

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

October 29, 2024

6:00 PM

311 E. Marion St.

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Minutes from the 9-24-2024 Planning Board Meeting

Items

24-15 Text Amendment to add non-residential construction uses to Heavy Industrial zoning

24-16 Re-Zoning 340 Beaver Dam Church Rd. from Rural Agriculture to Residential

24-17 Re-Zoning 205 & 213 Battleground Rd. from Light Industrial to General Business

Preliminary Subdivision Review: Eagle View

24-13 Applying Zoning & Land Use Plan Designations to acquired Kings Mountain ETJ properties

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Minutes from the 9-24-2024 Planning Board Meeting

Department:

Agenda Title: Minutes from the 9-24-2024 Planning Board Meeting

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 9-24-24_PB_Minutes_Draft.pdf	Minutes from the 9-24-2024 Planning Board Meeting



PLANNING BOARD
1333 Fallston Rd., Shelby, NC
September 24, 2024 - 6:00 p.m.

Members Present:	Members Absent:	Others Present:
Dobbin Lattimore, Chairman	Eddie Kee	N/A
Clinton Cook		
Jay Carpenter	Staff Present:	
David Caldwell	Chris Martin, Planning Director	
Matthew Hord	Hayden Whetstone, Planner	
	Anna Parker, Clerk	

CALL TO ORDER AND ESTABLISH QUORUM

Vice Chairman Lattimore called the meeting to order at 6:00 pm. Quorum was established.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

NOMINATION OF CHAIRMAN

Jay Carpenter nominated Dobbin Lattimore for Chairman and David Caldwell seconded the nomination. There were no further nominations; Jay Carpenter made a motion to appoint Dobbin Lattimore as Chairman. David Caldwell seconded the motion and was approved unanimously by acclamation.

NOMINATION OF VICE-CHAIRMAN

David Caldwell nominated Jay Carpenter for Vice-Chairman and Matthew Hord seconded the nomination. There were no further nominations; David Caldwell made a motion to appoint Jay Carpenter as Vice-Chairman. Clinton Cook seconded the motion and it was approved unanimously by acclamation.

APPROVAL OF MINUTES FOR AUGUST 27, 2024

Jay Carpenter made a motion to approve the minutes for August 27, 2024 minutes. David Caldwell seconded the motion and it passed unanimously.

REZONING CASE 24-14: 100 W. Main St. (Lawndale), RR to NB

Chris Martin said the applicant and owner is Cleveland County Water. The re-zoning recommendation will go to the Town of Lawndale. The current zoning district, Restricted Residential, allows for stick built and modular single-family dwellings. The requested district, Neighborhood Business, allows for community and neighborhood support businesses. It is near the First Broad River, and the new park. Across the street is an industrial plant. The vacant

building used to be a bank, a car dealership, a florist, and a poker house in the past. The surrounding zoning is Restricted Residential, and Light Industrial across the street. Lawndale adopted County zoning about 4-56 years ago. The Land Use Plan shows the area as future residential. Neighborhood Business zoning allows for residential and light business uses. Lawndale applied the county zoning districts to the town, and most likely applied for broad areas and based this zoning on the neighborhood around the vacant business.

David Carpenter said it is a good fit with the park and trail systems going in the area.

David Carpenter made a motion to recommend approval of the zoning map amendment. He noted that the request fits with the use of the building currently on the property, it is across the road from heavy industrial zoning so it is not conflict with the area, and it provides for the neighboring park and greenway growth. The Planning Board acknowledged that the Land Use Plan Map isn't consistent with the request and recommended that the strip of properties on W. Main St. owned by Cleveland County Water on W. Main St. (starting at 100 W. Main St. by the river down to the curve in the road at parcel 58197) be changed to the Land Use Plan designation Village Commercial. Jay Carpenter 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:

Dobbin Lattimore, Chairman

Anna Parker, Clerk

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-15: Text Amendment to add non-residential construction uses to Heavy Industrial zoning

Department:

Agenda Title: 24-15 Text Amendment to add non-residential construction uses to Heavy Industrial zoning

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-15_2_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> 24-15_Petition.pdf	Petition

STAFF REPORT

To: Cleveland County Planning Board
Date: October 29, 2024
From: Chris Martin, Planning Director
Subject: Text Amendment - Case 24-15

Summary Statement: Yates-Metcon is requesting to amend the Table of Uses, Section 12-124 of the Cleveland County Development Ordinance (UDO). They are asking the Board of Commissioners to consider adding Non-Residential Building Construction (NAICS 23620) uses to the Heavy Industrial (HI) zoning district as a permitted use.

