

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

February 27, 2020

4:00 PM

Commissioners Chamber

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Minutes from the 1-30-2020 Board of Adjustment Meeting

Cases

Case 20-04: Request for a Conditional Use Permit to expand Manufactured Home Park at 605 Jess Hord Road

Case 20-02: Request for a Conditional Use Permit for a Recreational Vehicle Park at 1724 Riverhill Drive

Case 20-03: Request for a Conditional Use Permit for a Recreational Vehicle Park at 1701 Riverhill Drive

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Minutes

Department:

Agenda Title: Minutes from the 1-30-2020 Board of Adjustment Meeting

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 1-30-2020_BOA_minutes.pdf	Minutes



MINUTES
CLEVELAND COUNTY BOARD OF ADJUSTMENT
Commission Chambers – County Administrative Building
311 East Marion St., Shelby, North Carolina
Regular Meeting - 4:00 p.m.
January 28, 2020

Members Present

Jeff Ward, Chairman
Joyce Coleman, Vice Chairman
Paul Aulbach
Bobby Watson
Doug Lawing

Members Absent

Tommy Brooks
Thomas Fletcher

Others Present

Chris Martin, Sr. Planner
Henry Earle, Planner
Trena Caldwell
Judy Haney

CALL TO ORDER AND ESTABLISH QUORUM

Chairman Ward called the meeting to order at 4:00 pm. He determined quorum was present.

PLEDGE OF ALLEGIANCE AND INVOCATION

Joyce Coleman led the Invocation and **Chairman Ward** led the Pledge of Allegiance.

APPROVAL OF NOVEMBER 21, 2019 MINUTES

Paul Aulbach made a motion to approve the November 21, 2019 Minutes. It was seconded by **Joyce Coleman** and unanimously carried.

CASE #20-01 CONDITIONAL USE PERMIT (CUP): RETAIL VIDEO GAMING

Applicant: Judy Haney for ArcadeZ

Location: 5110 E. Dixon Blvd. (Suites. 1 & 2)

Parcel #: 59646

Chris Martin was sworn in to present the case. The applicant is Judy Haney and she is requesting a retail video gaming store, which is allowed in this site's General Business Corridor Protection zoning with a Conditional Use Permit. The original CUP was approved for this site for Trena Caldwell in 2018. The site is on Hwy. 74 between Shelby and Kings Mountain. The surrounding uses are an auto auction, commercial retail, auto repair, a solar facility, and mixed use with residential across the street. The original CUP had the following conditions:

- The applicant shall have 50 gaming machines.
- The establishment shall have as its hours of operation 9:00 a.m. – 11:00 p.m. Monday-Sunday.
- No exterior flashing lights.
- Exterior lighting shall illuminate the total property but not surrounding property or roadways.

- No one under the age of eighteen (18) is allowed on the premises.
- Site must be kept clean and neat, and not allowed to become a public nuisance.
- Provide a dumpster by an approved trash hauler.
- Permit is good for three (3) years and must be renewed by April 26, 2021.
- Permit is nontransferable and becomes null and void if there is a change of occupant.

The original owner of the business wishes to transfer the business to a new owner Judy Haney, and Ms. Haney wishes to increase the number of gaming machines to seventy-five (75). Mr. Lawing asked about parking per machine. Chairman Ward pointed out that this could be applied as a condition but it was not applied in this case due to the large gravel parking area. The property owner behind the site is still Charles Carrigan. Mr. Martin showed a photo of the exterior of the building. Charles Carrigan still owns this property under consideration for the CUP as well. The ByPass will affect the service roads and frontage roads in this area for access.

Chairman Ward opened the Public Hearing at 4:12 pm.

Judy Haney of 116 Ware Loop Dr. was sworn in. She requested hours of 9 am to 2 am Monday – Saturday and 1 pm to 9 pm on Sunday. She requested to have seventy-five (75) gaming machines.

Bobby Watson asked what they will sell for the retail business. Ms. Haney said it will be cell phone cards; they will be given 100 points to play for free. Mr. Aulbach asked if the business will continue to operate the same way as the previous occupant? Ms. Haney said yes, but they will open up the second side of the building for the additional machines. Ms. Haney said there will be an authorized (by law enforcement) armed security guard.

Chairman Ward closed the Public hearing at 4:17 pm as there was no more public comment.

The Board held further discussion. Mr. Lawing expressed concern about the increase of machines without an increase of parking. If Mr. Carrigan sells the property behind this site, it will limit their parking. Mr. Aulbach asked about food and drinks. Ms. Haney said they will have drinks and chips at the store.

Chairman Ward provided a statement from the County Attorney, Elliot Engstrom. The Board is not here to discuss legality of this type of business which is under review by state law and the NC Lottery Commission. The purview of the Board is to discuss if this site will meet our planning & zoning ordinances only.

Bobby Watson made the motion to approve the Conditional Use Permit 20-01 according to their site plan with the following conditions:

1. No exterior flashing lights.
2. No illegal activities allowed on the premises.
3. Exterior lighting shall illuminate total property, but shall not illuminate surrounding property or roadways in any way or amount.
4. A written agreement between the Property Owner, Charles Carrigan, and the applicant, to use the adjacent property for overflow parking.
5. No one under the age of 18 shall be allowed on the premises. Operator must check ID's.
6. Hours of Operation 9:00 am to 2:00 am Monday – Saturday and 9:00 am to 9:00 pm Sunday.
7. Site must be kept clean and neat, and must not become a public nuisance.
8. Provide a dumpster by an approved trash hauler.
9. Limited to seventy-five (75) sweepstakes gaming devices.
10. Permit must be renewed by January 30, 2023 to maintain and regulate complaints, law regulation changes, etc.
11. Permit is not transferable and becomes null and void if there is a change of occupancy.
12. If any of the conditions or activities affixed hereto, or any part thereof, shall be held invalid or void, then this permit shall be void and of no effect.

Paul Aulbach seconded the motion.

The Board reviewed the four criteria.

- (1) Will it materially endanger the public health or safety- No.
- (2) Will it substantially injure the value of adjoining or abutting property- No.
- (3) Will it not be in harmony with the area in which it is to be located- No.
- (4) Will it not be in general conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the board of commissioners- No.

The motion unanimously carried.

MISCELLANEOUS BUSINESS

The Commissioners awarded a bid to Benchmark to create a new Land Use plan. Mr. Martin presented a PowerPoint about the project. The County has undergone a lot of changes since the last Land Use Plan was updated in 2005. Also, there is a big code change coming up- Chapter 160D will combine County and Municipal zoning code references, clean up code references, and change some terminology.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Paul Aulbach made a motion to nominate Jeff Ward as Chairman and Joyce Coleman as Vice-Chairman. Doug Lawing seconded the motion and it unanimously carried.

