

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

**September 26, 2024**

**4:00 PM**

**311 E. Marion St.**

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**Call to order and Establishment of a Quorum**

**Invocation and Pledge of Allegiance**

**Approval of Minutes**

Approval of the 8-29-2024 Board of Adjustment Minutes

**Cases**

Case 24-07: Special Use Permit for Campground (cabins, no RVs) at 2957 Blacksburg Rd

**Miscellaneous Business**

**Adjournment**

**COUNTY OF CLEVELAND, NORTH CAROLINA**

**AGENDA ITEM SUMMARY**

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**Approval of the 8-29-2024 Board of Adjustment Minutes**

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**Department:**

**Agenda Title:** Approval of the 8-29-2024 Board of Adjustment Minutes

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

File Name	Description
<input type="checkbox"/> 8-29-24_BOA_Mins_DRAFT.pdf	8-29-2024 BOA 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.**  
**August 29, 2024**

<b>Members Present</b>	<b>Members Absent</b>	<b>Others Present</b>
Tommy Brooks, Chairman	Thomas Fletcher, Vice Chairman	D. Robin Melton
Leon Martin	Paul Aulbach, <i>alternate</i>	
Denise Wright	<b>Staff Present</b>	
Woody Edwards, <i>alternate</i>	Chris Martin, Planning Director	
	Hayden Whetstine, Planner	
	Anna Parker, Clerk	

**CALL TO ORDER**

**Chairman Brooks** called the meeting to order at 4:02 p.m.

**ESTABLISHMENT OF QUORUM**

It was determined that quorum was present.

**PLEDGE & INVOCATION**

Chairman Brooks led the pledge invocation.

**APPROVAL OF MINUTES: July 25, 2024 MINUTES**

**Denise Wright** made a motion to approve the July 25, 2024 minutes. Leon Martin seconded the motion and it carried unanimously.

**SUP CASE 24-06: Temporary Dependent Care Home Renewal at 103-2 Whipporwill Ct.**

**Chris Martin** was sworn in. He said the Temporary Dependent Care Home code allows for a second single wide or double wide mobile home on a property to care for a relative. The permit is good for five years and the applicant, Robbie Melton, has been issued a permit two times previously; this will be his third renewal and he is asking for another five-year permit to care for his family. The location is on Whipporwill Ct. off Lavender Rd. Nothing has changed since their previous permit- they are using the original site plan with the existing mobile home in the same location. For this permit type, the applicant does not need to be the owner. Owner approval is needed for the septic development permit for adding a mobile home to the property.

**Chairman Brooks** opened the Evidentiary Hearing at 4:12 pm. There was no one present to speak so Chairman Brooks closed the Evidentiary Hearing at 4:12 pm.

**The Board** discussed the four criteria.

The Board Reviewed the four criteria:

- (1) Will it materially endanger the public health or safety- **No, there was no evidence of this.**
- (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, it will be in harmony with the area.**
- (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, it is in general conformity.**

**Chairman Brooks** entertained a motion.

**Leon Martin** made a motion to approve SUP Case 24-06 for the Temporary Dependent Care home renewal. Woody Edwards seconded the motion and it passed unanimously.

#### **MISCELLANEOUS BUSINESS**

**Chris Martin** provided a training slideshow about variances and answered questions about Temporary Dependent Care home permits.

#### **ADJOURNMENT**

**Chairman Brooks** entertained a motion to adjourn.

**Denise Wright** so moved the motion to adjourn at 4:19 pm. It was seconded by Woody Edwards and unanimously approved.

ATTEST:

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Tommy Brooks, Chairman

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Anna Parker, Clerk

**COUNTY OF CLEVELAND, NORTH CAROLINA**

**AGENDA ITEM SUMMARY**

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**Case 24-07: Special Use Permit for Campground (cabins, no RVs) at 2957 Blacksburg Rd.**