Review: The non-residential building construction uses are described in the NAICS as establishments primarily engaged in the construction of commercial and industrial buildings. Examples include offices, parking garages, fire stations, hospitals, schools, shopping malls, etc. Our UDO currently permits this use in the General Business (GB) and Light Industrial (LI) zoning districts.

The requested Heavy Industrial (HI) zoning district accommodates a range of assembling, fabrication, manufacturing, and support retail and service uses.

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



Cleveland County
NORTH CAROLINA

PETITION FOR AMENDMENT OF THE ZONING CODE

NOW COMES Yates - Metcon, Applicant, whose present address is 219 S Battleground Ave, Kings Mountain, NC 28086, who respectfully petitions to amend the following section of the Cleveland County Unified Development Code: 12-124

The applicant is requesting that the above mentioned section of the Cleveland County Unified Development Code be amended in the following manner: (state as specifically as possible how you'd like to see the code amended)

We request to add Nonresidential Building Construction (NAICS 23620) to the Heavy Industrial (HI) zoning district in Section 12-124 of the Cleveland County Development Ordinance.

We believe that both Heavy Industrial (HI) and Light Industrial (LI) should allow temporary modular unit construction offices as the Construction Manager or General Contractor will need these types of structures to support the staff needed during construction or renovation for all future project.

Please let us know if you need anything else or have any questions to consider this.

Respectfully submitted this 13.00 day of September, 2024.00

SIGNED Jeff Cross Phone: (404) 626-8366

E-MAIL: jeffc@wgyates.com

MAILING ADDRESS: 219 S Battleground Ave, Kings Mountain, NC 28086

Time: Approximately 60 days

For Office Use:

Payment Code: ZP 12 Code Amendment

Fee: \$300 Paid on: 9-16-24 ZP: 180884 Case 24-15

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-16: Re-Zoning 340 Beaver Dam Church Rd. from Rural Agriculture to Residential

Department:

Agenda Title: 24-16 Re-Zoning 340 Beaver Dam Church Rd. from Rural Agriculture to Residential

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-16_2_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> 24-16_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 24-16_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 24-16_Map_Land_Use_Plan_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 24-16_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: October 29, 2024
From: Chris Martin, Planning Director
Subject: Rezoning Case 24-16
Location: 340 Beaver Dam Church Rd.–Rural Agriculture to Residential

Summary Statement: Caleb Peeler, PE, is requesting to re-zone 340 Beaver Dam Church Rd., Parcel 54754, from Rural Agriculture (RA) to Residential (R).

Review: This property lies north of Boiling Springs and south of W. Dixon Blvd.

Surrounding uses are single-family residential neighborhoods and agriculture on larger tracts. There are some small businesses to the south and Crest Middle School to the north. The Land Use Plan designates this area as Secondary Growth. The surrounding zoning districts are Rural Agriculture and Residential.

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.