ADJOURNMENT

Chairman Ward entertained a motion to adjourn.

Dough Lawing made the motion to adjourn the meeting. The motion was seconded by Bobby Watson and unanimously carried to adjourn at 4:55 pm.

Jeff Ward, Chairman

Anna Parker, Clerk

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 20-04

Department:

Agenda Title: Case 20-04: Request for a Conditional Use Permit to expand
Manufactured Home Park at 605 Jess Hord Road

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 20-04_Staff_Report_CUP_605_Jess_Hord_Road.pdf	Staff Report
<input type="checkbox"/> 20-04_CUP_MHP_Site_plan.pdf	Site Plan
<input type="checkbox"/> 20-04_Zoning_Map_605_Jess_Hord_Road.pdf	Zoning Map
<input type="checkbox"/> 20-04_Aerial_Map_605_Jess_Hord_Road.pdf	Aerial Map
<input type="checkbox"/> 20-04_Drone_Photo_February_2020.pdf	Aerial Drone Photo
<input type="checkbox"/> Manufactured_Home_Parks.pdf	Manufactured Home Park Standards

STAFF REPORT

To: Board of Adjustment

Date: February 7, 2020

From: Chris Martin, Senior Planner

Subject: Conditional Use Permit Application 20-04

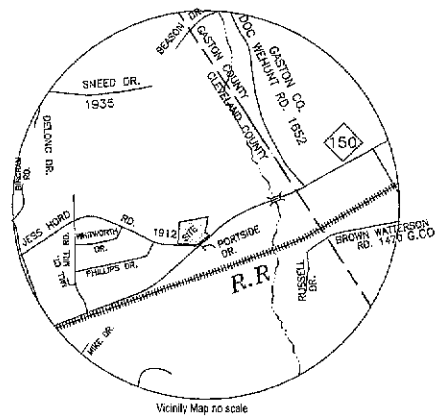
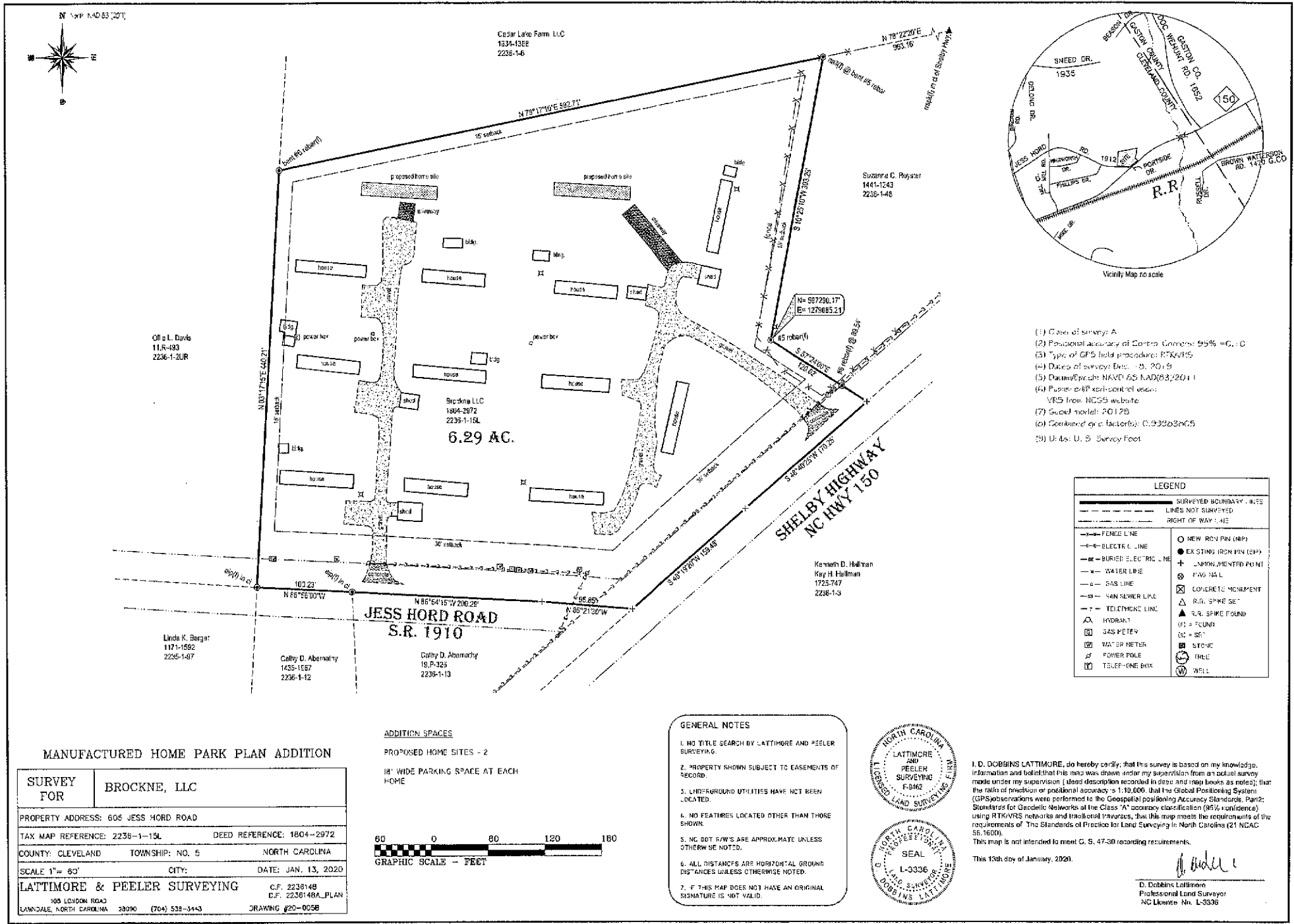
Summary Statement: Doug Brocklebank has requested a Conditional Use Permit to expand an existing manufactured home park at 605 Jess Hord Road. He has submitted a completed application and a site plan showing the location of the expansion.

Review: The property for consideration is located at 605 Jess Hord Road in Cherryville and is owned by Brockne, LLC. There is an existing nonconforming manufactured home park on the property that was approved for eleven (11) sites. Mr. Brocklebank is requesting the addition of two (2) spots, per his site plan.

The property is currently zoned Rural Agriculture, as is all surrounding property. Further east is the town of Waco, which is not under the County's zoning jurisdiction. The property is also within the Highway Corridor along Cherryville Road. Surrounding uses are Southern States Co-Op and Williams Auto Sales & Storage along Cherryville Road, as well as residences along Jess Hord Road and Cherryville Road. Manufactured Home Parks are not an allowable use in the Rural Agriculture district but nonconforming uses like this are allowed to expand with the issuance of a Conditional Use Permit.

