MAJOR SUBDIVISION REVIEW CASE 17-09: AUTUMN WOODS PHASE 2

Petitioner: Vernon Baumrind

Location: Autumn Woods Drive, Parcel # 61351

Chris Martin presented background information on the subdivision. Vernon Baumrind is proposing 6 new lots at Autumn Woods Estates on Autumn Woods Drive, Parcel # 61351. The road is paved, there are 4" water lines (which can't sustain a fire hydrant), and there will need to be septic systems. The Mobile Home Park to the East does have a 6" water line if they need access to a fire hydrant in the future; they can look into that if necessary. Curbs or sidewalks are not required.

Chairman Hopper entertained a motion from the Board.

Tom Spurling made the motion for preliminary approval of the major subdivision at Autumn Woods. Ronnie Whetstine seconded the motion and it was unanimously carried.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ADJOURNMENT

There being no further business, Chairman Hopper adjourned the meeting at 5:33 pm.

ATTEST:

Max Hopper, Chairman

Anna Parker, Administrative Assistant

DRAFT

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 18-01

Department:

Agenda Title: Case 18-01: Request to Rezone Property at 217 Blazer Street from Residential to General Business Conditional District

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 18-01_Staff_Report_217_Blazer_Street_Rezoning.pdf	Staff Report
<input type="checkbox"/> 18-01_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 18-01_LUP_217_Blazer_Street.pdf	Future Land Use Map
<input type="checkbox"/> 217_Blazer_Street_Site_Plan_Scan.pdf	Site Plan

STAFF REPORT

To: Board of County Commissioners
From: Brian Epley County Manager
Via: Chris Martin, Senior Planner
Subject: Conditional Rezoning Case 18-01

Date: January 19, 2018

Summary Statement: Williams and Twiggs Trucking is requesting to rezone Parcel 27384, at 217 Blazer Street, from Residential (R) to General Business-Conditional District (GB-CD) to be used for Williams and Twiggs Trucking.

Review: John Williams is the owner of Williams and Twiggs Trucking. In August, 2015, Mr. Williams bought the property at 217 Blazer Street and began grading the property for his trucking business. Mr. Williams currently uses this property to park six (6) semitrailer trucks. A zoning permit was not sought for this use.

In July 2017 a complaint was made about large trucks going up and down Oates Drive to Oak Grove Road. The property, being zoned Residential, is not zoned for what is referred to in the Cleveland County Unified Development Code (The Code) as General Freight Trucking, and is therefore in violation of the Code. Mr. Williams has requested that the land be conditionally rezoned to General Business so that he may keep his trucks on this property.

The area surrounding 217 Blazer Street is zoned both Residential and Restricted Residential and is comprised of mostly single family dwellings. To the southwest is some commercial property within Shelby's zoning jurisdiction and to the east there is some general business along Oak Grove Road. The land use plan designates this area and the surrounding area as Residential.

Per North Carolina General Statute 153A-341 the Board is required to craft a plan consistency statement giving explanation as to the Board's decision and how it relates to the land use plan utilizing one of the three below:

- A statement approving the proposed zoning amendment and describing its consistency with the Land Use Plan;
- A statement rejecting the proposed zoning amendment and describing its inconsistency with the Plan; or
- A statement approving the proposed amendment and declaring that this also amends the Plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

Notice of the public hearing will be mailed to the property owner(s) and adjoining owners, and a sign posted on the property on January 16th, 2018. Legal ads will be published in the newspaper on January 24th and 31st, 2018.

Pros:

- Rezoning would allow the existing business to remain in its current location.

Cons:

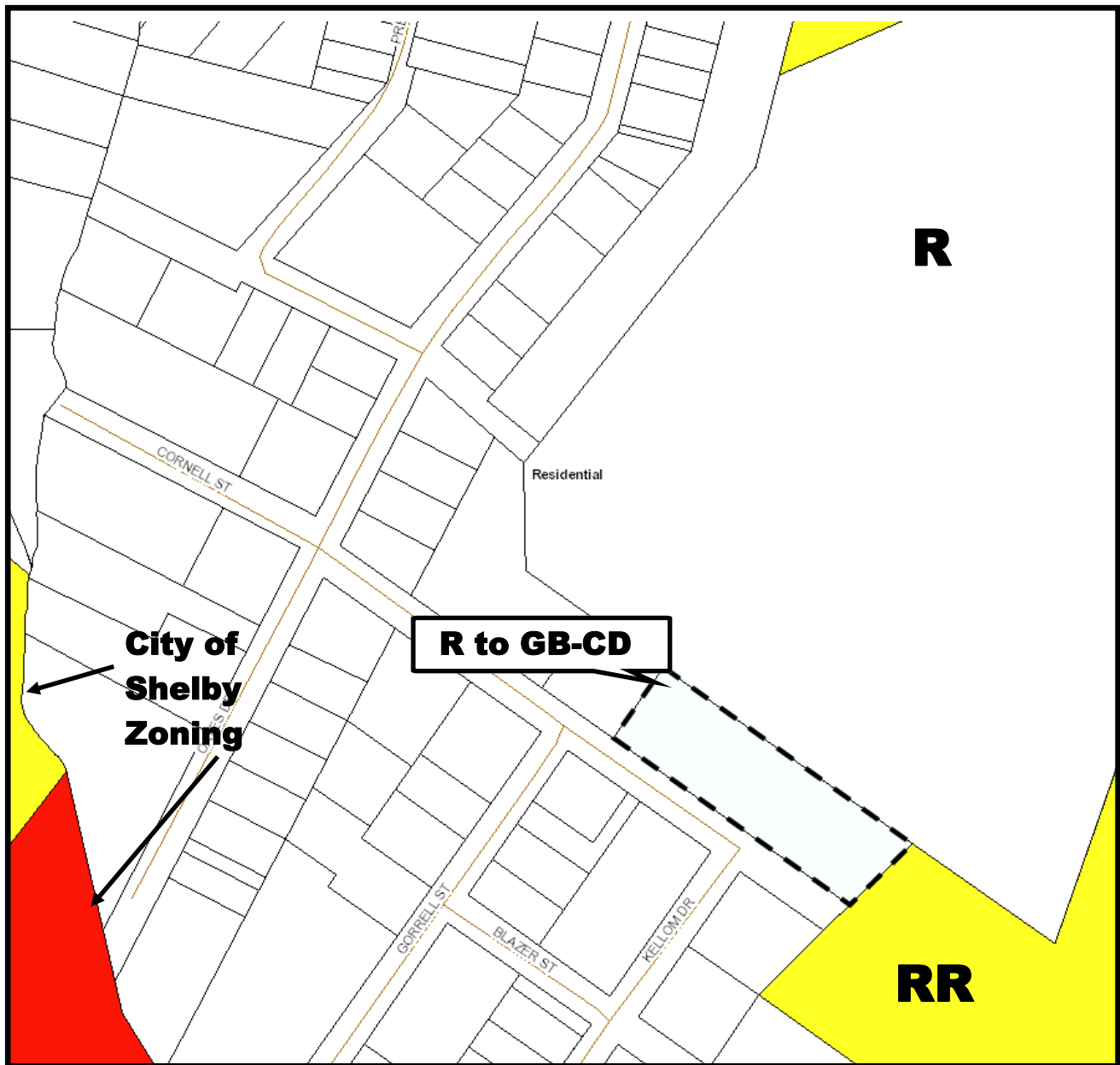
- Rezoning this parcel to GB-CD could be considered spot zoning.
- The Code defines General Business parcels as generally being located on arterial roads with the capacity to handle additional traffic. This parcel is not located on an arterial road.
- The land use plan identifies this area as future residential so rezoning this would be out of compliance with the land use plan.

Fiscal Impact:

- None

Planning Board Recommendation:

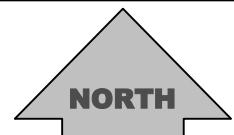
- The Planning Board will meet on Tuesday, January 23rd, 2018.



REZONING CASE 18-01: 217 East Blazer Street

Existing: Residential

Proposed: General Business-Conditional District



Planning Board Recommendation
Public Hearing

January 23, 2018
February 6, 2018

R	Residential	NB	Neighborhood Business
RR	Restricted Residential	GB	General Business
RM	Manufactured Homes & Parks	LI	Light Industrial
RA	Rural Agricultural	HI	Heavy Industrial