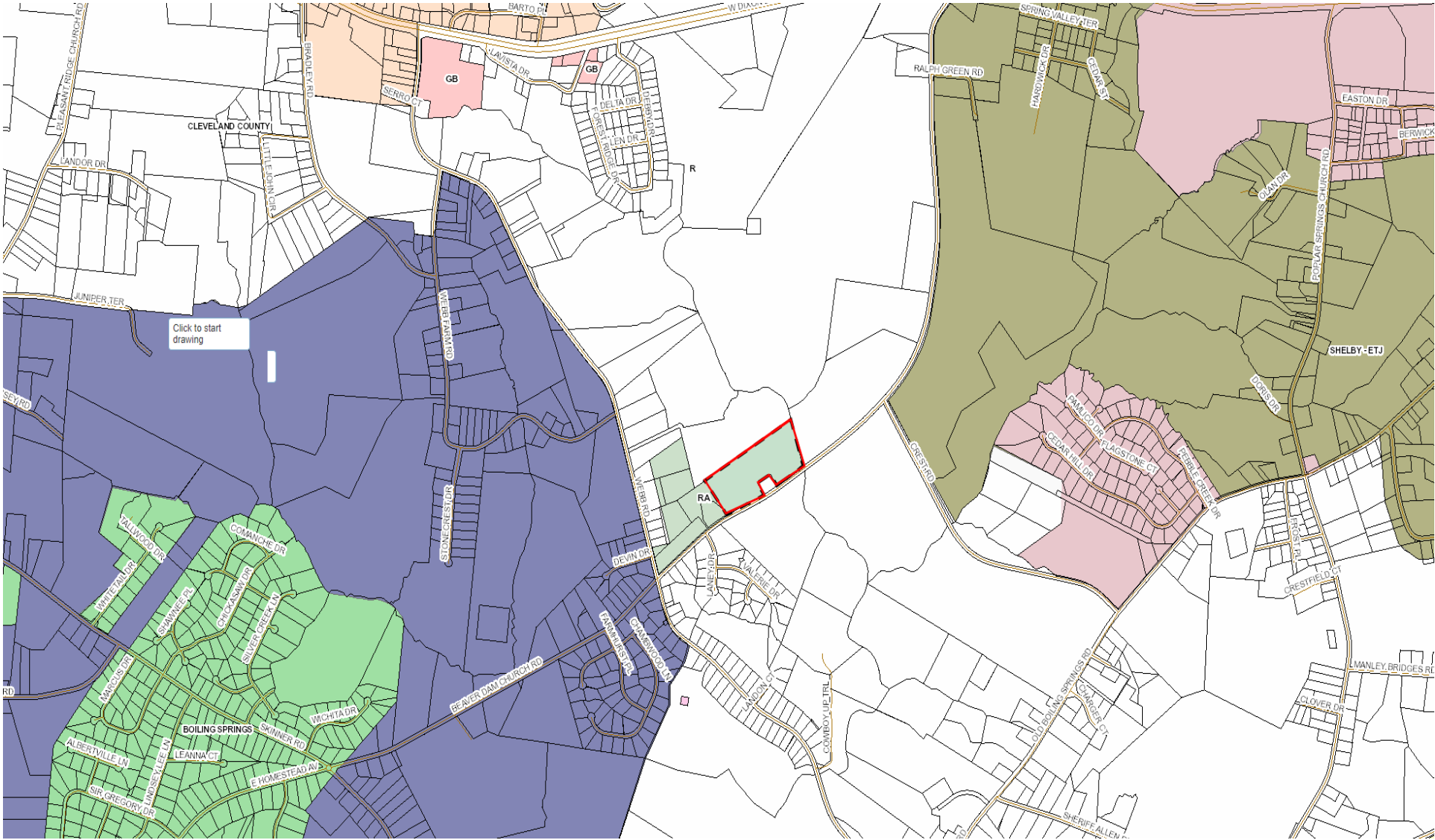
Requested Board Action: Review, comment and make a recommendation to the Board of Commissioners.