When issuing conditional use permits, the Board must consider the following four findings;

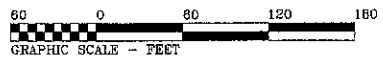
- (1) Will not materially endanger the public health or safety;
- (2) Will not substantially injure the value of adjoining or abutting property;
- (3) Will be in harmony with the area in which it is to be located; or
- (4) Will be in general conformity with the land use plan, thoroughfare plan, or other plans officially adopted by the board of commissioners.



- (1) Date of survey: A
- (2) Positional accuracy of Control Corners: 99% = C, 1.0
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: Dec. 10, 2019
- (5) Datum/Elevation: NAD 83 / 2011
- (6) Purpose: 4P real-control survey
- (7) VRS from: NCGS website
- (8) Scaled model: 2012B
- (9) Combined scale factor(s): 0.999993405
- (10) Units: U. S. Survey Feet

LEGEND	
	SURVEYED BOUNDARY - BOTS
	BOUNDARY - BOTS
	RIGHT OF WAY LINE
	FENCE LINE
	ELECTRIC LINE
	BURIED ELECTRIC LINE
	WATER LINE
	GAS LINE
	SEWER LINE
	TELEPHONE LINE
	HYDRANT
	GAS METER
	WATER METER
	POWER POLE
	TELEPHONE BOX
	NEW R.O.W. (N.P.)
	EXISTING IRON PIN (E.P.)
	UNMARKED POINT
	CONCRETE MONUMENT
	R.O.W. SPINE SET
	R.O.W. SPINE FOUND
	SPINE FOUND
	SPINE
	TRAIL
	WELL

ADDITION SPACES
 PROPOSED HOME SITES - 2
 18' WIDE PARKING SPACE AT EACH HOME



GENERAL NOTES

- NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
- PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- NO BOTTLE NECKS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE IT IS NOT VALID.



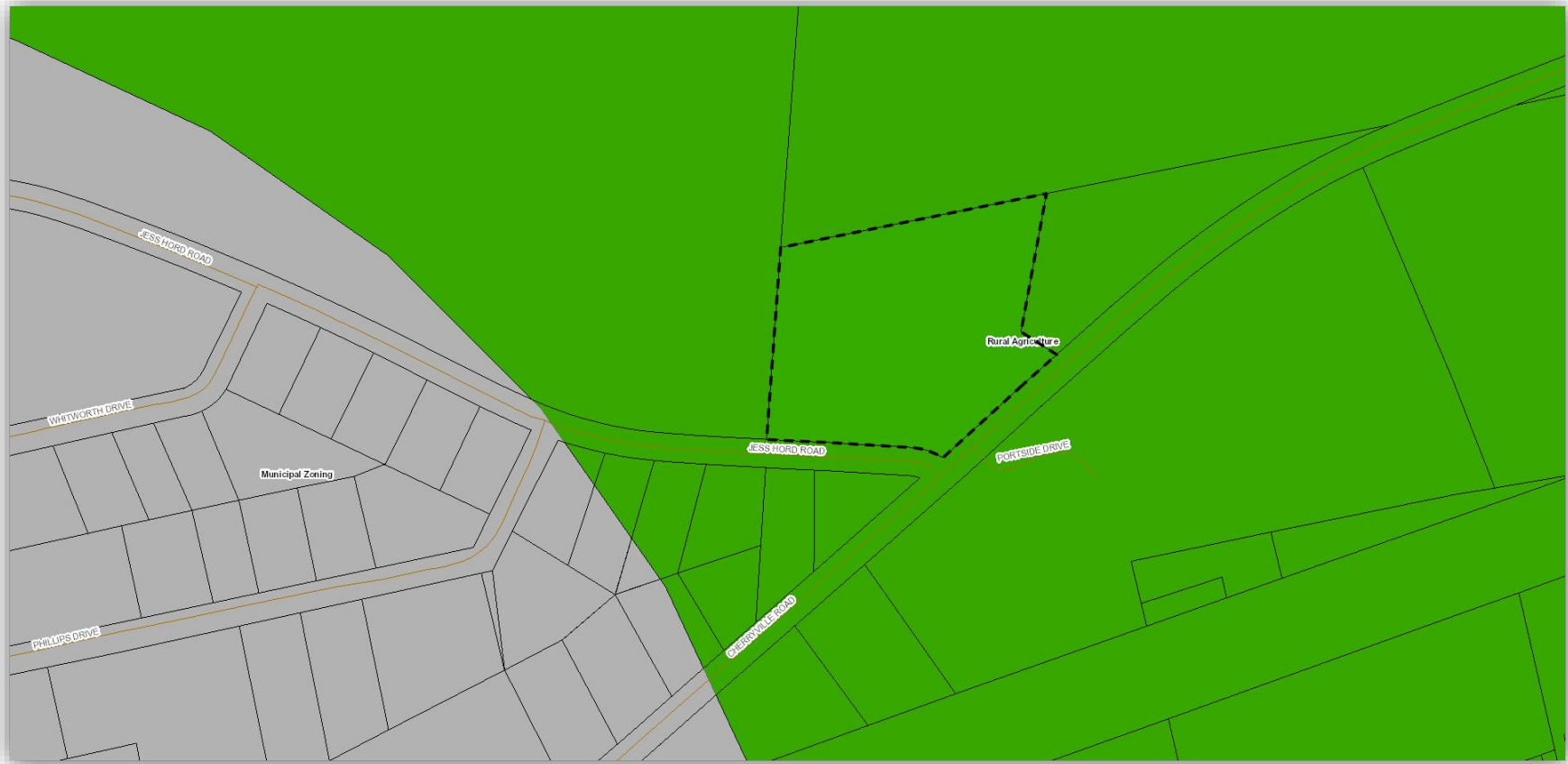
I, D. DOBBINS LATTIMORE, do hereby certify that this survey is based on my knowledge, information and belief that this map was drawn under my supervision from an actual survey made under my supervision (used description recorded in deed and map books as noted); that the ratio of precision or positional accuracy is 1:10,000; that the Global Positioning System (GPS) observations were performed in the Geopoint Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence), using RTK/VRS networks and traditional traverses; that this map meets the requirements of the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 This map is not intended to meet C. S. 47-30 recording requirements.
 This 13th day of January, 2020.

D. Dobbins Lattimore
 Professional Land Surveyor
 NC License No. L-3336

MANUFACTURED HOME PARK PLAN ADDITION

SURVEY FOR		BROCKNE, LLC	
PROPERTY ADDRESS: 605 JESS HORD ROAD			
TAX MAP REFERENCE: 2236-1-15L		DEED REFERENCE: 1804-2972	
COUNTY: CLEVELAND	TOWNSHIP: NO. 5	NORTH CAROLINA	
SCALE 1" = 80'	CITY:	DATE: JAN. 13, 2020	
LATTIMORE & PEELER SURVEYING		C.F. 2238148 D.F. 2238148A_PLAN	
100 LONDON ROAD LANSDALE, NORTH CAROLINA 28090 (704) 538-3443		DRAWING #20-005B	

Case # 20-04 CUP for 605 Jess Hord Road
Zoning Map, Parcel 42276 6.29 acres



Case # 20-04 CUP for 605 Jess Hord Road
Aerial Map, Parcel 42276 6.29 acres





Sec. 12-157. - Manufactured home parks.