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**Department:**

**Agenda Title:** Case 24-07: Special Use Permit for Campground (cabins, no RVs) at 2957 Blacksburg Rd

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

File Name	Description
<input type="checkbox"/> 24-07_Staff_Report.pdf	Staff Report
<input type="checkbox"/> 24-07_Site_Plan.pdf	Site Plan
<input type="checkbox"/> 24-07_Map_Aerial_Blacksburg_Rd.pdf	Aerial Map
<input type="checkbox"/> 24-07_Map_zoning_Blacksburg_Rd.pdf	Zoning Map
<input type="checkbox"/> 24-07_Map_LUP_Blacksburg_Rd.pdf	Land Use Plan Map
<input type="checkbox"/> 24-07_Application.pdf	Application

## STAFF REPORT

To: Board of Adjustment

Meeting Date: 9-26-24

From: Chris Martin, Planner

Subject: Case 24-07 Special Use Permit

**Summary Statement:** Preston Dellinger is requesting a special use permit (SUP) for a campsite with 19 cabins, a pool, and a club/bath house (not for RV's) on parcel 5276, located at 2957 Blacksburg Rd.

**Background:** The property is located between Earl and Grover. It is currently zoned Residential and is in the Secondary Growth Area on the Land Use Plan.

**Review:** The Cleveland County Unified Code of Ordinances Table of Uses (Section 12-124) shows that campgrounds without RV's are an allowable use in the Residential zoning district with a Special Use Permit. Mr. Dellinger has submitted an application in accordance with Section 12-33.