Re-zoning Case 24-16: Aerial Map
340 Beaver Dam Church Rd. RA to R

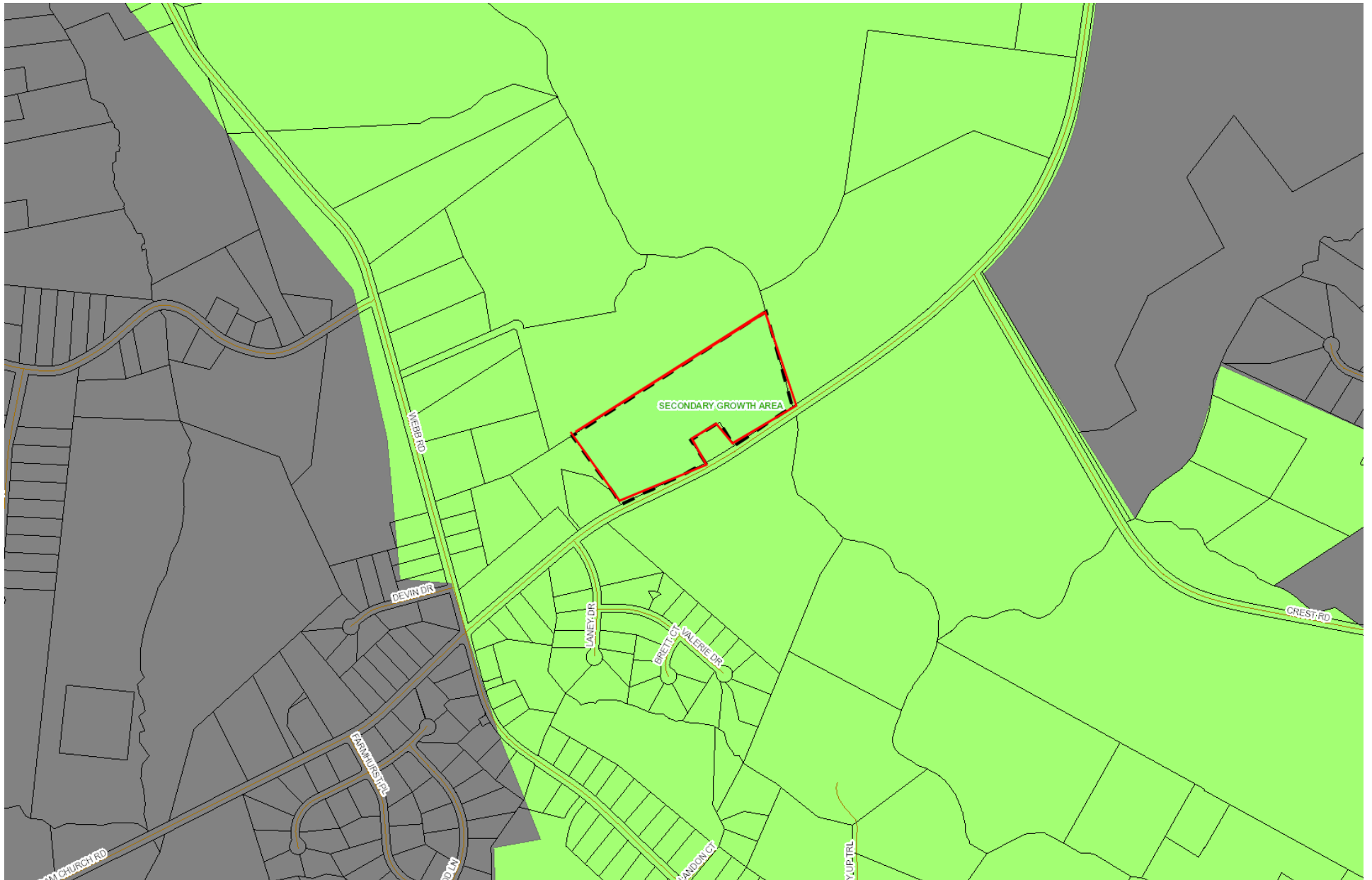


Re-zoning Case 24-16: Zoning Map

340 Beaver Dam Church Rd. RA to R



Re-zoning Case 24-16: Land Use Plan Map
340 Beaver Dam Church Rd. RA to R





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Caleb Peeler, PE, Applicant, whose present mailing address is 211 Patton Drive, Shelby NC 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: 340 Beaver Dam Church Road

Parcel(s): 54754 containing 17.15 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned RA

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

R

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
	David & Donna Evans	340 Beaver Dam Church Road
<i>David Evans</i>	DAVID EVANS	
<i>Donna Evans</i>		
<i>Donna Evans</i>	Donna Evans	

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

SIGNED: *Caleb Peeler*

E-MAIL: Caleb.peeler@protonmail.com PHONE NUMBER: 704-692-4212

For office use:

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

Paid on: 9-25-24 ZP: 1801007 Case #: 24-16

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-17: Re-Zoning 205 & 213 Battleground Rd. from Light Industrial to General Business

Department:

Agenda Title: 24-17 Re-Zoning 205 & 213 Battleground Rd. from Light Industrial to General Business

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-17_2_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> 24-17_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 24-17_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 24-17_Map_Land_Use_Plan_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 24-17_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: October 29, 2024
From: Chris Martin, Planning Director
Subject: Rezoning Case 24-17
Location: 205 & 213 Battleground Rd.