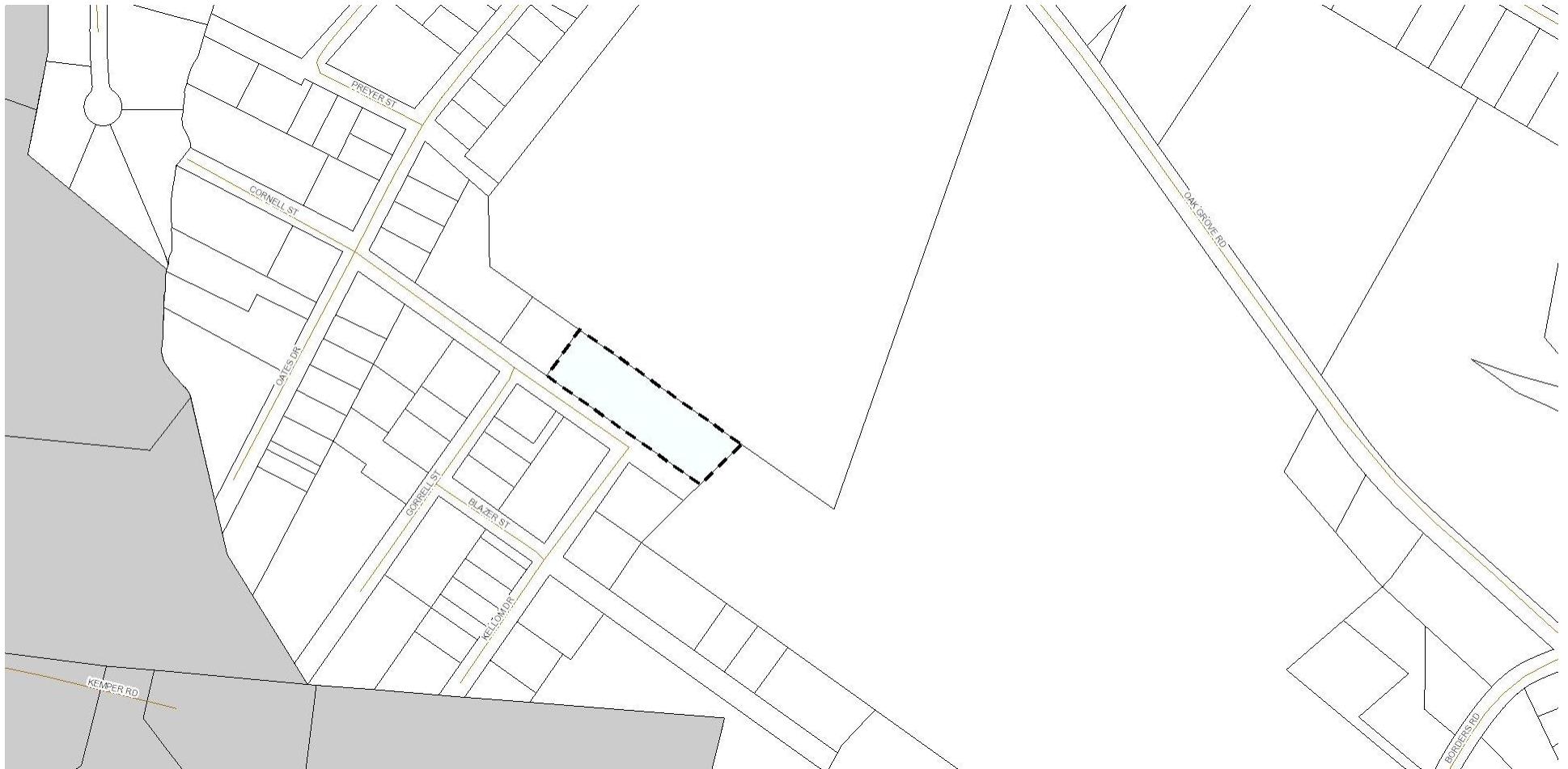
Case # 18-01 Re-Zoning: 217 Blazer Street: R to GB-CD
Future Land Use Plan Designation



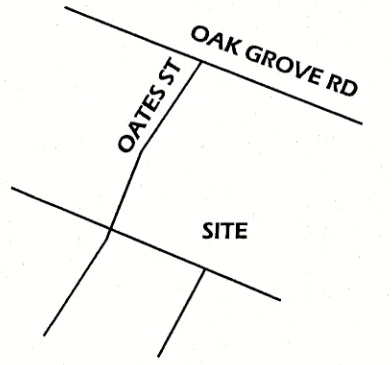
Residential



Municipal Zoning



PLAT NORTH: PB 8 PG 85



NOTES:
-PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
-NO TITLE SEARCH PERFORMED BY THIS FIRM.
-PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
-ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
-THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
-R/W SHOWN SUBJECT TO NC DOT VERIFICATION