Standards for the development of manufactured home parks shall apply to all areas of the county subject to the requirements of this chapter. The purposes of these regulations are to guide and regulate the development of new parks and additions to existing parks in order to preserve the public health, safety and welfare by providing for an adequate street system, avoid overcrowding of land, secure safety from fire, provide adequate water and sewer systems, protect from erosion and flood damage, and to facilitate an orderly system for the design, layout and use of land.

- (a) Prior to construction of a manufactured home park, a plan shall be submitted to the administrator in accordance with procedures applicable to subdivisions as detailed in article IV. As of January 1 of each year, the operator of a park renting lots for three (3) or more manufactured homes shall furnish to the county tax assessor the name of the home owner and a description of each manufactured home located in the park.
- (b) Density:
 - (1) Two (2) units per acre if served by well and septic tanks.
 - (2) Three (3) units per acre if served by public water.
 - (3) Five (5) units per acre if served by public water and public sewer.

These densities are considered to be maximum area requirements and may be decreased due to the watershed density restrictions or requirements for placement of well and septic systems as determined by the county health department or other governmental authority.

- (c) Setbacks from each unit:
 - (1) Twenty (20) feet from internal street.
 - (2) Thirty (30) feet from public street.
 - (3) Forty (40) feet from arterial highway.
 - (4) Fifteen (15) feet from property line.
 - (5) Twenty (20) feet between dwelling units.
- (d) *Utilities*: Each space shall have hook-up facilities for water, sewer, electricity and telephone services. All occupied manufactured home units shall have and use approved sanitary facilities within the manufactured home unit.
- (e) *Tie down/anchoring*: Manufactured homes shall be securely anchored to the ground by means of a tie-down system. When the manufactured home is factory equipped with a tie-down system designed by a registered architect or engineer, the owner is to use the manufacturer's set of instructions as the standard of proper tie-down

procedures. If no such set of instructions is available or if the system has not been designed by a licensed architect or engineer, the Building Inspector is to enforce standards listed in the "State of North Carolina Regulations for Mobile Homes" booklet published by the North Carolina Department of Insurance. In no instance shall any part of a manufactured home be elevated greater than five (5) feet above ground.

- (f) *Access:* At least one entrance to the park from a state-maintained public road shall be required for every fifty (50) spaces. Access to each space shall be made from an internal street. Internal private streets shall be a minimum of eighteen (18) feet in width, with a minimum of six (6) inches of aggregate base course on a well compacted sub-base in accordance with the North Carolina Department of Transportation, Subdivision Roads Minimum Construction Standards, and shall from time to time be amended. All internal streets shall be provided and maintained by the park owner. Direct access of an individual space onto a public road is permissible if spaced a minimum of seventy-five (75) feet apart.
- (g) *Parking:* Two (2) off-street parking spaces of not less than four (4) inches of stone on a well compacted sub-base shall be provided and maintained for each space by the park owner.
- (h) *Signage, street names and addresses:* The names of manufactured home parks and streets within shall not duplicate or be phonetically similar to the names of existing parks and streets in the county. Addresses shall conform to the street name and house numbering chapter of Cleveland County. At least one (1) identification sign shall be posted at the entrance to the park from a public road, located outside the road right-of-way, and limited to a maximum of twelve (12) square feet in sign area.

Cross reference— Submittal of maps of manufactured homes parks, § 9-37.

- (i) *Underpinning:* All manufactured homes in the park shall have continuous underpinning of wood, masonry, or other exterior grade non-combustible building materials, unpierced except for required ventilation. Each home owner shall install required underpinning within ninety (90) days of the issuance of a certificate of occupancy permit by the building inspector.

(Ord. of 1-4-94, § 10.1; Amd. of 8-20-96; Amd. of 3-18-97; Amd. of 4-6-04; Amd. of 6-6-06(3))

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 20-02

Department:

Agenda Title: Case 20-02: Request for a Conditional Use Permit for a Recreational Vehicle Park at 1724 Riverhill Drive

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 20-02_Staff_Report_CUP_1724_Riverhill_Drive.pdf	Staff Report
<input type="checkbox"/> 1724_Riverhill_Site_Plan.pdf	Site Plan
<input type="checkbox"/> 20-02_Aerial_Map_1724_Riverhill_Drive.pdf	Aerial Map
<input type="checkbox"/> 20-02_Zoning_Map_1724_Riverhill_Drive.pdf	Zoning map

STAFF REPORT

To: Board of Adjustment

Date: February 7, 2020

From: Chris Martin, Senior Planner

Subject: Conditional Use Permit Application 20-02

Summary Statement: Jeremy King has requested a Conditional Use Permit to operate a Recreational Vehicle (RV) Park at 1724 Riverhill Road. He has submitted a completed application and a site plan showing the location of the RV Park.

Review: The property for consideration is parcel 48472, located at 1724 Riverhill Road in Shelby and is owned by Mr. King. He is requesting the creation of an RV Park with seven (7) sites. The property is currently zoned Residential, as is all surrounding property. Surrounding uses are mostly single family dwellings along Riverhill Drive. RV Parks are an allowable use with a Conditional Use Permit in the Residential zone.

When issuing conditional use permits, the Board must consider the following four findings;

- (1) Will not materially endanger the public health or safety;
- (2) Will not substantially injure the value of adjoining or abutting property;
- (3) Will be in harmony with the area in which it is to be located; or
- (4) Will be in general conformity with the land use plan, thoroughfare plan, or other plans officially adopted by the board of commissioners.



E. STEVE SMITH
SURVEYING
3520 McKINNEY ROAD
MOORESBORO, NC 28114
ssmithpls@carolina.rr.com
704-434-5369
704-434-6682(fax)

DEED BOOK 19D, PAGE 348

SITE PLAN
RECREATIONAL VEHICLE PARK
TOTAL PARCEL AREA = 7.00 ACRES NET
RECREATIONAL VEHICLE PARK AREA = 2.06 ACRES
PRESENT PLANNING - RESIDENTIAL
RIVERHILL ROAD FRONTAGE
PROPOSED SITES = 7 W/20' X 40' CONCRETE PAD
AVERAGE SITE SIZE - 2400'SQ.
OWNER - JEREMY KING
ADDRESS: 1834 CREEK RIDGE ROAD
SHELBY, NC 28151
SCREENING - EXISTING TREES
ROADWAY = 20' WIDE IMPROVED ROAD
FLOOD PLAIN PANNEL 3710252400J
WATER SUPPLY - MUNICIPAL, ON SITE SEWER SYSTEM.