Summary Statement: Tom Crouch of KM I-85 & Battleground LLC, is requesting to re-zone 205 and 213 Battleground Rd., Parcels 10531 & 10539, from Light Industrial (LI) to General Business (GB).

Review: These properties lie at the southern intersection of I-85 and Battleground Rd. and are currently vacant.

Surrounding uses are a mixed including: industrial, business, an RV park, residential dwellings on larger tracts, and some large farming and forested tracts of land. The Land Use Plan designates this area as Primary Growth.

The surrounding zoning districts are Light Industrial, Residential, Residential for Apartments, Restricted Residential, Manufactured Home Parks, General Business for an RV Park, and General Business for a Wedding Venue with a campground.

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.

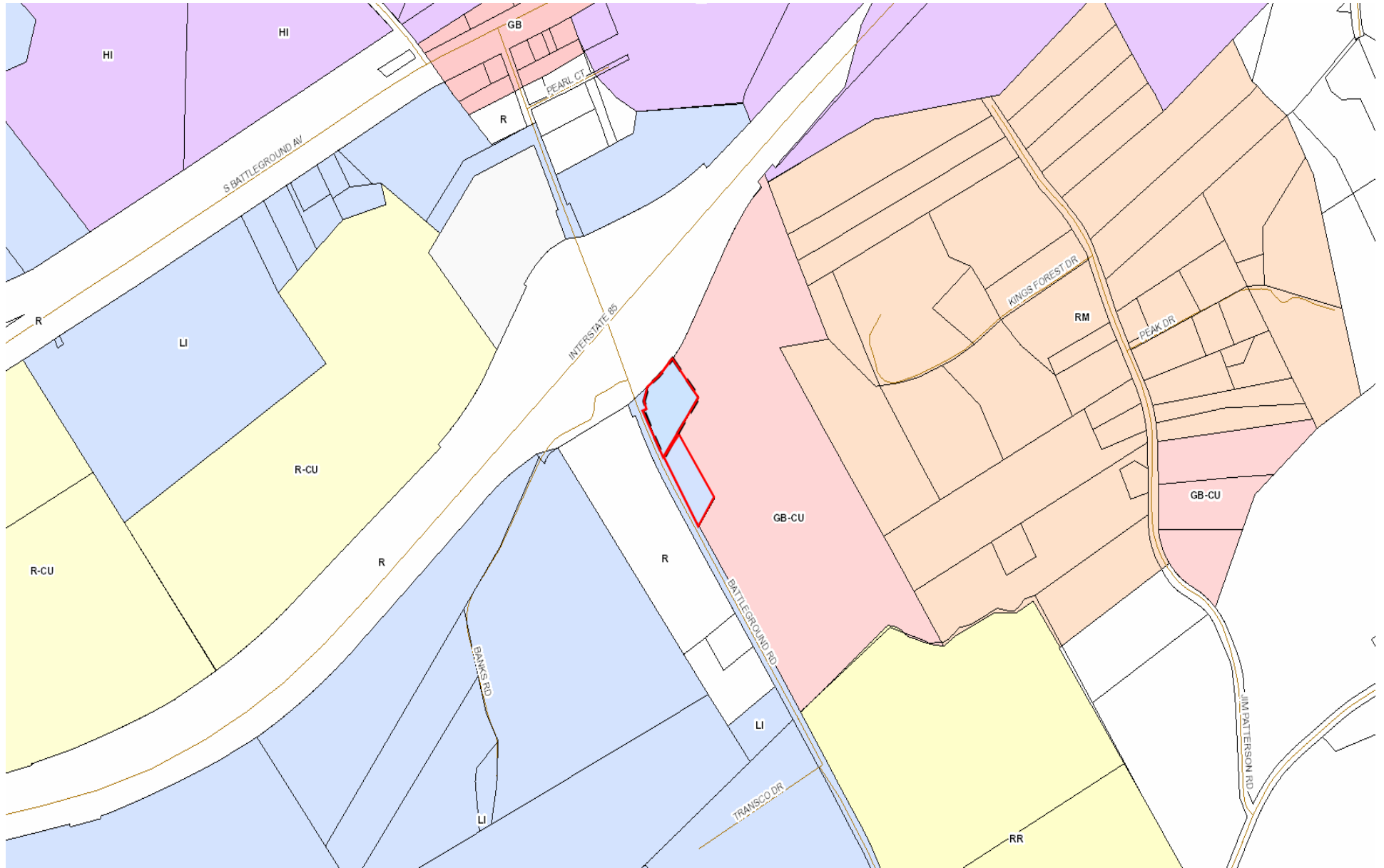
Requested Board Action: Review, comment and make a recommendation to the Board of Commissioners.

