

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

September 24, 2024

6:00 PM

1333 Fallston Rd.

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Approval of the 8-27-2024 Planning Board Minutes

Items

Case 24-14: Re-zoning 100 W. Main St. (Lawndale) from RR to NB

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Approval of the 8-27-2024 Planning Board Minutes

Department:

Agenda Title: Approval of the 8-27-2024 Planning Board Minutes

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 8-27-24_PB_Minutes_Draft.pdf	8-27-2024 Planning Board Minutes



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

Members Present:	Members Absent:	Others Present:
Dobbin Lattimore, Vice Chairman	Matthew Hord	Aaron Hicks
Clinton Cook	Eddie Kee	David Amory
Jay Carpenter		James D. Fish
David Caldwell		Candice L. Baughman
	Staff Present:	
	Chris Martin, Planning Director	
	Anna Parker, Clerk	

CALL TO ORDER AND ESTABLISH QUORUM

Vice Chairman Lattimore called the meeting to order at 6:02 pm. Quorum was established.

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chairman Lattimore led the Pledge of Allegiance, followed by the invocation.

APPROVAL OF MINUTES FOR MAY 28, 2024

Clinton Cook made a motion to approve the minutes for May 28, 2024 minutes. Jay Carpenter seconded the motion and it passed unanimously.

REZONING CASE 24-10: A portion of 216 Westside Lane, R to GB-CU for a Telecommunications Tower

Chris Martin said the area being considered for re-zoning is 75’x75’ for a telecommunications tower as shown on the site plan submitted. Cell towers are allowed in Neighborhood Business. The applicant is Network towers. The property is next to Highway 74 and is accessed on Westside Lane. It is close to the county line and close to another cell tower site that was never constructed which is to the north. The property currently has a storage building on it. The Land Use Plan designates the area as secondary growth, which allows for residential development with commercial uses along highways and interchanges. The Land Use Plan also mentions improving broadband services.

Jay Carpenter made a motion to recommend approval of re-zoning case 24-10. It is a good fit for the area since it is next to a highway, and there is a need for broadband services for growth in the area. Clinton Cook seconded the motion and it carried unanimously.

REZONING CASE 24-11: 1634 Farmville Rd, Restricted Residential to Residential

Chris Martin said the property located at 1634 Farmville Rd. is currently owned by the petitioner, Candice Baughman and it is zoned restricted residential. Restricted residential zoning allows for site built and modular homes only. Residential zoning allows those same uses as well as mobile homes, and some duplexes and apartments. The surrounding zoning is Restricted Residential, with Heavy Industrial and Residential across the street. The Heavy Industrial property is vacant and is owned by the County. The uses in the area are mixed- there are site-built homes, mobile homes, and large farming tracts of land. The Future Land Use Plan shows the area as Primary Growth for more intense residential and commercial development along the new bypass and industrial areas. Since both Residential and Restricted Residential are for residential uses, the request is consistent with the Land Use Plan. The public hearing is set for September 17th.

Jay Carpenter made a motion to recommend approval of re-zoning case 24-11. It is a good fit with the area since it is in harmony with the current mobile homes in the area, it is an extension of an existing residential zoning district, and it fits with the Land Use Plan. David Caldwell seconded the motion and it carried unanimously.

REZONING CASE 24-12: 863 Stony Point Rd, Residential to Rural Residential

Chris Martin said the property is about three acres on Stony Point Rd. The owner and petitioner is David Bowman. Residential zoning allows for single family dwellings, modulars, mobile homes, and some multi-family development on a minimum of half an acre per lot. Rural Residential allows mostly the same, except no multi-family development and minimum lot size is one acre. It also allows for some non-residential uses that are compatible with agricultural support, such as storage buildings, veterinary offices, and more.

The property is surrounded by Residential and Restricted Residential zoning, and some General Business to the south. The surrounding uses are single-family dwellings and agricultural, with some businesses to the south. It is in the Primary Growth area on the Land Use plan, but it is also nearby the secondary growth area. Residential uses are encouraged on smaller lots, and it promotes commercial and industrial uses in industrial parks. Stony Point Rd. and Oak Grove Rd. are not arterial, but they are larger capacity roads. Mr. Martin said the property was zoned for RV storage, then zoned back to residential. A large portion of the property is in a floodplain. Neighbors have signed a petition in support of the re-zoning. Mr. Martin has let the applicant know that the minimum lot size is one acre in the requested Rural Residential zoning district.