**Criteria:** Sections 12-124 Table of Uses and 12-33 Special Use Permits are applicable to this application.

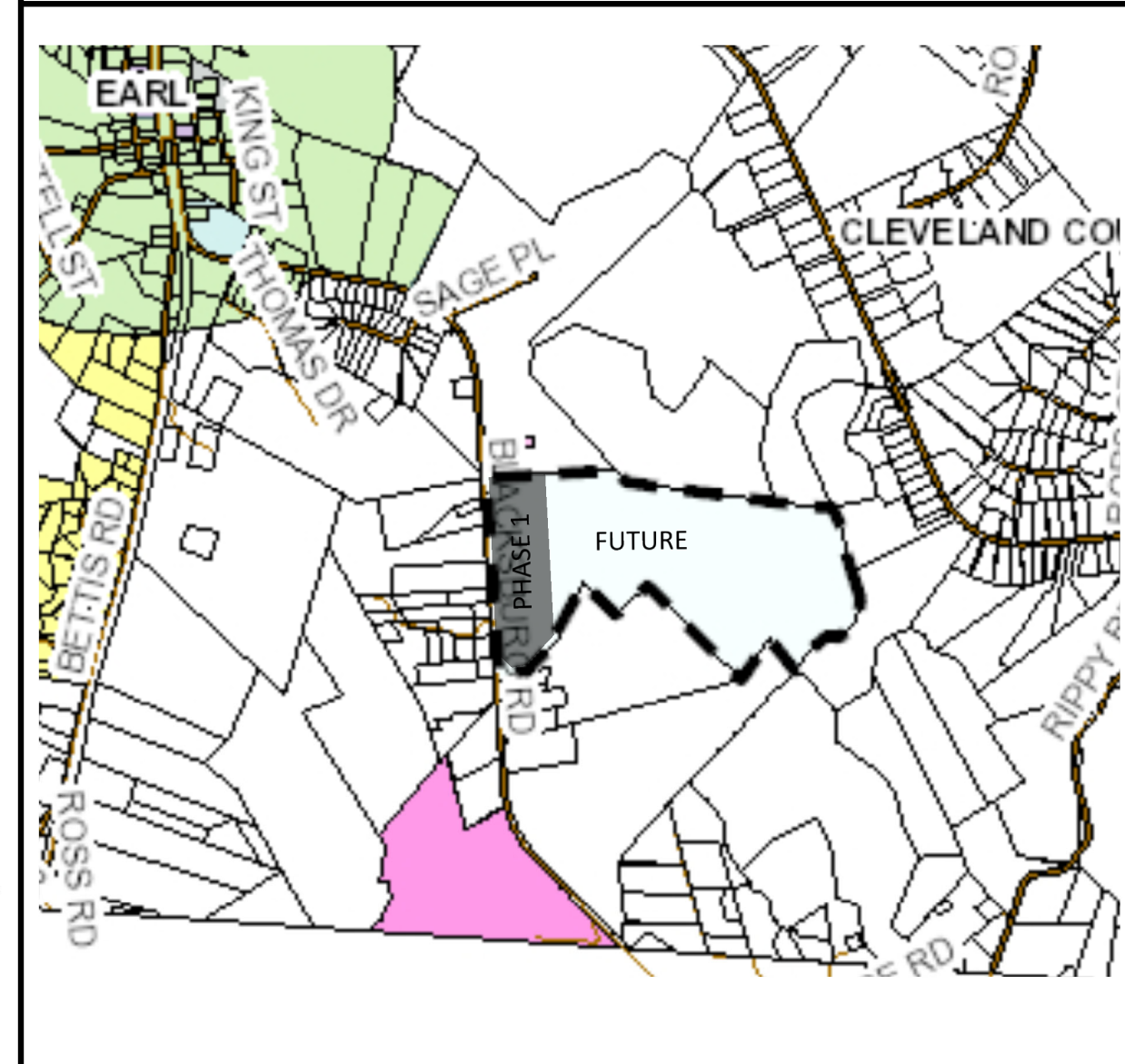
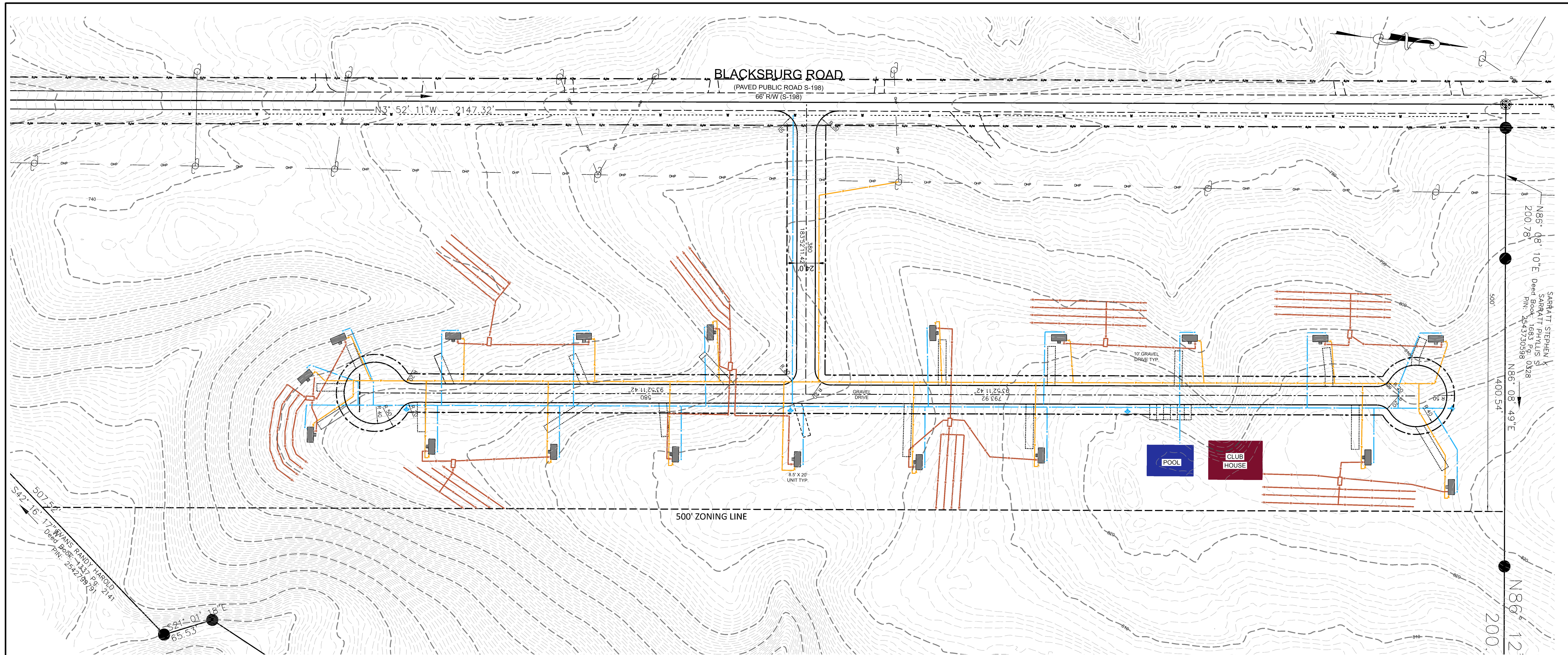
### Section 12-124