SCHANTEL VASSILOPANAGOS
8E-503
100 CHERRYTREE TRL
FORNEY, TX 75126
RESIDENTIAL
PARCEL # 27383

PHILLIP & FRANCES
GOSSAGE
1494-1671
11780 DEVON DOWNS TRL
JOHNS CREEK, GA 30005
RESIDENTIAL
PARCEL # 22165

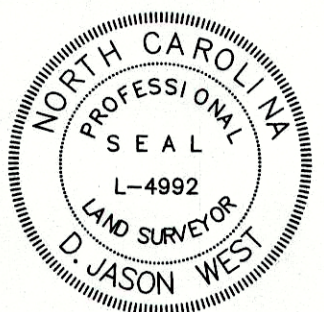
PROPERTY OF
JOHN & AUNDREA
WILLIAMS
1702-1902
1.75 ACRES BY GIS
RESIDENTIAL
PARCEL # 27384

KELLOM DRIVE

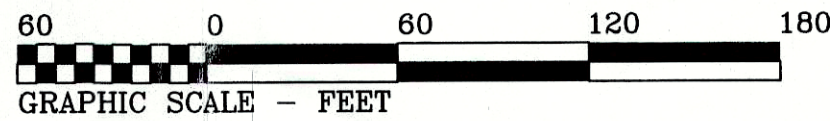
GRAVEL PARKING
AREA

SEMI TRAILERS

KATE SPAKE &
EDWARDS ROBERTS
1728-1309
523 BORDERS RD
SHELBY, NC 28152
RESTRICTED RESIDENTIAL
PARCEL # 21905



THIS PLAT IS A SITE PLAN ONLY. NO FIELD WORK HAS BEEN COMPLETED.



LAND OWNER:
JOHN & AUNDREA WILLIAMS
2707 ELIZABETH AVE.
SHELBY, NC 28150
PH:

REVISIONS:

SITE PLAN FOR:	
JOHN & AUNDREA WILLIAMS	
LOCATION: TWSP NO. SIX, CLEVELAND COUNTY, NC	
PARCEL ID:	27384
DATE:	SEPTEMBER 29, 2017
SCALE:	1" = 60'
FILE:	JWILLIAMS.DWG
DRAWN BY: DJW	

LEDFORD & WEST
LAND SURVEYING & MAPPING, PLLC.
228 E. DOUBLE SHOALS ROAD
LAWNDALE, NC 28090 704-312-6039
JWSURVEYOR6@GMAIL.COM

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 18-02

Department:

Agenda Title: Case 18-02: Major Subdivision - Autumn Woods West

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 18-02_Autumn_Woods_West_Staff_Report.pdf	Staff Report
<input type="checkbox"/> Autumn_Woods_West_Major_Subdivision_Plant.pdf	Autumn Woods West Major Subdivision Plat
<input type="checkbox"/> Section_12-171_Minimum_Lot_Size.pdf	UDO Minimum Lot Size

STAFF REPORT

To: Planning Board Date: January 23, 2018

From: Chris Martin, Senior Planner

Subject: Case 18-02: Autumn Woods West

Summary Statement: Developer Vernon Baumrind has requested approval of Autumn Woods West, a major subdivision on Parcel 61351, at 159 Autumn Woods Drive.

Review: A plat has been submitted to divide Parcel 61351 and a portion of 7741 into twelve (12) parcels, along Autumn Woods Drive. Per Cleveland County Unified Development Ordinance 12-54 the Planning Board is tasked with approving/disapproving the preliminary subdivision plat. This is a redraw of a similar plat submitted that the Planning Board reviewed for its 12-12-17 meeting.

Infrastructure and road frontage has already been completed for this major subdivision. Each parcel is between 0.39 and 0.56 acres. The subdivided parcels will be serviced by Cleveland County water and the City of Kings Mountain will provide sewer services. The parcel is zoned Residential and is surrounded by Residential parcels on all sides.

Pros:

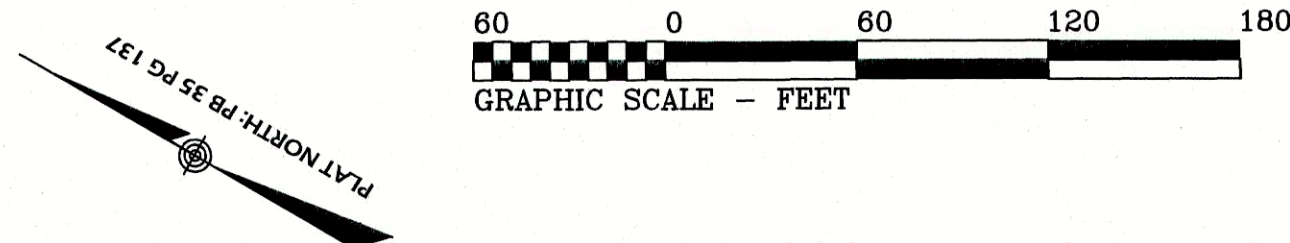
- Subdivision will allow the developer to obtain permits to begin building houses on the subdivided parcels.