Jay Carpenter made a motion to recommend approval of re-zoning case 24-12. It is in a transition zone between primary and secondary growth areas and thus fits with the Land Use Plan, and it allows the owner full use of the property since it is in a floodplain that limits development. David Caldwell seconded the motion and it carried unanimously.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ADJOURNMENT

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

Jay Carpenter made a motion to adjourn at 6:40 pm. Clinton Cook seconded the motion and it passed unanimously.

ATTEST:

_____, Chairman

Anna Parker, Clerk

DRAFT

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-14: Re-zoning 100 W. Main St. (Lawndale) from RR to NB

Department:

Agenda Title: Case 24-14: Re-zoning 100 W. Main St. (Lawndale) from RR to NB

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-14_1_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 24-14_Map-Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 24-14_Map-Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 24-14_Map-LUP_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 24-14_Lawndale_Land_Use_Plan.pdf	Lawndale Land Use Plan
<input type="checkbox"/> 24-14_Petition_100_W_Main_St..pdf	Petition

STAFF REPORT

To: Planning Board
Date: September 24, 2024
From: Chris Martin, Planning Director
Subject: Rezoning Case 24-14
Location: 100 W. Main St. Lawndale–Restricted Residential to Neighborhood Business

Summary Statement: Cleveland County Water, is requesting to rezone parcel 34767 at 100 W. Main St. in Lawndale, containing 0.277 acres, from Restricted Residential (RR) to Neighborhood Business (NB). There is currently a vacant commercial structure on the property that was a bank in the past.

Zoning Districts:

- Restricted Residential – This district is the most restrictive residential district intended to accommodate low-density single-family detached dwellings and modular homes at a maximum density of two (2) dwelling units per acre.
- Neighborhood Business – The purpose of this district is to accommodate small, limited retail and service land uses that provide goods and services to surrounding residential neighborhoods. Residential uses are also permitted at a maximum density of two (2) dwelling units per acre. The intent of this district is to encourage the location of convenience retail establishments, professional services, and offices that will be compatible with surrounding residential uses, discourage intensive land uses which require large land area; and limit the location of large traffic generating uses to arterial streets.

Review: This property lies in the town limits of Lawndale, on the corner of N. Garver St. and W. Main St.

Surrounding uses are a mixed, consisting of single-family residential on smaller residential lots, industrial uses to the south, and general business along East and West Main St. tracts. It is close to the new Lawndale Park that is along the river. The Land Use Plan designates this area as Residential. It falls between two Village Commercial designated areas and is across the street from Industrial. A map is included showing these designations.