<b>Campground w/out RV</b> NAICS Code 72120	<b>RU</b>	<b>RA</b>	<b>RR</b>	<b>R</b>	<b>RM</b>	<b>NB</b>	<b>GB</b>	<b>CP</b>	<b>LI</b>	<b>HI</b>
Permit Type:	S	S		S		Z	Z			

### Section 12-33

Even if the board of adjustment finds that the application complies with all other provisions of this chapter, it may still deny the permit if it concludes, based on the information submitted at the hearing, that if completed as proposed, the development, more likely than not:

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



**SYMBOL LEGEND**

- PROPOSED 50' RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED SANITARY SEWER DRAIN LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING CONTOUR HIGH
- EXISTING CONTOUR LOW
- PROPOSED CONTOUR LOW
- PROPOSED CONTOUR HIGH
- EXISTING OVER HEAD POWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPERTY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED CABIN

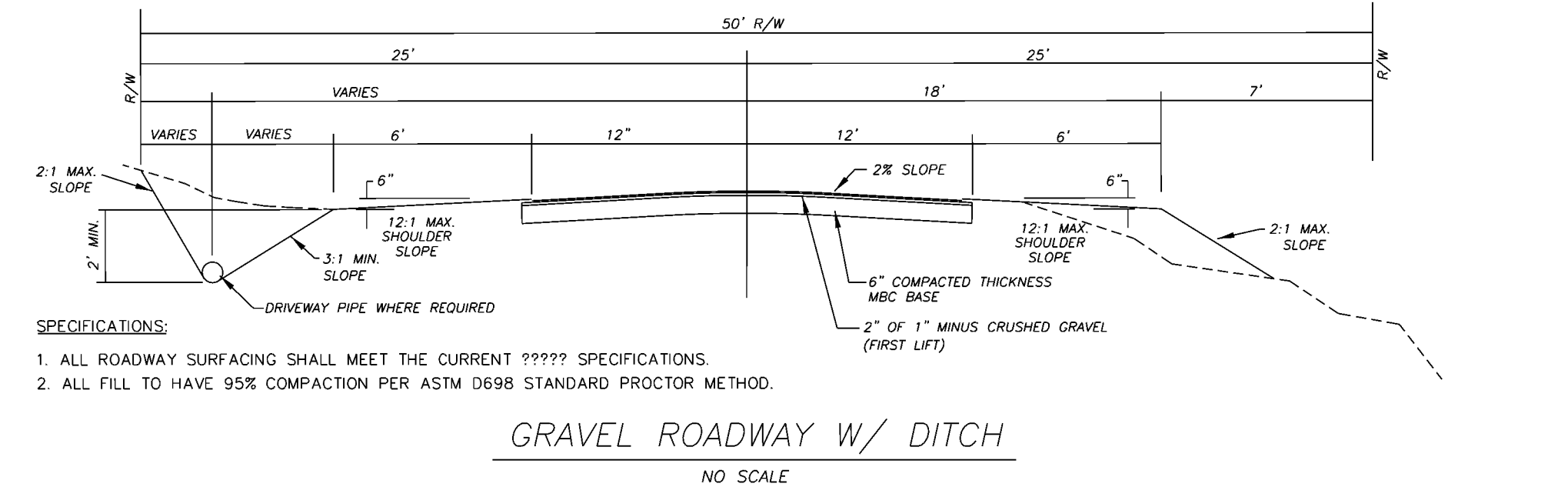
**DEVELOPMENT DATA**

Developer  
 CCTL LLC  
 215 NORTH COLUMBIA ST  
 COVINGTON, LA  
 Phone 704-650-7877  
 ZONING: R-RESIDENTIAL

Setbacks:  
 Front: 30'  
 Side: 10'  
 Rear: 30'

School District: Crest Middle & High School  
 Utility Service:  
 Water: Cleveland County Water  
 Sewer: Septic Tank Per 3 units  
 Telephone: Bell South  
 Electric: Duke Power  
 Fire District: Ditriect 3

Tax Map No's.: 475-00-00-016  
 Deeds Recorded: DB 1886 PG 2676  
 Total Acres: 139.651  
 Number of Lots: 19  
 Existing Use: Vacant  
 Proposed Use: Cabins



APPROVALS

Project Engr: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_

Review: \_\_\_\_\_  
 Bid: \_\_\_\_\_  
 Construction: \_\_\_\_\_

VICINITY MAP

PREPARED BY

SEALS

**PROJECT**

**ESCAPE HAVEN CABINS**

CLEVELAND COUNTY, NORTH CAROLINA  
 PREPARED FOR  
**PRESTON DELLINGER**

**SHEET TITLE**

**SKETCH PLAN**

NO.	DATE	REVISIONS	BY

SCALE: 1" = 60'