Cons:

- None noted

Fiscal Impact:

- None



Course	Bearing	Distance
L1	N 47°46'06" E	25.05'
L2	S 28°04'54" E	15.11'

NOTES:
-SURVEY BASED ON PHYSICAL EVIDENCE
-NO FEATURES LOCATED OTHER THAN AS SHOWN
-PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
-NO TITLE SEARCH PERFORMED BY THIS FIRM.
-PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
-ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
-THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
-R/W SHOWN SUBJECT TO NC DOT VERIFICATION
-45' EASEMENT TERMINATED DB 1605 PG 1704

- LEGEND
- IRON FOUND
 - IRON SET
 - UNMARKED POINT
 - ⊙ R/W MON BROKEN
 - ⊙ CONCRETE MONUMENT SET

SITE DATA:
ZONED RESIDENTIAL
WATERSHED: NONE
CENSUS TRACT # 950600
ACREAGE IN TRACT: 3.65 ACRES TOTAL
AVERAGE LOT SIZE: 0.44 ACRES
TOTAL NUMBER OF LOTS: 12
BUILDING SETBACKS
FRONT 30'
SIDE 10'
REAR 30'
CLEVELAND COUNTY WATER SUPPLY (PUBLIC)
FEMA PANEL # 3710257500J
LOTS TO BE SERVED BY CITY OF KINGS
MOUNTAIN SEWER

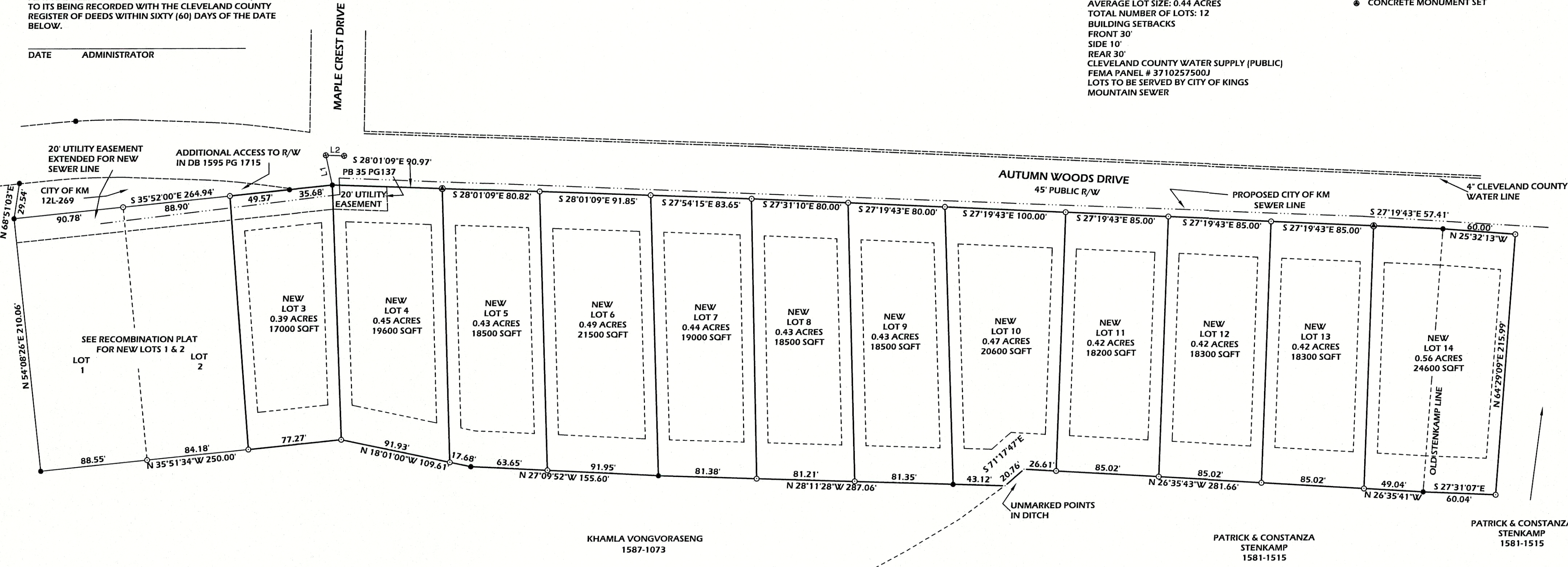
NORTH CAROLINA, CLEVELAND COUNTY

I, _____, REVIEW OFFICER OF CLEVELAND COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I HEREBY CERTIFY THAT THE MAJOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CLEVELAND COUNTY DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED WITH THE CLEVELAND COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