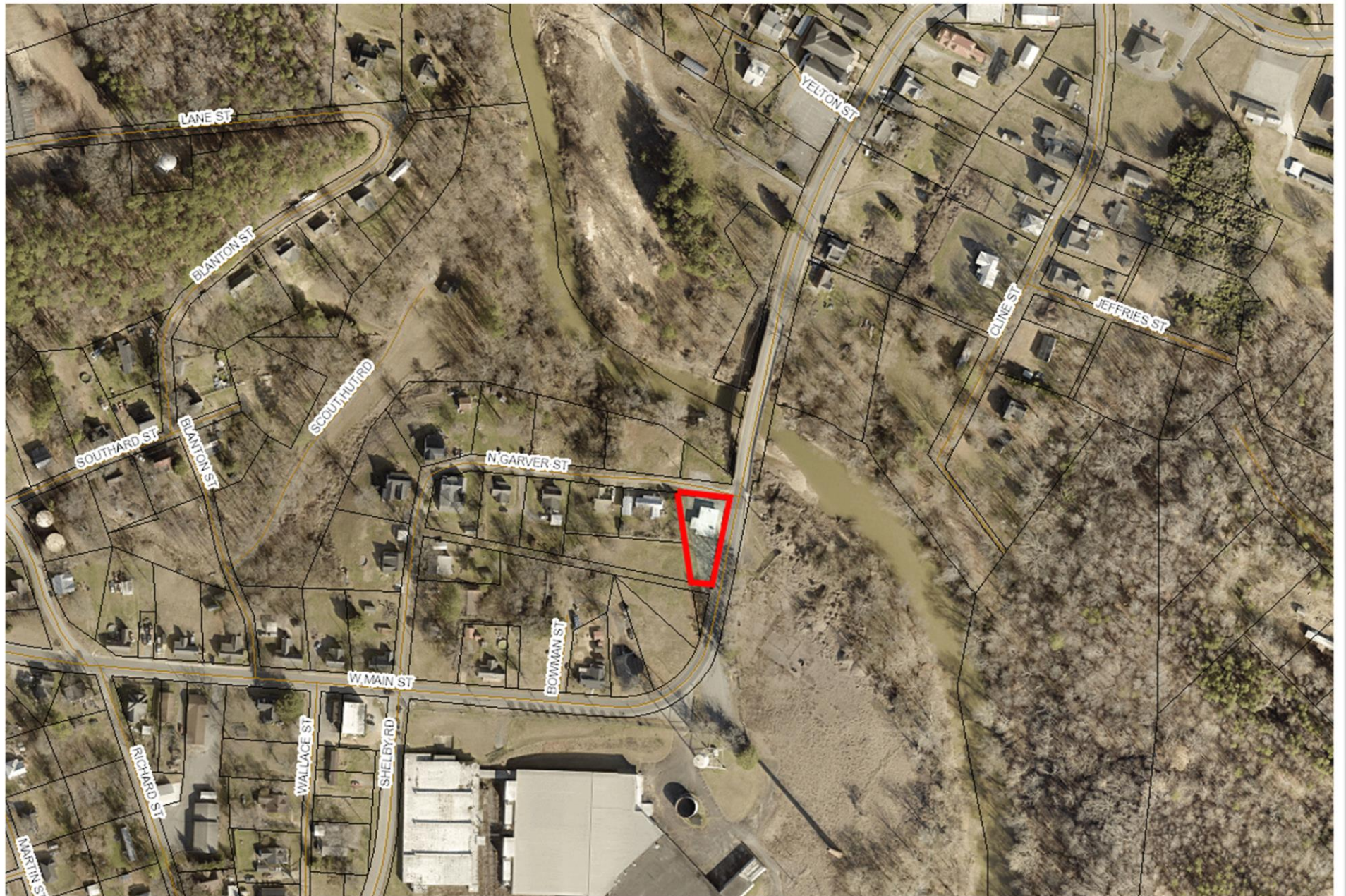
The surrounding zoning districts are Residential and Restricted Residential, Light Industrial across the street, General Business to the northeast along