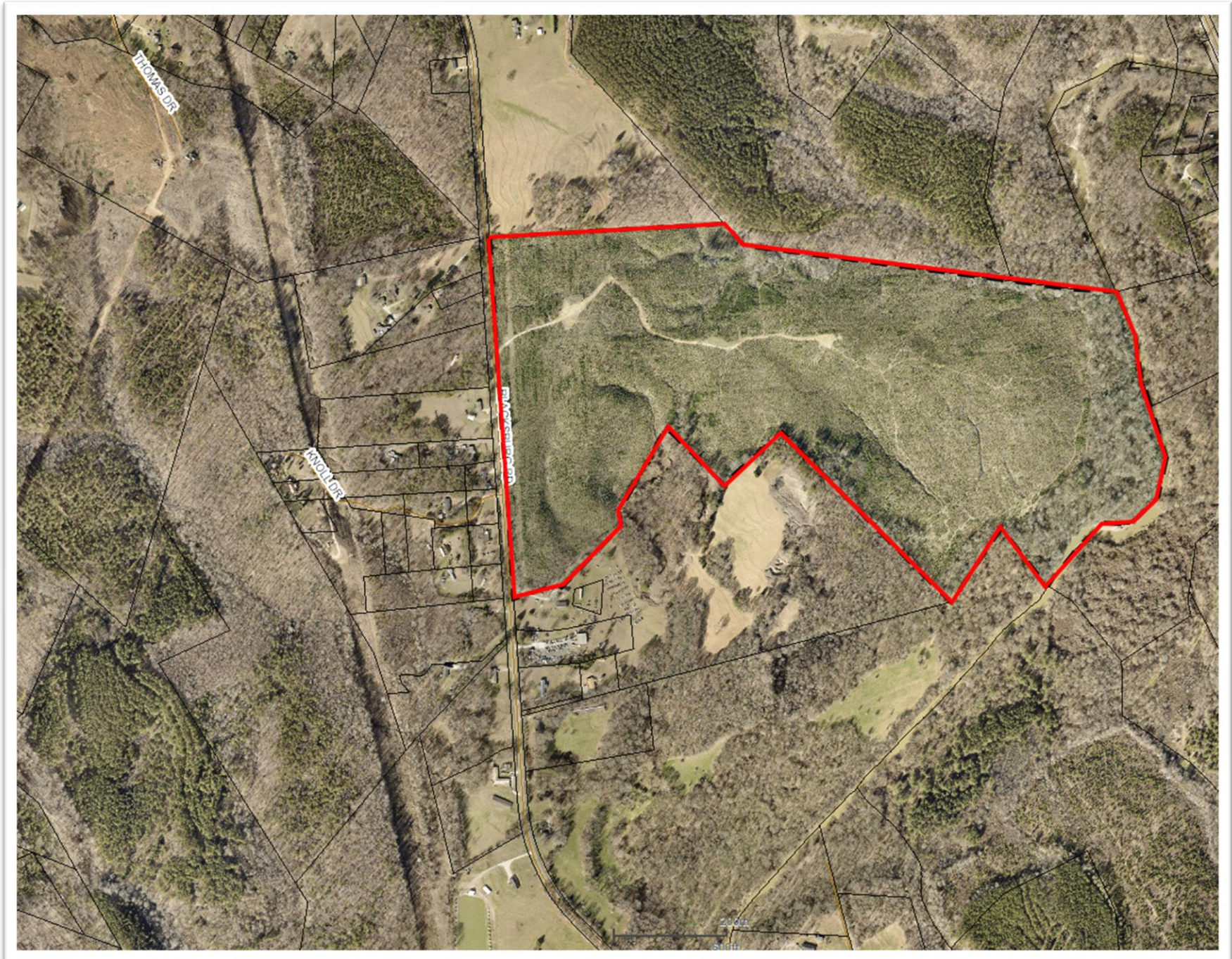
DATE: 4/18/2024

JOB NO.: 240402

SHEET **1** OF **1**