DATE _____ ADMINISTRATOR _____



- I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:
- ___ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - ___ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATES PARCELS OF LAND.
 - ___ C. THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
 - ___ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - ___ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS _____

DAY OF _____, 2018

NCPLS L-4992



PRELIMINARY PLAT FOR REVIEW

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ANY REPRODUCTION OR USE OF THIS DOCUMENT OR ADDITIONS OR DELETIONS TO OR FROM THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF D. JASON WEST, PLS. IS PROHIBITED. ONLY COPIES BEARING THE ORIGINAL SIGNATURE AND SEAL OF THE LAND SURVEYOR WILL BE CONSIDERED VALID, TRUE COPIES.

PROPERTY OF
J & J ASSETS LLC
1625-1831
3.65 ACRES TOTAL

AUTUMN WOODS WEST	
PHASE 1 OF 1	
MAJOR SUBDIVISION FOR:	J & J ASSETS LLC 8508 PARK ROAD CHARLOTTE, NC 28210 PHONE: 704-643-6300
LOCATION:	TOWNSHIP NO. 4, CLEVELAND COUNTY, NC
PARCEL ID:	61351, 7741
DATE:	JANUARY 11, 2018
SCALE:	1" = 60'
DRAWN BY:	DJW
FILE:	VBLOT4SUB-1.DWG

LEDFORD & WEST
LAND SURVEYING & MAPPING, PLLC.
228 E. DOUBLE SHOALS ROAD
LAWDALE, NC 28090 704-312-6039
JWSURVEYOR6@GMAIL.COM

PRELIMINARY PLAT FOR REVIEW

Sec. 12-171. - Minimum lot size.

- (a) Subject to subsections (b) and (c) all lots in the following zoning districts shall meet the following minimum area requirements:

	District	Minimum Square Feet
	RA	130,680 (3 acres)
	RR	21,780 (½ acre)
	R	21,780 (½ acre)
	RM	21,780 (½ acre)
	N-B	No Minimum*
	G-B	No Minimum*
	L-I	No Minimum
	H-I	No Minimum

*Except residential uses which require twenty-one thousand seven hundred eighty (21,780) square feet.

R, RM, and RR district lots shall have a minimum width of eighty (80) feet at the building line and twenty-five (25) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet. The RA district lots shall have a minimum width of one hundred twenty-five (125) feet at the building line and fifty (50) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet.

- (b) Lots in the R, RM, and RR districts and lots in the NB district that are used for residential purposes that are served by both public water and sewer, shall have a minimum usable area of fifteen thousand (15,000) square feet, and the same width standards as above.

- (c) The minimum lot sizes set forth in this section are permissible only if and to the extent that adequate water and sewer facilities are or can be made available to serve every lot in accordance with the provisions of article XII of this chapter.
- (d) All rights-of-way or easements deeded or reserved shall be excluded when determining lot areas.

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 18-03

Department:

Agenda Title: Case 18-03: Major Subdivision - Autumn Woods South

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 18-03_Autumn_Woods_South_Staff_Report.pdf	Staff Report
<input type="checkbox"/> Autumn_Woods_South_Major_Subdivision_Plant.pdf	Autumn Woods South Major Subdivision Plat
<input type="checkbox"/> Section_12-171_Minimum_Lot_Size.pdf	UDO Minimum Lot Size

STAFF REPORT

To: Planning Board Date: January 23, 2018
From: Chris Martin, Senior Planner
Subject: Case 18-03: Autumn Woods South

Summary Statement: Developer Vernon Baumrind has requested approval of Autumn Woods South, a major subdivision on Parcel 61352, on Autumn Woods Drive.

Review: A plat has been submitted to divide Parcel 61352 into six (6) parcels, along Autumn Woods Drive. Per Cleveland County Unified Development Ordinance 12-54 the Planning Board is tasked with approving/disapproving the preliminary subdivision plat.

Infrastructure and road frontage has already been completed for this major subdivision. Each parcel is between 0.46 acres. The subdivided parcels will be serviced by Cleveland County water and the City of Kings Mountain will provide sewer services. The parcel is zoned Residential and is surrounded by Residential parcels on all sides.