Re-zoning Case 24-17: Aerial Map
205 & 213 Battleground Rd. LI to GB



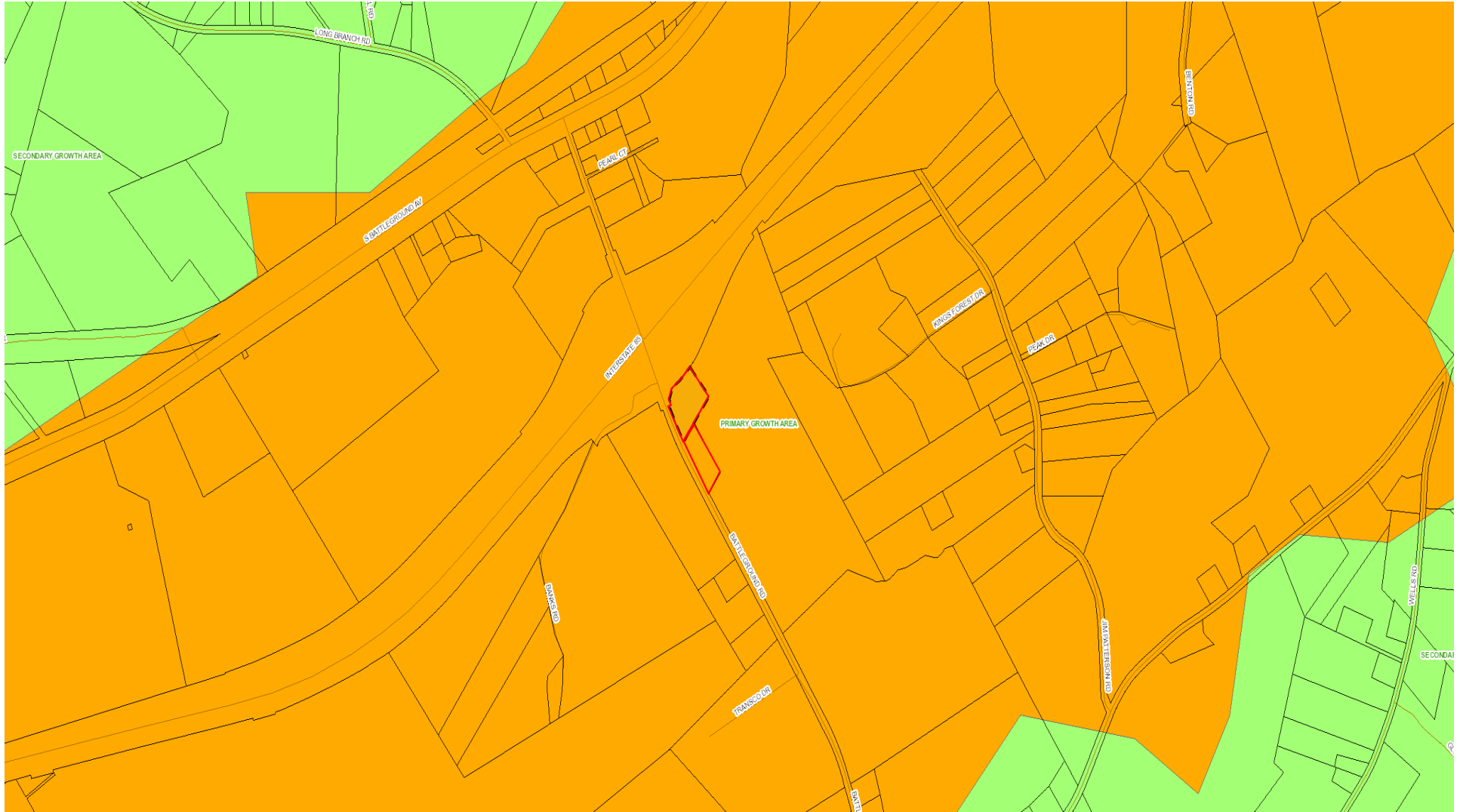
Re-zoning Case 24-17: Zoning Map

205 & 213 Battleground Rd. LI to GB



Re-zoning Case 24-17: Land Use Plan Map

205 & 213 Battleground Rd. LI to GB





Cleveland County
NORTH CAROLINA

PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES TOM Crouch / KMT-85 + Battleground LLC, Applicant, whose present mailing address is 231 Post Office Drive Suite B-8,

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: 205 + 213 Battleground Rd.

Parcel(s): 10531, 10539 containing 5 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned ^{Light} Industrial and the undersigned applicant desires and does hereby request that said property be rezoned to:

General Business

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
	Dennis W. Moser	240 Battle Ground

Respectfully submitted this _____ day of _____, 20____.

SIGNED:

E-MAIL: TCrouch@TheMoserGroupInc.com PHONE NUMBER: 980-333-9019

For office use:

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

Paid on: 10-1-24 ZP: 181040 Case #: 24-17

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Preliminary Subdivision Review: Eagle View

Department:

Agenda Title: Preliminary Subdivision Review: Eagle View

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Staff_Report_Planning_Board.pdf	TRC Comments
<input type="checkbox"/> Plat_-_Eagle_View.pdf	Preliminary Plat
<input type="checkbox"/> Sec._12_54.____Major_subdivision_approval_process.pdf	Preliminary Review Code

STAFF REPORT

To: Planning Board
Date: October 29, 2024
From: Chris Martin, Planning Director
Subject: Preliminary Plat Approval, Eagle View Subdivision