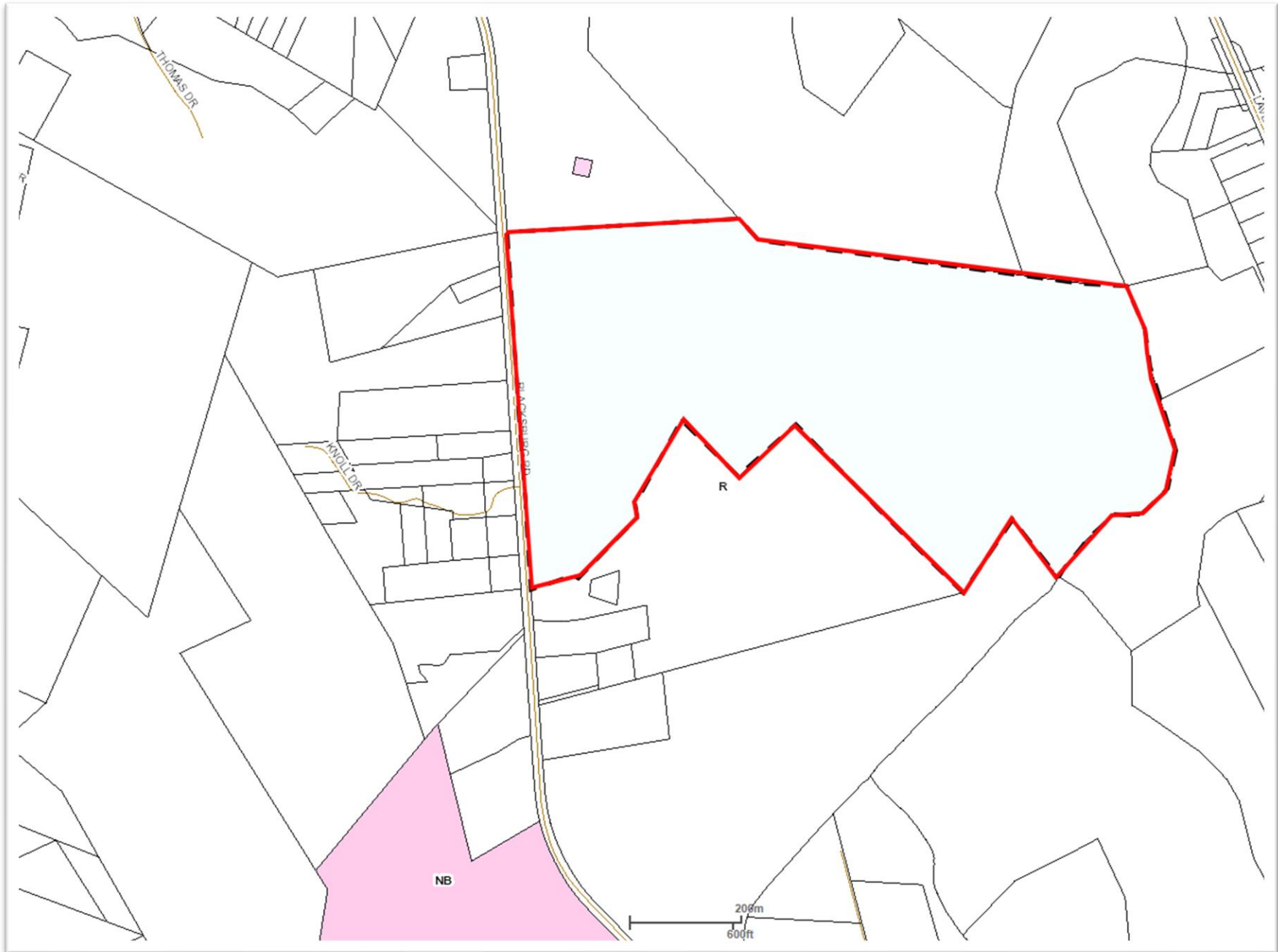
8/26/2024 Z:\Job Files\2024\escape haven PRESTON DELLINGER SITE PLAN\BASE2.dgn