E. Main St., and Neighborhood Business to the southwest along W. Main St.

Consistency Statement

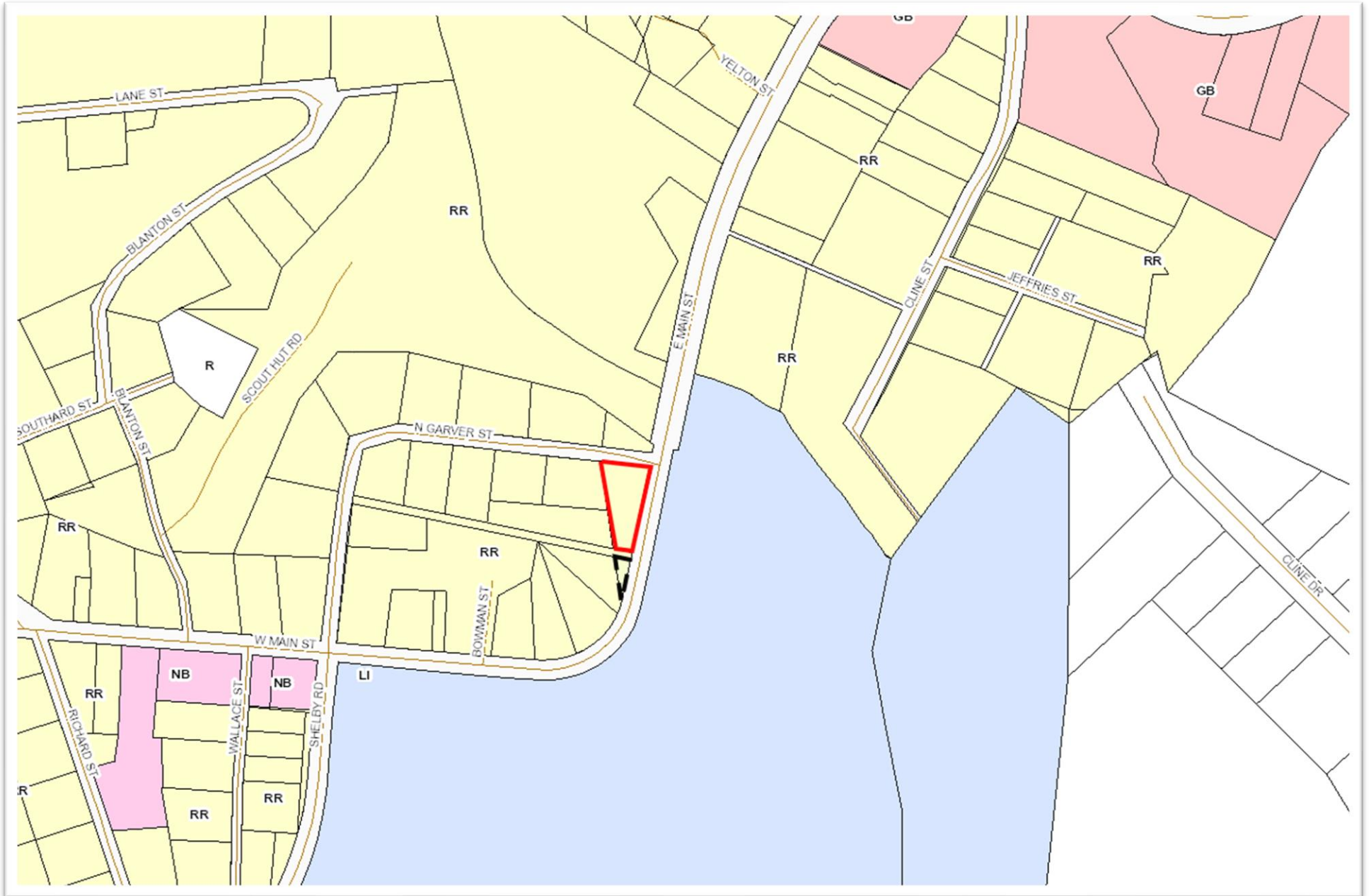
NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.