Pros:

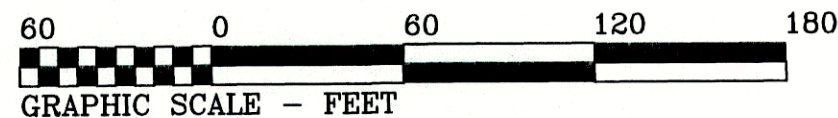
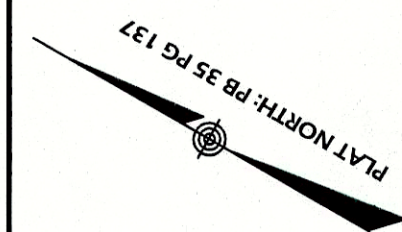
- Subdivision will allow the developer to obtain permits to begin building houses on the subdivided parcels.

Cons:

- None noted

Fiscal Impact:

- None



Course	Bearing	Distance
L1	N 25°51'54" W	96.00'
L2	N 25°53'14" W	80.00'
L3	N 25°53'14" W	80.00'
L4	N 25°53'14" W	80.00'
L5	N 26°08'02" W	80.01'
L6	N 26°23'25" W	80.01'

NOTES:
-SURVEY BASED ON PHYSICAL EVIDENCE
-NO FEATURES LOCATED OTHER THAN AS SHOWN
-PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
-NO TITLE SEARCH PERFORMED BY THIS FIRM.
-PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
-ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
-THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
-R/W SHOWN SUBJECT TO NC DOT VERIFICATION

- LEGEND
- IRON FOUND
 - IRON SET
 - UNMARKED POINT
 - ⊗ MAG NAIL FOUND
 - ⊙ CONTROL MONUMENT SET

SITE DATA:
ZONED RESIDENTIAL
WATERSHED: NONE
CENSUS TRACT # 950600
ACREAGE IN TRACT: 2.99 ACRES TOTAL
AVERAGE LOT SIZE: 0.46 ACRES
TOTAL NUMBER OF LOTS: 6
BUILDING SETBACKS
FRONT 30'
SIDE 10'
REAR 30'
CLEVELAND COUNTY WATER SUPPLY (PUBLIC)
FEMA PANEL # 3710257500J
PROPOSED CITY OF KINGS MOUNTAIN SEWER TO SERVE LOTS

