

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

February 25, 2020

6:00 PM

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Minutes from the 1-28-20 Planning Board Meeting

Items

Case 20-01: Request to Rezone property at 4803 Ellenboro Road from Light Industrial to General Business

Case 20-02: Request to Rezone property at 110 Lahmer Lane from Light Industrial to Rural Agriculture

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Minutes

Department:

Agenda Title: Minutes from the 1-28-20 Planning Board Meeting

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 1-28-20_PB_Minutes.pdf	Minutes



PLANNING BOARD

Cleveland County Administrative Building – Commission Chambers

311 E. Marion Street, Shelby, NC

January 28, 2020 - 6:00 p.m.

Present:

Tom Spurling, Chairman
Susan Scruggs, Vice-Chairman
Dobbins Lattimore
Charles Christenbury

Eddie Kee
Leon Leonhardt

Absent:

Leon Martin

Others Present

Chris Martin, Senior Planner
Henry Earle, Planner
Anna Parker, Administrative Assist.
Nathan McNeilly, Env. Health
Director
Shea Webster, Env. Health Program
Specialist
Sam Lail

CALL TO ORDER AND ESTABLISH QUORUM

Chairman Spurling called the meeting to order at 6:04 pm. It was determined that a quorum was present.

INVOCATION AND PLEDGE OF ALLEGIANCE

Susan Scruggs led the invocation, followed by the Pledge of Allegiance and NC State Pledge.

NEW MEMBERS OATHS

Dobbins Lattimore and Leon Leonhardt were sworn in as Planning Board Members.

APPROVAL OF DECEMBER 10, 2019 MINUTES

Charles Christenbury made a motion to approve the December 10, 2019 Minutes with the correction to Susan Scrugg's name. Eddie Kee seconded the motion and it unanimously carried.

PLANNING BOARD POWERPOINT TRAINING

Chris Martin presented information on a PowerPoint about the Planning Board Duties for the new members.

ROAD NAMING CASE 20-01: Naming road of that used to be Carter Rd.

Mr. Martin showed on the overhead screen where Carter Road was moved by the NCDOT for the 74 By-pass changes. The new road kept the name "Carter Road" and the old portion that used to be Carter Rd. now needs a name. the 2-3 properties on this road are currently vacant but if they are developed, they will need addresses. Staff sent letters about the public hearing to the

property adjoiners of this road. Staff proposed the name “Burton Rd.” after one of the owner’s names. The other owner’s name (Hull) was already in use for a road name.

Chairman Spurling opened the Public Hearing at 6:27 pm.

Sam Lail stated he owns property along the new Carter Rd. and is looking to purchase property along the road that now needs a name. He said E-911 Emergency services had trouble finding a home on his property due to the changes. He does not like the NCDOT changed the road, but he does not have an issue with the proposed name “Burton Rd.”

Chairman Spurling closed the Public Hearing at 6:41 pm as there was no further public comment.

<p>Leon Leonhardt made a motion to approve the name “Burton Rd.” Dobbins Lattimore seconded the motion and it unanimously carried.</p>

TEXT AMENDMENT CASE 19-12: RV PARK ORDINANCE REVIEW

Mr. Martin said there are currently no guidelines for developing RV Parks in the County. The Commissioners want to hold a public hearing in February 2020 to adopt a new ordinance. Staff received input from our surrounding counties to find what they commonly use in their ordinances. The proposed ordinance is based off some of this information.

Chairman Spurling asked if there could be a maximum size. Dobbins Lattimore stated that the 1000-foot road would limit size. Mr. Martin stated that the 1000-foot road is the hose length for fire truck access.

Mr. Martin asked the Board to consider if they would like something to control density by adding a one-mile buffer (as the crow flies/linear) requirement between parks. Mr. Martin said the Elliot Engstrom, the County attorney, said it is allowed if it is reasonable.

Shea Webster from the Environmental Health Department spoke about their work with RV Parks. He has been an inspector there for over 27 years and of the 20 RV Parks they have looked at, 10 have been from the last 2 years. The demand is getting stronger and there have been 4 permitted in the last couple of months. He addressed dump stations and said it is not something that can be enforced easily and it is too easy to get around regulations.

Mr. Webster said that six RVs would be considered the equivalent of a six-bedroom house as far as what tank size to use. Six is the maximum before they would need a pump system. This does not take into consideration setbacks, topography, and repair area as far as the number of sites allowed per acre.

Nathan McNeilly, the Director of Environmental Health, requested that Perc test results be filed with the Zoning and Building Permits for RV Parks. That way if something is not approved or changed by Environmental Health from their site plan, it is enforced when they develop the site.