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

Re-zoning Case 24-14: Aerial Image
100 W. Main St. Lawndale RR to NB



Re-zoning Case 24-14: Zoning Image
100 W. Main St. Lawndale RR to NB



Re-zoning Case 24-14: Land Use Plan Image

100 W. Main St. Lawndale RR to NB:

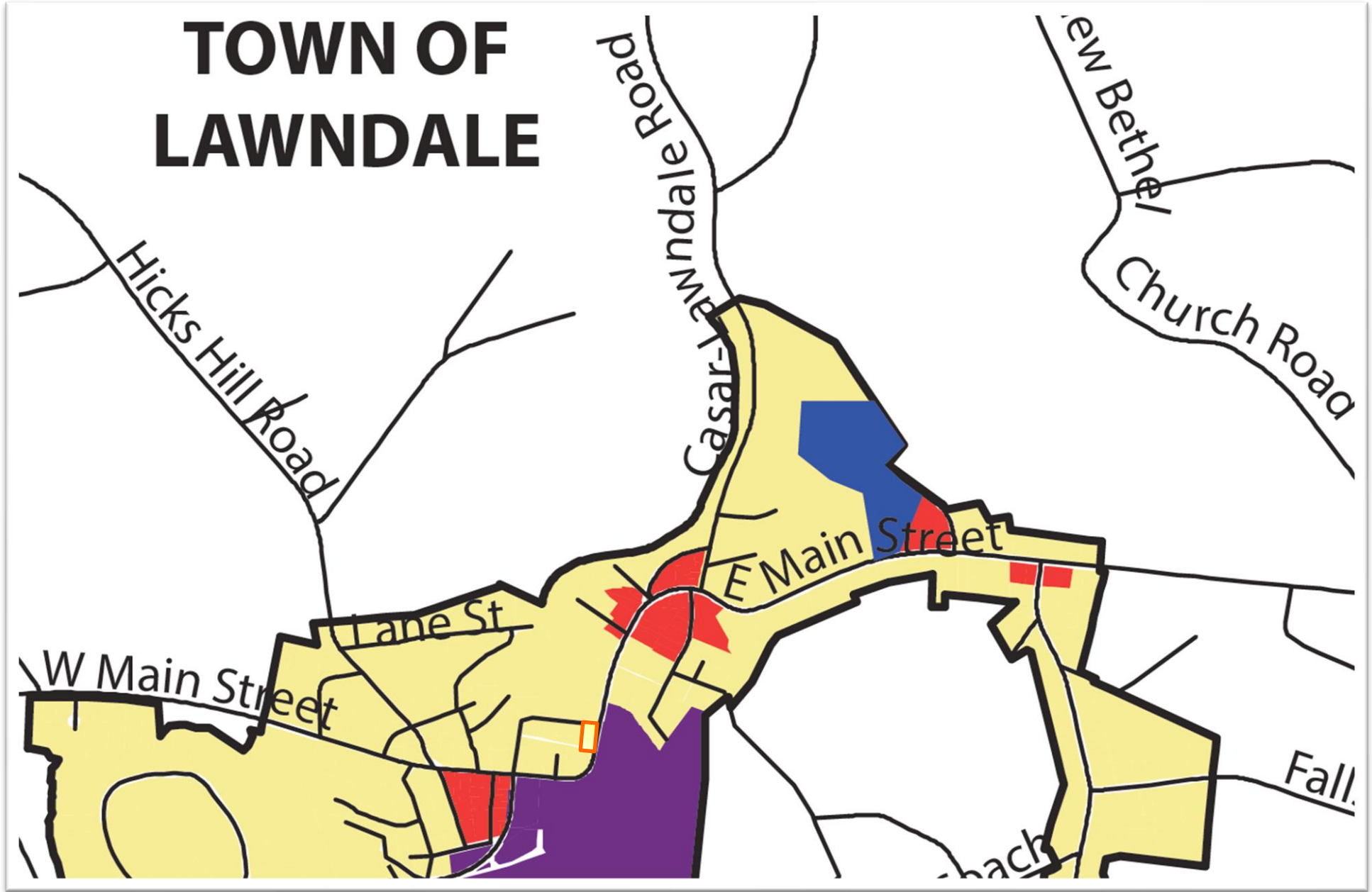
Property Location

Residential

Village Commercial

Industrial

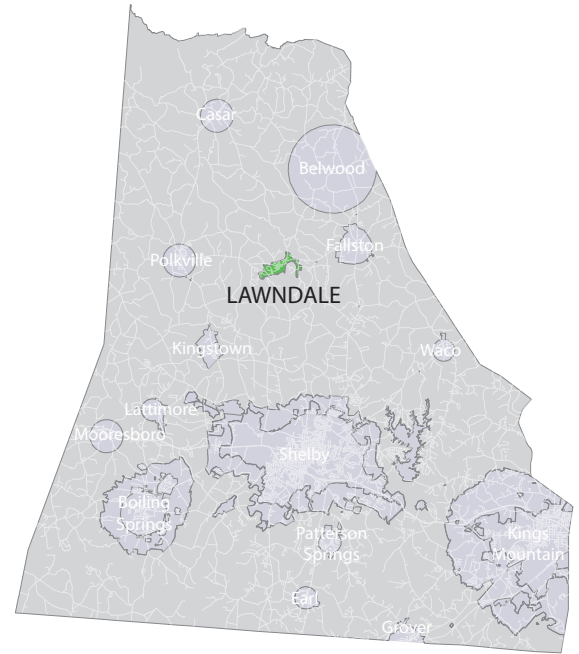
Crossroads / Civic Areas



LAWNDALE

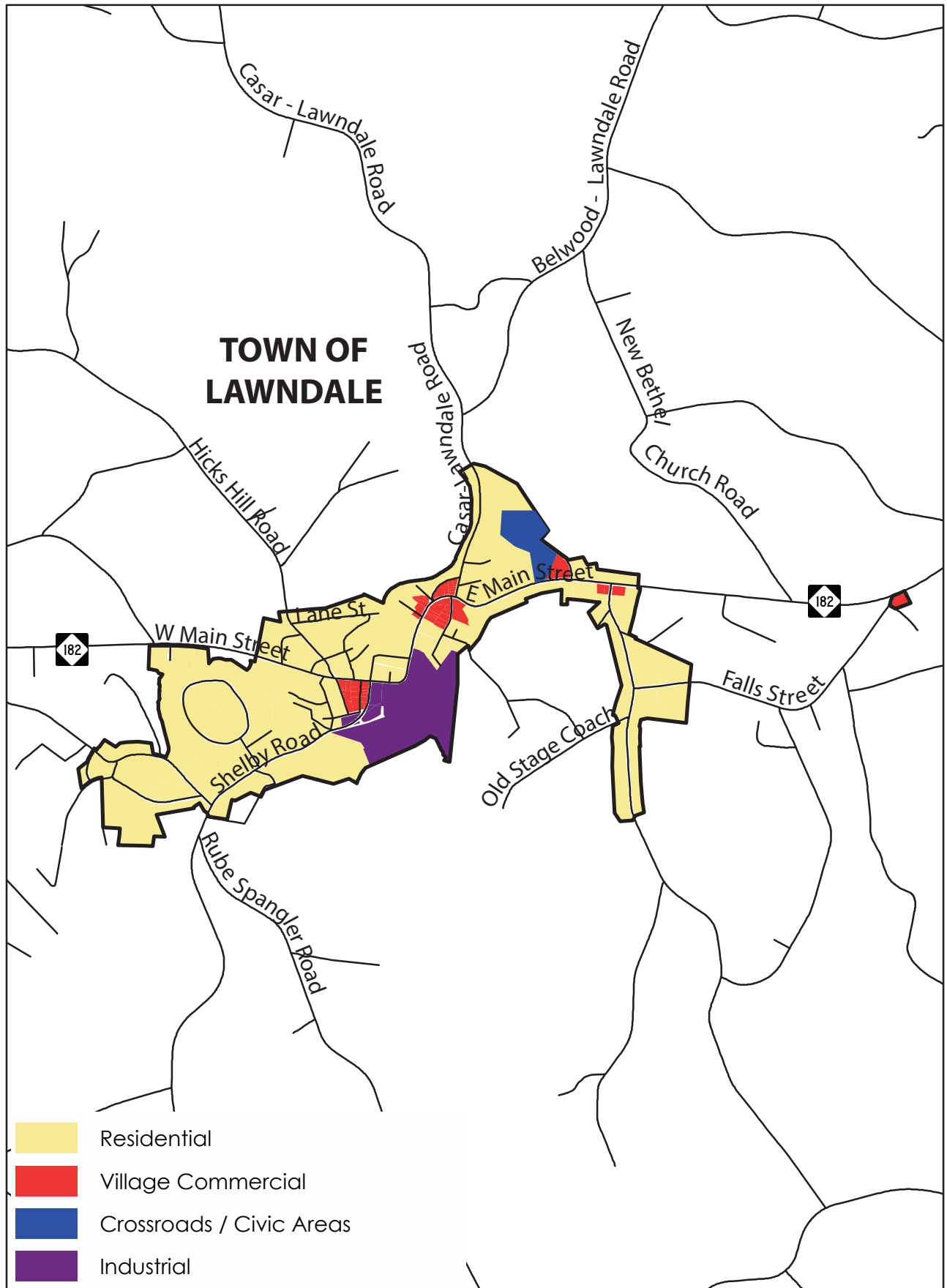
Lawndale is located just north of the center of Cleveland County. As of the 2020 U.S. Census, there are 570 people living in the Town's one square mile (or so) area, which is primarily spread east - west along NC-182. The portion of NC-182 in the Town is designated Main Street and it hosts a number of commercial areas. Lawndale is also the former home of Cleveland Mills with a large and mostly vacant industrial tract along the southern boundary. Along the eastern edge of the Town is the community's civic area, which includes the Lawndale Community Center, the Lawndale Heritage Museum, a library, and a community park. There are currently plans to develop a trail along the Broad River, which runs through the Town as well. The Town's population has not significantly changed since the 1980s, and it is anticipated to remain a similar size for the near future. The Town has a number of opportunities to encourage redevelopment with the planned greenway trail and outdoor recreational opportunities in small town environment.

▼ FIGURE 40 LAWNDALE'S LOCATION



▼ FIGURE 41 LAWNDALE'S HISTORIC POPULATION







PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Cleveland County Water, Applicant, whose present mailing address is 715 Polkville Road, Shelby, N.C. 28150,

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: 100 West Main Street, Lawndale N.C. 28090

Parcel(s): 34767 containing 0.277 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned Restricted Residential (RR)

and the undersigned applicant desires and does hereby request that said property be rezoned to:

Neighborhood Business (NB)

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

Respectfully submitted this 5th day of September, 20 24.

SIGNED: Brad R. Cornwell, General Manager

E-MAIL: brad.cornwell@clevelandcountyywater.com PHONE NUMBER: (704)466-3696

For office use:

Payment Code: ZP 11 Map Amendment **Fee:** \$300

Paid on: 9/13/24 ZP: 180873 Case #: 24-14