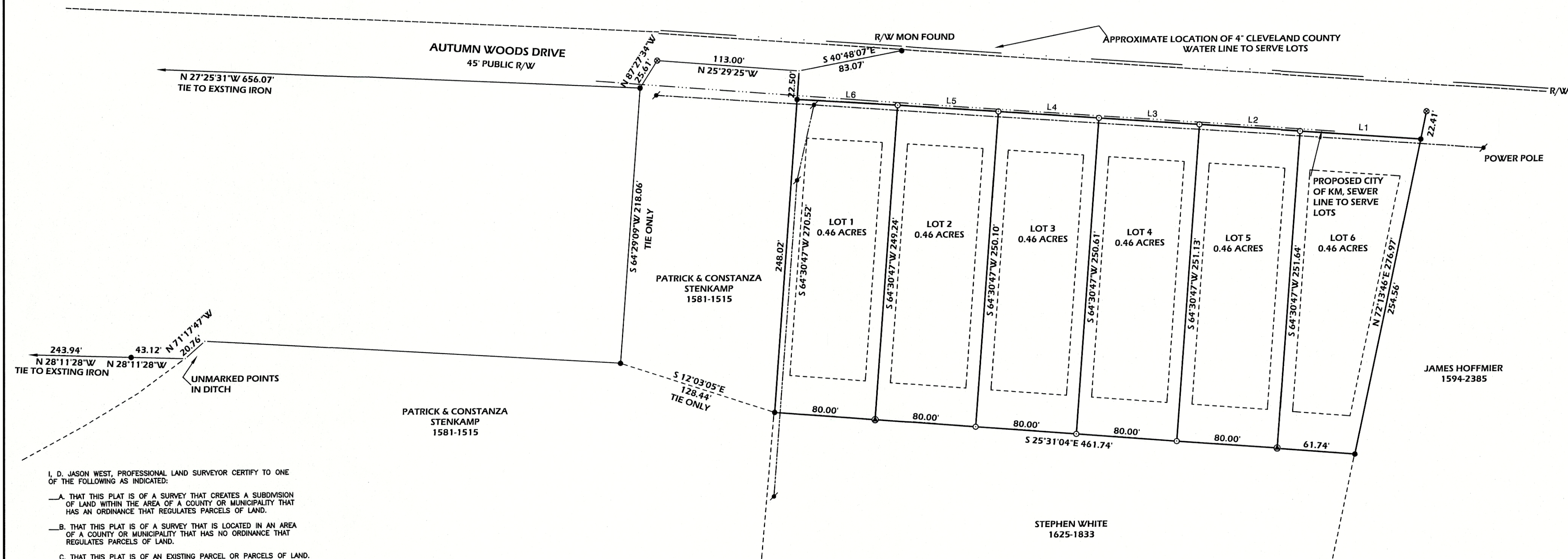
NORTH CAROLINA, CLEVELAND COUNTY

I, _____, REVIEW OFFICER OF CLEVELAND COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I HEREBY CERTIFY THAT THE MAJOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CLEVELAND COUNTY DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED WITH THE CLEVELAND COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

DATE _____ ADMINISTRATOR _____



I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

DAY OF _____, 2018
_____ NCPLS L-4992

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PROPERTY OF
J & J ASSETS LLC
1625-1833
2.99 ACRES TOTAL

REVISIONS:

AUTUMN WOODS SOUTH PHASE 1 OF 1	
MAJOR SUBDIVISION FOR:	J & J ASSETS LLC 8508 PARK ROAD CHARLOTTE, NC 28210 PHONE: 704-643-6300
LOCATION:	TOWNSHIP NO. 4, CLEVELAND COUNTY, NC
PARCEL ID:	61352
DATE:	JANUARY 4, 2018
SCALE:	1" = 60'
DRAWN BY:	DJW
FILE:	VBLOT4SUB11-17-1.DWG

LEDFORD & WEST
LAND SURVEYING & MAPPING, PLLC.
228 E. DOUBLE SHOALS ROAD
LAWNDALE, NC 28090 704-312-6039
JWSURVEYOR6@GMAIL.COM

Sec. 12-171. - Minimum lot size.

- (a) Subject to subsections (b) and (c) all lots in the following zoning districts shall meet the following minimum area requirements:

	District	Minimum Square Feet
	RA	130,680 (3 acres)
	RR	21,780 (½ acre)
	R	21,780 (½ acre)
	RM	21,780 (½ acre)
	N-B	No Minimum*
	G-B	No Minimum*
	L-I	No Minimum
	H-I	No Minimum

*Except residential uses which require twenty-one thousand seven hundred eighty (21,780) square feet.

R, RM, and RR district lots shall have a minimum width of eighty (80) feet at the building line and twenty-five (25) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet. The RA district lots shall have a minimum width of one hundred twenty-five (125) feet at the building line and fifty (50) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet.

- (b) Lots in the R, RM, and RR districts and lots in the NB district that are used for residential purposes that are served by both public water and sewer, shall have a minimum usable area of fifteen thousand (15,000) square feet, and the same width standards as above.

- (c) The minimum lot sizes set forth in this section are permissible only if and to the extent that adequate water and sewer facilities are or can be made available to serve every lot in accordance with the provisions of article XII of this chapter.
- (d) All rights-of-way or easements deeded or reserved shall be excluded when determining lot areas.

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Land Use Plan Discussion

Department:

Agenda Title: Land Use Plan Update - Continued Discussion of Previous Comments and Isothermal Planning and Development Commission Presentation

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Staff_Report_for_Land_Use_Plan_Update_1-23-18.pdf	Staff Report

STAFF REPORT

To: Planning Board Date: January 19, 2018
From: Chris Martin, Senior Planner
Subject: Land Use Plan Discussion

Summary Statement: Discussions will continue on the update to the 2005 Cleveland County Land Use Plan

Review: At the August 22, 2017 Planning Board meeting, the Board and staff discussed the recommendation asked for by the Board of Commissioners on an update to the 2005 Land Use Plan. The Board discussed making the update a major or minor change and what each would entail. Several points were made including anticipation of the new 74 Bypass and its impact, addressing social benefits (parks, trails, etc.), protecting town and city gateways, and impacts from increasing economic development, among others.

At the November 28, 2017 Planning Board meeting, Scott Dadson, Director of Isothermal Planning and Development Commission, presented to the Planning Board of the need for a strong, comprehensive land use plan. Mr. Dadson described a three phase plan that IPDC could assist with, consisting of auditing, public and stakeholder input, and then drafting.

Intended Outcome: At this meeting the Planning Board should begin to craft a formal recommendation to the Board of Commissioners on the Land Use Plan Update.