Mr. Lattimore inquired about the Watersheds. He stated if we allow 6 RVs per acre, it is the equivalent of two three-bedroom homes. We only allow one home per acre in the Watersheds, so this is allowing for a high density. The Board discussed reducing the number of allowed RVs per acre to three in the Watershed areas. Henry Earle showed the official Watershed areas on GIS and over half the county is in one of the Watersheds. **Chairman Spurling** entertained a motion.

Susan Scruggs made a motion to recommend the RV Park Text Amendment Case 19-12 to the Board of Commissioners with the addition that RV Parks in a Watershed area be limited to 3 sites per acre and to add a one-mile linear buffer, property line to property line, between RV Parks. Charles Christenbury seconded the motion and it unanimously carried.

LAND USE PLAN UPDATE

Mr. Martin presented a brief update about the County's Land Use Plan. The Commissioners awarded a bid to Benchmark Planning in Charlotte to create a new County Land Use Plan. The Planning Board will have a chance to participate sometime around late summer. The whole process takes approximately 12 to 18 months. Benchmark will work with the County to get everyone's input and to hold public meetings throughout the county.

MISCELLANEOUS BUSINESS

There was no miscellaneous business for discussion.

ADJOURNMENT

There being no further business, Charles Christenbury made a motion to adjourn, seconded by Susan Scruggs and unanimously carried. **Chairman Spurling** adjourned the meeting at 7:50 pm.

ATTEST:

Tom Spurling, Chairman

Anna Parker, Administrative Assistant

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 20-01

Department:

Agenda Title: Case 20-01: Request to Rezone property at 4803 Ellenboro Road from Light Industrial to General Business

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 20-01_Staff_Report.pdf	Staff Report
<input type="checkbox"/> 20-01_Zoning_Map_4803_Ellenboro_Road_Mooresboro.pdf	Zoning Map
<input type="checkbox"/> 20-01_Aerial_Map_4803_Ellenboro_Road_Mooresboro.pdf	Aerial Map

STAFF REPORT

To: Mooresboro Town Council
From: Chris Martin, Senior Planner
Via: Henry Earle, Planner
Subject: Rezoning Case 20-01 4803 Ellenboro Road

Date: January 13, 2020

Summary Statement: Challenger Properties is requesting to rezone property at 4803 Ellenboro Road in Mooresboro from Light Industrial (LI) to General Business (GB).

Review: The property is 5.32 acres and is located at 4803 Ellenboro Road. The zoning is Light Industrial, as is the property immediately South. To the west outside of town limits is heavy industrial and to the East is a mix of Residential, Rural Agriculture and Neighborhood Business. The area has both business and residential uses to the East along Ellenboro Road and Residential uses along Mooresboro Road to the North and West Main Street to the South.

NCGS 153A-341 requires that local government boards adopt one of the following three zoning consistency statements to go along with its decision:

- Approving the zoning amendment and describing its consistency with the adopted plan and why the action is reasonable and in the public interest;
- Rejecting the zoning amendment and describing its inconsistency with the adopted plan and why the action is reasonable and in the public interest;
- Approving the zoning amendment and:
 - A declaration that the approval is deemed an amendment to the comprehensive plan.
 - An explanation in the conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
 - Why the action was reasonable and in the public interest.

Pros:

- The requested zone is compatible with surrounding business uses.

Cons:

- None noted.