PN#4360
EDWARD HOLTZ
THERESA HOLTZ
1712 RIVERHILL ROAD
SHELBY, NC

PN#2836
HARLAN EDWARDS
MARGARET EDWARDS
1712 RIVERHILL ROAD
SHELBY NC 28150

PN#2853
DIANNE FREEMAN
ANGELA HOLTZ
1714 RIVERHILL ROAD
SHELBY, NC 28150

PN#6090
KIM PATTERSON
1826 RIVERHILL ROAD
SHELBY, NC 28150

PN#6011
SARA TONGEL
BOX 2324
SHELBY, NC 28150

NOTES
SURVEY BASED ON PHYSICAL EVIDENCE FOUND ON DATE OF SURVEY

THIS PROPERTY () IS (X) IS NOT LOCATED WITHIN 2000 FEET
OF A N.C.G.S./U.S.G.S. MONUMENT.

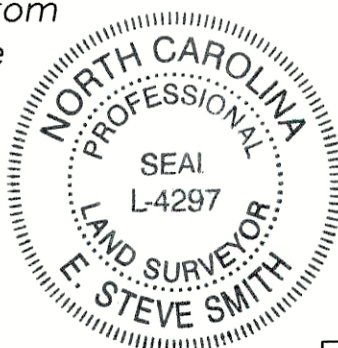
THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED
RIGHTS-OF-WAYS OR EASMENTS NOT OBSERVED.

THIS PROPERTY (X) IS () IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING
URBAN DEVELOPMENT. REF: PANNEL 371025400J.

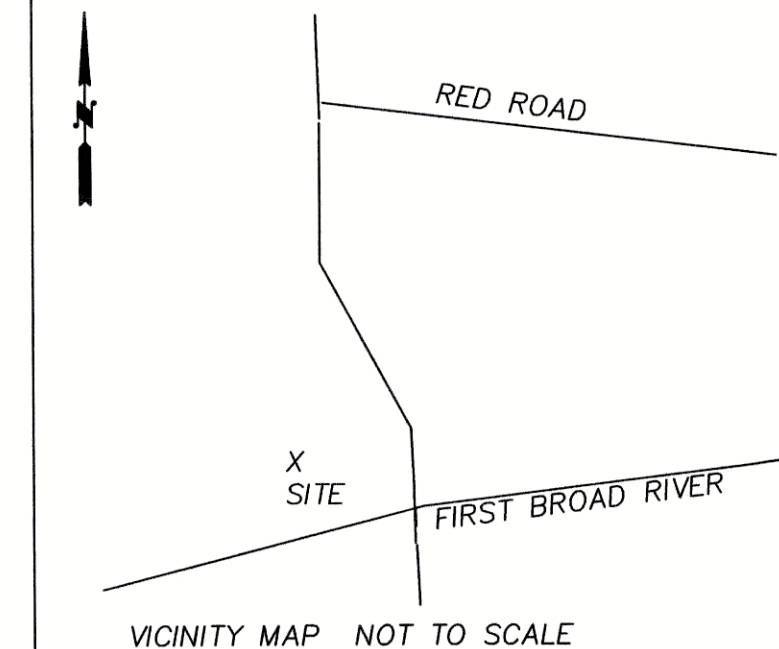
ALL DISTANCES ARE HORIZONTAL IN FEET.
SURVEY BY: T. SCOTT BANKHEAD, PLS
THIS IS A SITE PLAN FOR A RECREATIONAL VEHICLE PARK.

"I certify that this map was drawn under my supervision from
an actual survey made under my supervision (deed description
recorded in Book 1465, page 800, or other source
that the boundaries not surveyed are indicated as drawn from
information in Book _____, page _____, or other reference
source _____: that the ratio of precision or
positional accuracy is greater than 1:10,000: and that this
map meets the requirements of the Standards of Practice
for Land Surveying in North Carolina(21NCAC56.1600)."
This 15 day of JAN, 2020.

E. Steve Smith, PLS L-4297



SCALE: 1"=75 FEET
0 38 75 150



LEGEND

- WATER METER
- POWER POLE
- (IPF) IRON PIN FOUND
- (IPS) IRON PIN SET
- (PNF) POINT NOT FOUND
- (CM) CONCRETE MONUMENT
- (UMP) UNMARKED POINT
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY
- UNSURVEYED LINE
- POWER LINE
- 20 X 40 CONCRETE PAD
- 60 X 100 TYPICAL SITE

CLEVELAND COUNTY, NORTH CAROLINA
FORMERLY TOWNSHIP #3

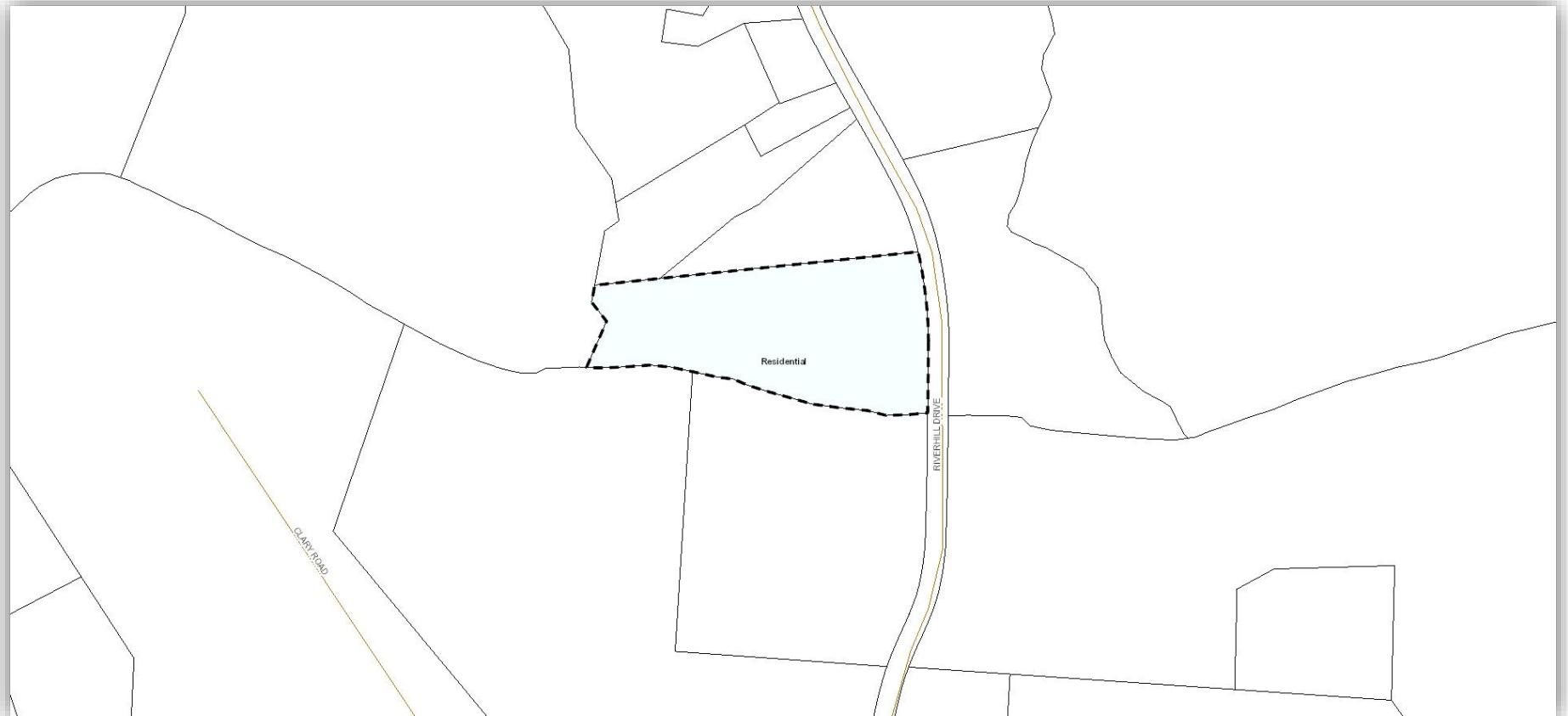
SURVEY FOR:
JEREMY KING
RIVER HILL ROAD
DEED BOOK 1465, PAGE 800
TAX MAP 3300-1-90

