

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

October 23, 2018

6:00 PM

Commissioners Chamber

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Minutes from the August 28, 2018 Planning Board Meeting

Cases

Case 18-11: Request to Rezone from General Business to Neighborhood Business at
6033 Fallston Road

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Minutes

Department:

Agenda Title: Minutes from the August 28, 2018 Planning Board Meeting

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 8-28-18_PB_Minutes.pdf	8-28-18 minutes



CLEVELAND COUNTY PLANNING BOARD
Cleveland County Administrative Building – Commission Chambers
311 E. Marion Street, Shelby, NC
July 31, 2018 - 6:00 p.m.

Present:

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

Absent:

Max Hopper, Chairman

Others

Chris Martin, Senior Planner
Henry Earle, County Planner
Anna Parker, Administrative Assist.

CALL TO ORDER

Vice Chairman Tom Spurling called the meeting to order at 6:04 pm.

INVOCATION, PLEDGE OF ALLEGIANCE, AND ESTABLISH QUORUM

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

APPROVAL OF THE JUNE 26 AND JULY 31, 2018 MINUTES

Darryl Crawford made a motion to approve the June 26, 2018 minutes. It was seconded by Susan Scruggs and unanimously carried.

Ronnie Whetstine made a motion to approve the July 31, 2018 minutes. It was seconded by Susan Scruggs and unanimously carried.

CELL TOWER [TELECOMMUNICATIONS TOWER] ORDINANCE REVIEW

Chris Martin presented a new draft ordinance integrating the Board's comments and suggestions from the last meeting.

The following were added, modified, or suggested to be edited:

- "Colocation"- requested language was added.
- "Fall Zone" – deleted "to be expected".
- "Consultant" – include "Professional" in definition. Lucas Shires said to make sure the "licensed" and "registered" language is consistent throughout the ordinance.

- Suggestions for the wording in section A- 2b on Page 3. Ronnie Whetstine clarified that it relates to the physical location of the tower. Mr. Martin asked for thoughts of what “residential” could mean- a zoning district or a neighborhood? The Board was in consensus to take “residential” off since the Board of Adjustment will address that on a case by case basis. The Fall Zone would also keep towers from the middle of dense neighborhoods.
- Add “Wireless Facilities” to the Section 12-159 title.
- The language for fees was changed to “listed in”.
- Make sure the word “Professional” is included for any Engineer, and used instead of “registered” since a Professional Engineer by definitions is registered.
- “Red strobes” were added as an example of designed lighting.
- Removed “wireless support structure” from Section E-2.
- Added “Professional Engineer” to section G1. Ronnie Whetstine suggested “Professional Structural Engineer”.
- Changed Building Permit to “construction”, as this is clearer
- Changed 12 months to 24 months to meet state standards.

ADJOURNMENT

There being no further business, **Vice Chairman Spurling** adjourned the meeting at 6:48 pm.

ATTEST:

Max Hopper, Chairman

Anna Parker, Administrative Assistant

Tom Spurling, Vice-Chairman

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 18-11 Rezoning GB to NB

Department:

Agenda Title: Case 18-11: Request to Rezone from General Business to Neighborhood Business at 6033 Fallston Road

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 18-11_Staff_Report_6033_Fallston_Road.pdf	Staff Report
<input type="checkbox"/> 18-11_Zoning_Map_6033_Fallston_Road.pdf	Zoning Map
<input type="checkbox"/> 18-11_Aerial_Map_6033_Fallston_Road.pdf	Aerial Map
<input type="checkbox"/> 18-11_Future_Land_Use_Map_6033_Fallston_Road.pdf	Future Land Use Map

STAFF REPORT

To: Town of Belwood Council

Date: September 26, 2018

From: Chris Martin, Senior Planner

Subject: Rezoning Case 18-11

Summary Statement: Bessie L Barrett has applied to rezone parcel 37254, at 6033 Fallston Road from General Business (GB) to Neighborhood Business (NB).

Review: Parcel 37254, located at 6033 Fallston Road in Belwood, is currently zoned General Business (GB). The area immediately to the north and south are General Business and to the east and west are residentially zoned properties. The entirety of the property is also under the Highway Corridor Protection overlay. Cleveland County's Land Use Plan designates this area as Future Commercial. The surrounding area is a mix of business uses and residential uses.

Pros:

- Neighborhood Business is compatible with the existing mix of surrounding business and residential uses.
- Neighborhood Business is compatible with the Land Use Plan, which calls this area future commercial.

Cons:

- None

Fiscal Impact:

- None

Recommendations:

- Planning Board:

Case # 18-11 Re-Zoning for 6033 Fallston Road GB to NB
Zoning Map, Parcel # 37254 1.5 acres



General Business



Residential



Case # 18-11 Re-Zoning for 6033 Fallston Road GB to NB
Aerial Map, Parcel # 37254 1.5 acres



Case # 18-11 Re-Zoning for 6033 Fallston Road GB to NB
Future Land Use Map, Parcel # 37254 1.5 acres

 Future Commercial  Rural Residential