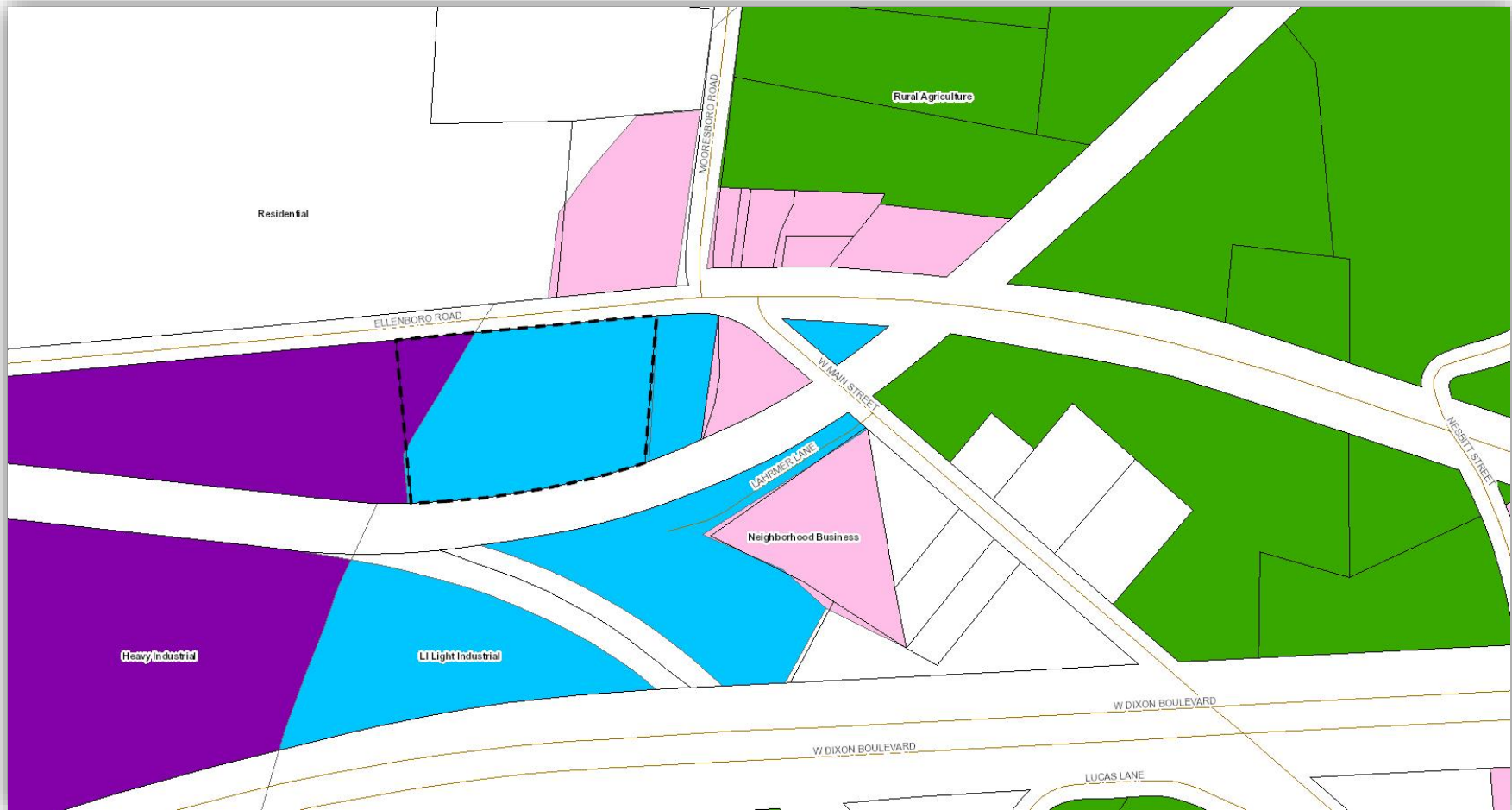
Fiscal Impact:

- None.

Recommendations:

- Planning Board: The Planning Board will make a recommendation on this case at its January 28, 2020 meeting.

Case # 20-01 Re-Zoning for 4803 Ellenboro Road LI to GB
Zoning Map, Parcel #31723 5.32 acres



Case # 20-01 Re-Zoning for 4803 Ellenboro Road LI to GB
Aerial Map, Parcel #31723 5.32 acres



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 20-02

Department:

Agenda Title: Case 20-02: Request to Rezone property at 110 Lahrmer Lane from Light Industrial to Rural Agriculture

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 20-02_Staff_Report.pdf	Staff Report
<input type="checkbox"/> 20-02_Aerial_Map_110_Lahrmer_Lane_Mooresboro.pdf	Aerial Map
<input type="checkbox"/> 20-02_Zoning_Map_110_Lahrmer_Lane_Mooresboro.pdf	Zoning Map

STAFF REPORT

To: Mooresboro Town Council Date: January 14, 2020
From: Chris Martin, Senior Planner
Subject: Rezoning Case 20-02

Summary Statement: The Town of Mooresboro is requesting to rezone parcel 70752 and a portion of 63057 at 110 Lahrmer Lane in Mooresboro from Light Industrial (LI) to Rural Agriculture (RA).

Review: The property is 10.3 acres located at 110 Lahrmer Lane, between West Dixon Blvd and Ellenboro Road, just inside the town limits of Mooresboro. The property is zoned Light Industrial. The property is owned by Boone Sawmill, Inc. This property was zoned to Heavy Industrial in 2015 and was rezoned to Light Industrial in 2019.

The surrounding zoning is Light Industrial and Residential to the North, Neighborhood Business, Residential and Rural Agriculture to the East, Heavy Industrial to the West, and Residential and Rural Agriculture to the South. Surrounding uses are mostly Residential and Agricultural.

The Land Use Plan designates the proposed parcels as Future Light Industrial.

Pros:

- Industrial Zones comply with the Future Land Use Map's designation of Light Industrial

Cons:

- None

Fiscal Impact:

- None

Recommendations:

- Planning Board:

Case # 20-02 Re-Zoning for 110 Lahrmer Lane LI to RA
Aerial Map, Parcel #70752 and 63057 10.3 acres



Case # 20-02 Re-Zoning for 110 Lahrmer Lane LI to RA
Zoning Map, Parcel #70752 and 63057 10.3 acres