**Special Use Permit Case #24-07**  
2957 Blacksburg Rd.- Parcel 5276

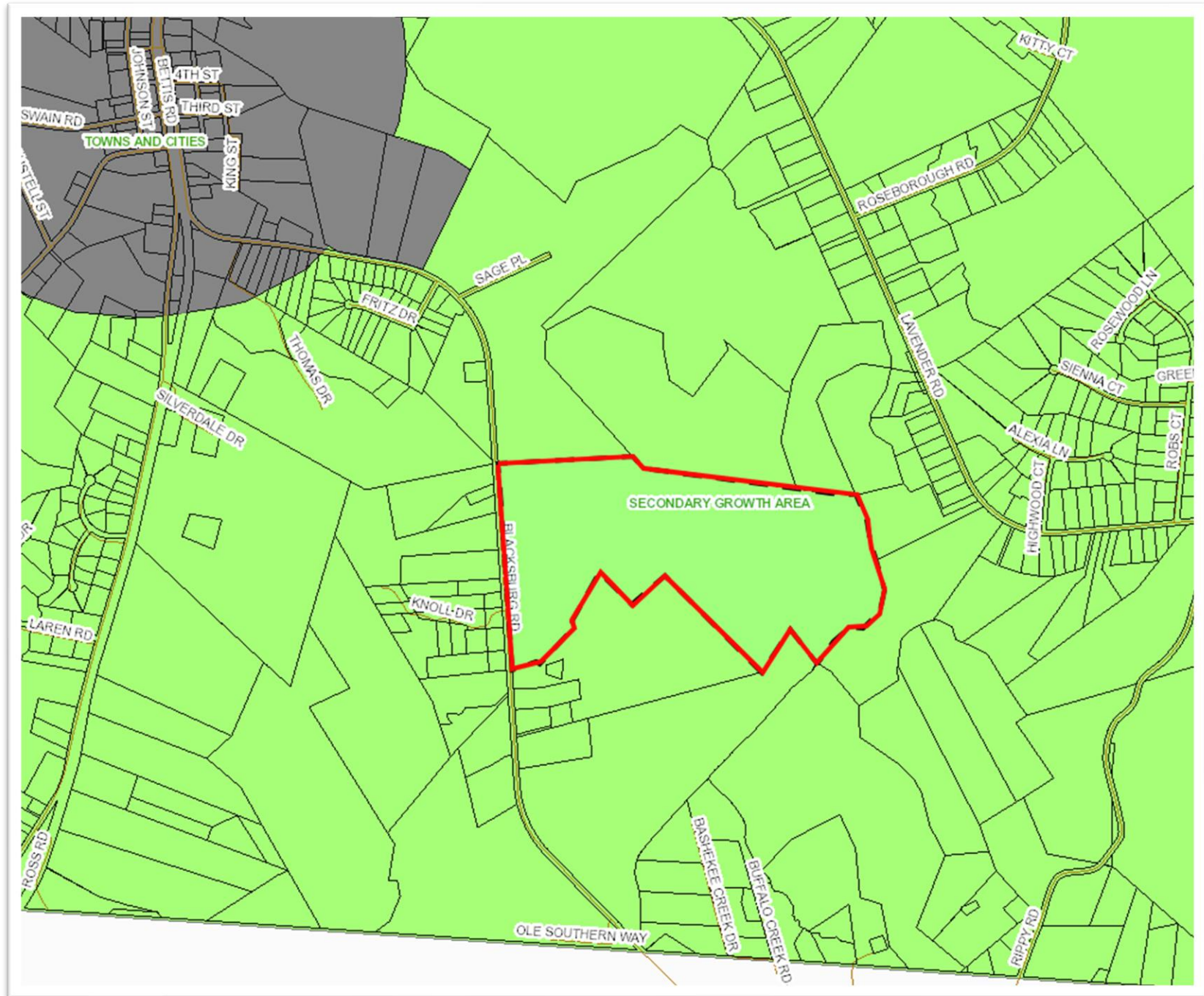




**Special Use Permit Case #24-07: Zoning Map**  
2957 Blacksburg Rd.- Parcel 5276



**Special Use Permit Case #24-07: Land Use Plan Map**  
2957 Blacksburg Rd.- Parcel 5276





**Cleveland County**  
NORTH CAROLINA

# APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT NAME: Preston Dellinger

MAILING ADDRESS: 54 Marina Rd

CITY/STATE /ZIP: Clover, SC 29710

PHONE: (704) 650-7877 E-MAIL: preston@serviocapital.com

**TO THE CLEVELAND COUNTY BOARD OF ADJUSTMENT:**

I/We, the undersigned, hereby petition the Board of Adjustment to issue a Special Use permit in the name of:

CCTL, LLC

for the use of the property located at: 2957 Blacksburg Highway,

Parcel #(s) 2543804772 P# 5276 in R-Residential Zoning District.

**Title to this property is in the name of:**

CCTL, LLC

Owner Name(s)

54 Marina Rd

Mailing Address

Clover, SC 29710

City / State / Zip Code

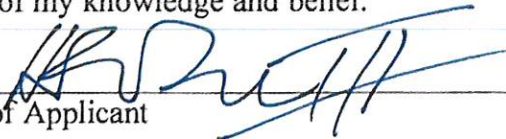
The authority of the Cleveland County Board of Adjustment to grant the requested Special Use Permit is contained in the Cleveland County Code, Section(s): 12-124

The requested Special Use is described as follows: Campsites without RVs

**Include a site plan of the subject property.** See Section 12-33(a) for site plan requirements. The Board of Adjustment may request additional information as listed in Section 12-33(b).

It is understood by this applicant that the approval of this application by the Board authorizes only the Special Use requested herein by this applicant and that all conditions and requirements imposed by the Development Ordinance and/or by the Board shall be properly always maintained and complied with.

I/We hereby certify that the information contained in this application, including attachments, is true and correct to the best of my knowledge and belief.

  
Signature of Applicant

8/28/2024  
Date of Application

*For office use:*

**Payment Code:** ZP 33 Special Use Permit

**Fee:** \$300

Paid on: 9-9-24 ZP: 180804 Case #: 24-07