JANUARY 15, 2020

Case # 20-02 CUP for 1724 Riverhill Drive
Aerial Map, Parcel #48472 7.8 acres



Case # 20-02 CUP for 1724 Riverhill Drive
Zoning Map, Parcel #48472 7.8 acres



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 20-03

Department:

Agenda Title: Case 20-03: Request for a Conditional Use Permit for a Recreational Vehicle Park at 1701 Riverhill Drive

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 20-03_Staff_Report_CUP_1701_Riverhill_Drive.pdf	Staff Report
<input type="checkbox"/> 1653_Riverhill_Site_Plan.pdf	Site Plan on Northern Parcel
<input type="checkbox"/> 1701_Riverhill_Site_Plan.pdf	Site Plan on Southern Parcel
<input type="checkbox"/> 20-03_Zoning_Map_1701_Riverhill_Drive.pdf	Zoning Map
<input type="checkbox"/> 20-03_Aerial_Map_1701_Riverhill_Drive.pdf	Aerial Map

STAFF REPORT

To: Board of Adjustment

Date: February 7, 2020

From: Chris Martin, Senior Planner

Subject: Conditional Use Permit Application 20-03

Summary Statement: Jeremy King has requested a Conditional Use Permit to operate a Recreational Vehicle (RV) Park at 1701 Riverhill Road. He has submitted a completed application and a site plan showing the location of the RV Park.

Review: The property for consideration is parcels 48474 and 2838, located at 1701 Riverhill Road in Shelby, owned by Mr. King. He is requesting the creation of an RV Park with thirty six (36) sites on parcel 48474 and twenty (20) sites on parcel 2283. The property is currently zoned Residential, as is all surrounding property. Surrounding uses are mostly single family dwellings along Riverhill Drive and Red Road. RV Parks are an allowable use with a Conditional Use Permit in the Residential zone.

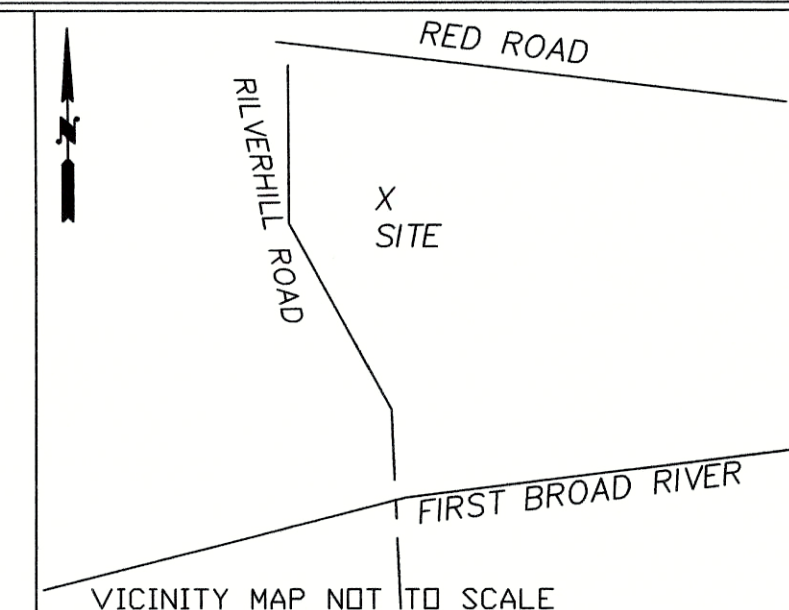
When issuing conditional use permits, the Board must consider the following four findings;

- (1) Will not materially endanger the public health or safety;
- (2) Will not substantially injure the value of adjoining or abutting property;
- (3) Will be in harmony with the area in which it is to be located; or
- (4) Will be in general conformity with the land use plan, thoroughfare plan, or other plans officially adopted by the board of commissioners.



DEED BOOK 19D, PAGE 348

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704-434-6682(fax)



VICINITY MAP NOT TO SCALE

LEGEND

- W WATER METER
- P POWER POLE
- (IPF) IRON PIN FOUND
- ⊙ (IPS) IRON PIN SET
- ⊙ (PNF) POINT NOT FOUND
- ⊕ (CM) CONCRETE MONUMENT
- (UMP) UNMARKED POINT
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- - - UNSURVEYED LINE
- P - P - P - P - POWER LINE
- 20' X 40' CONCRETE PAD

SITE PLAN
RECREATIONAL VEHICLE PARK
TOTAL PARCEL AREA = 3.24 ACRES NET
RECREATIONAL VEHICLE PARK AREA = 1.40 ACRES
PRESENT PLANNING - RESIDENTIAL
RIVERHILL ROAD FRONTAGE
PROPOSED SITES = 20 W/20' X 40' CONCRETE PAD
AVERAGE SITE SIZE - 2400'SQ.
OWNER - JEREMY KING
ADDRESS: 1834 CREEK RIDGE ROAD
SHELBY, NC 28151
SCREENING - EXISTING TREES
ROADWAY = 20' WIDE IMPROVED ROAD
FLOOD PLAIN PANNEL 3710252400J
WATER SUPPLY- MUNICIPAL WATER, ONSITE SEWAGE SYSTEM

PN#48476
JEREMY KING
ELSIHA KING
1834 CREEK RIDGE ROAD
SHELBY, NC 28150

PN#41363
BEN CAMPBELL
LIAS CAMPBELL
511 E. CLONNINGER STREET
DALLAS, NC 28034

NOTES

SURVEY BASED ON PHYSICAL EVIDENCE FOUND ON DATE OF SURVEY
THIS PROPERTY () IS (X) IS NOT LOCATED WITHIN 2000 FEET
OF A N.C.G.S./U.S.G.S. MONUMENT.

THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED
RIGHTS-OF-WAYS OR EASMENTS NOT OBSERVED.

THIS PROPERTY (X) IS () IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING
URBAN DEVELOPMENT. REF: PANNEL 3710252400J

ALL DISTANCES ARE HORIZONTAL IN FEET.

SURVEY BY T. SCOTT BANKHEAD, PLS
THIS IS A SITE PLAN FOR AN RECREATIONAL VEHICLE PARK.

"I certify that this map was drawn under my supervision from
an actual survey made under my supervision (deed description
recorded in Book 1158, page 1497, or other source
that the boundaries not surveyed are indicated as drawn from
information in Book _____, page _____, or other reference
source _____; that the ratio of precision or
positional accuracy is greater than 1:10,000; and that this
map meets the requirements of the Standards of Practice
for Land Surveying in North Carolina (21NCAC56.1600)."
This 15 day of JAN, 2020

E. Steve Smith, PLS L-4297



SCALE: 1"=50 FEET
0 25 50 100

CLEVELAND COUNTY, NORTH CAROLINA
FORMERLY TOWNSHIP #3

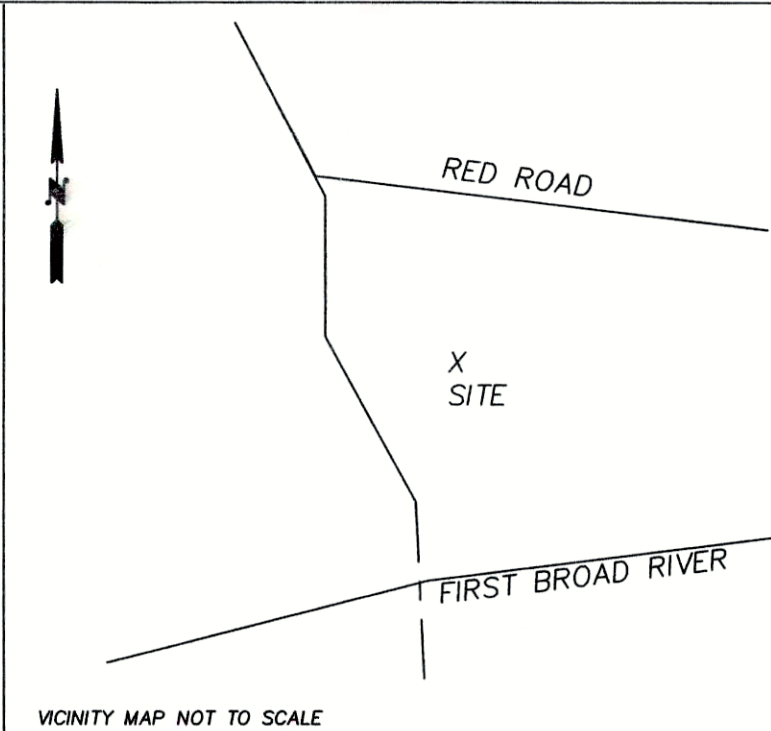
SURVEY FOR:
JEREMY KING
RIVER HILL ROAD
DEED BOOK 1158, PAGE 1497
TAX MAP 3300-1-43

JANUARY 15, 2020



DEED BOOK 19D, PAGE 348

E. STEVE SMITH
SURVEYING
3520 McKINNEY ROAD
MOORESBORO, NC 28114
ssmithpls@carolina.rr.com
704-434-5369
704-434-6682(fax)



VICINITY MAP NOT TO SCALE

LEGEND

- WATER METER
- POWER POLE
- (IPF) IRON PIN FOUND
- (IPS) IRON PIN SET
- (PNF) POINT NOT FOUND
- (CM) CONCRETE MONUMENT
- (UMP) UNMARKED POINT
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY
- UNSURVEYED LINE
- POWER LINE

20' X 40' CONCRETE PAD

40' X 60' LOT SIZE TYPICAL

SITE PLAN

RECREATIONAL VEHICLE PARK
TOTAL PARCEL AREA = 6.82 ACRES NET
RECREATIONAL VEHICLE PARK AREA = 3.08 ACRES
PRESENT PLANNING - RESIDENTIAL
RIVERHILL ROAD FRONTAGE
PROPOSED SITES = 36 W/20' X 40' CONCRETE PAD
AVERAGE SITE SIZE - 2400'SQ.
OWNER - JEREMY KING
ADDRESS: 1834 CREEK RIDGE ROAD
SHELBY, NC 28151
SCREENING - EXISTING TREES
ROADWAY = 20' WIDE IMPROVED ROAD
FLOOD PLAIN PANNEL 3710252400J
WATER SUPPLY - MUNICIPAL, ONSITE SEWER SYSTEM

NOTES

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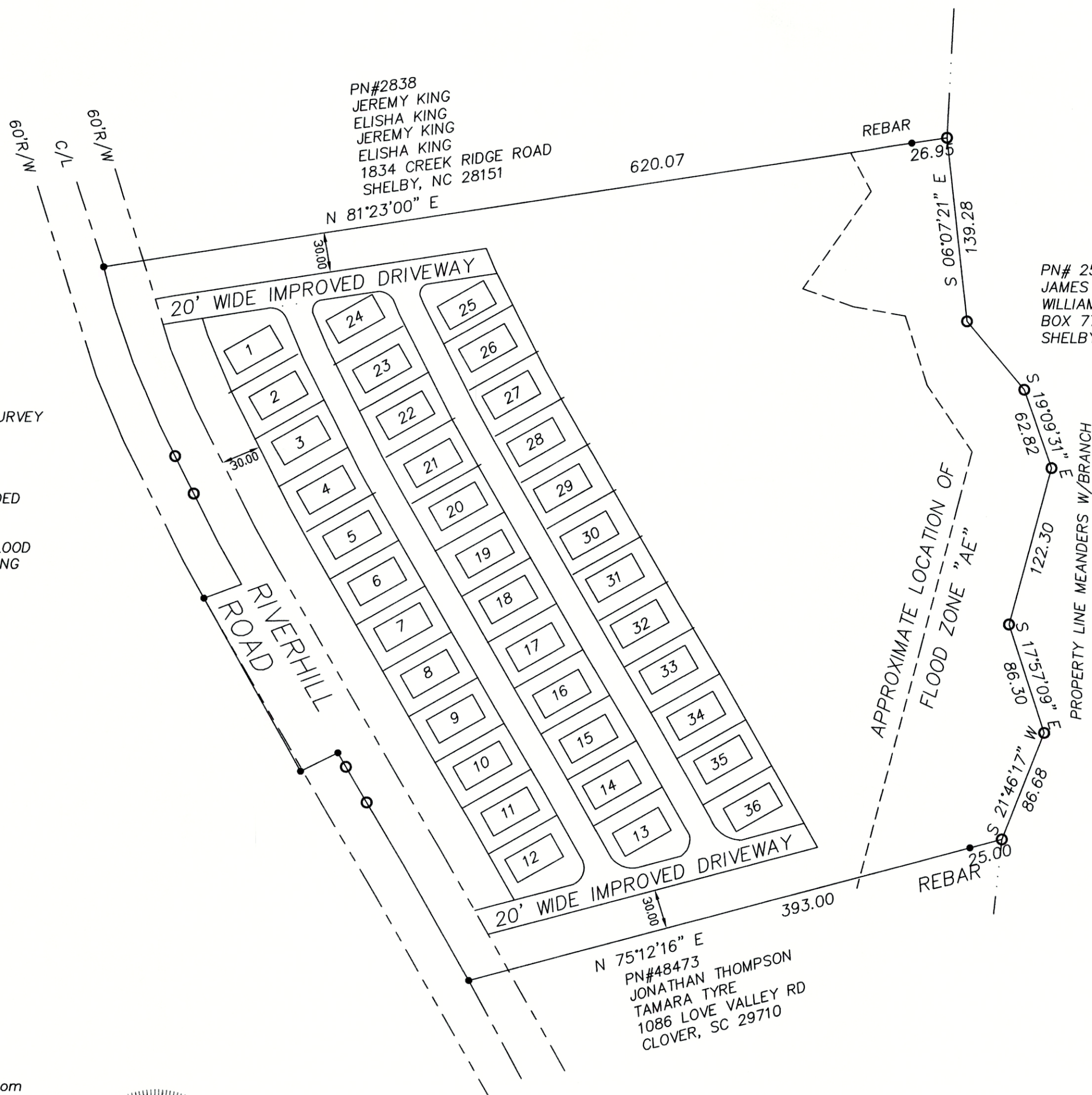
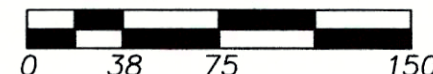
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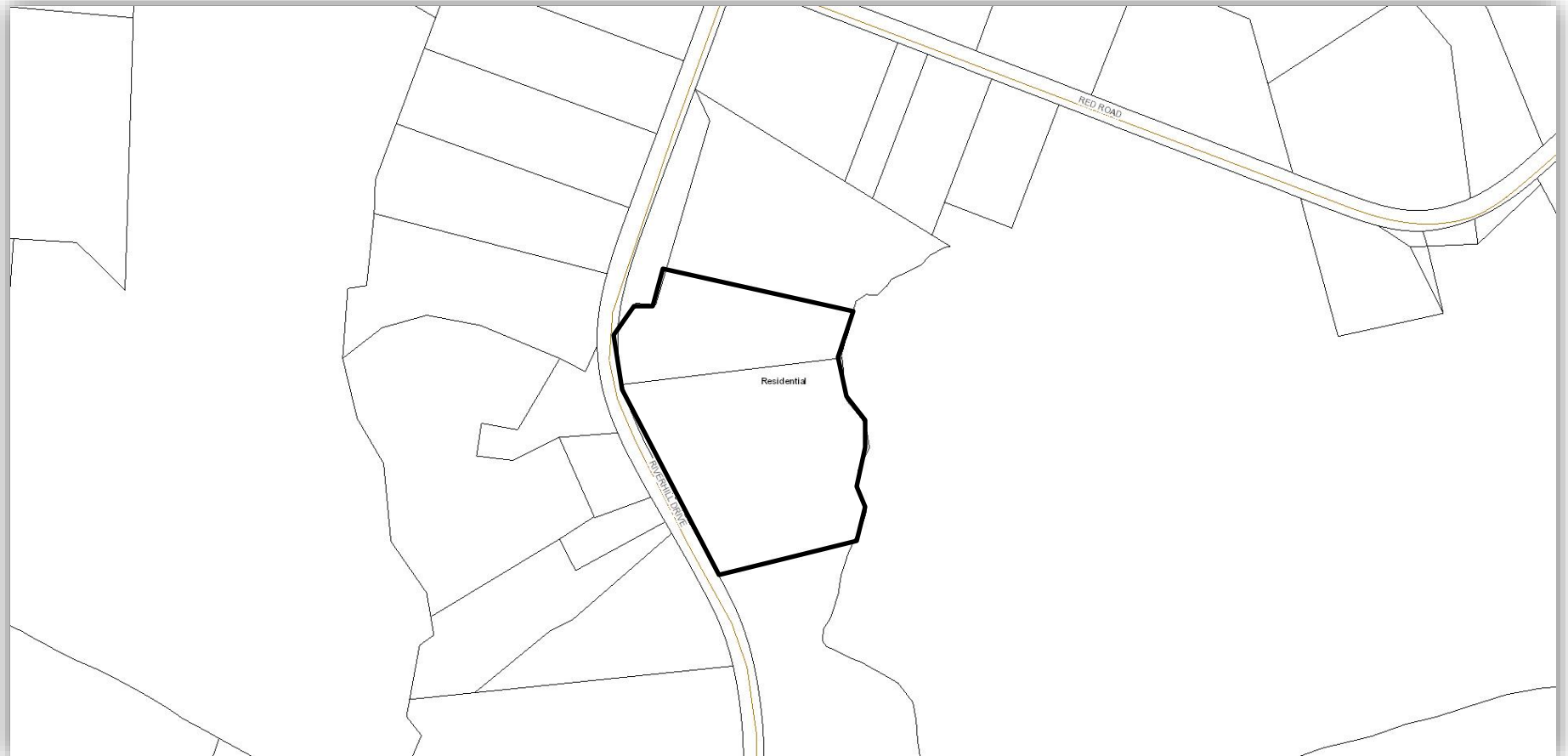
E. Steve Smith, PLS L-4297



SCALE: 1"=75 FEET



Case # 20-03 CUP for 1701 Riverhill Drive
Zoning Map, Parcels 48474 & 2838 9.7 acres



Case # 20-03 CUP for 1701 Riverhill Drive
Aerial Map, Parcels 48474 & 2838 9.7 acres