Location: W. Stage Coach Trl. P# 58556

TRC Comments:

NCDOT-

- A 10'x70' sight triangle should be shown and recorded at the intersection.
- Label as 50' public R/W instead of public street.
- A complete roadway plan will need to be submitted to NCDOT for review.

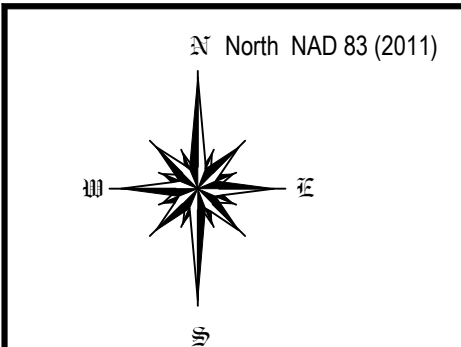
Cleveland County Water-

- CCW does not have any comments at this time.
- The Engineer has submitted the waterline plans to NC Public Water Supply for permitting approval.
- They have designed the waterline the way we approved it. It will be a 6" C900 PVC extension off of Stagecoach Trail to about midway down the now road.
- At that point there will be a fire hydrant set and the line will transition to a 4" C900 PVC line that will extend to the cul-de-sac.

Environmental Health-

- Under the Environmental Health Certificate section of the plat the old rules are referenced. The new sewage rules have changed to: 15A NCAC 18E

Requested Board Action: Discuss, comment, and consider allowing the applicant to begin development.



Environmental Health Certificate

I hereby certify that the lots in this subdivision have been issued improvement permits for the installation of on-site sewage treatment and disposal systems as specified in Law and Rules for Sewage Treatment and Disposal Systems 15A NCAC 18A.1900. Permits are valid only for a specified period of time as provided by law, and should be reviewed prior to purchase.

Date _____ County Sanitation Officer or Authorized Representative

I hereby certify that a performance bond, irrevocable letter of credit, or other sufficient surety has been posted with Cleveland County to assure completion of all required improvements within twelve (12) months after the date below.

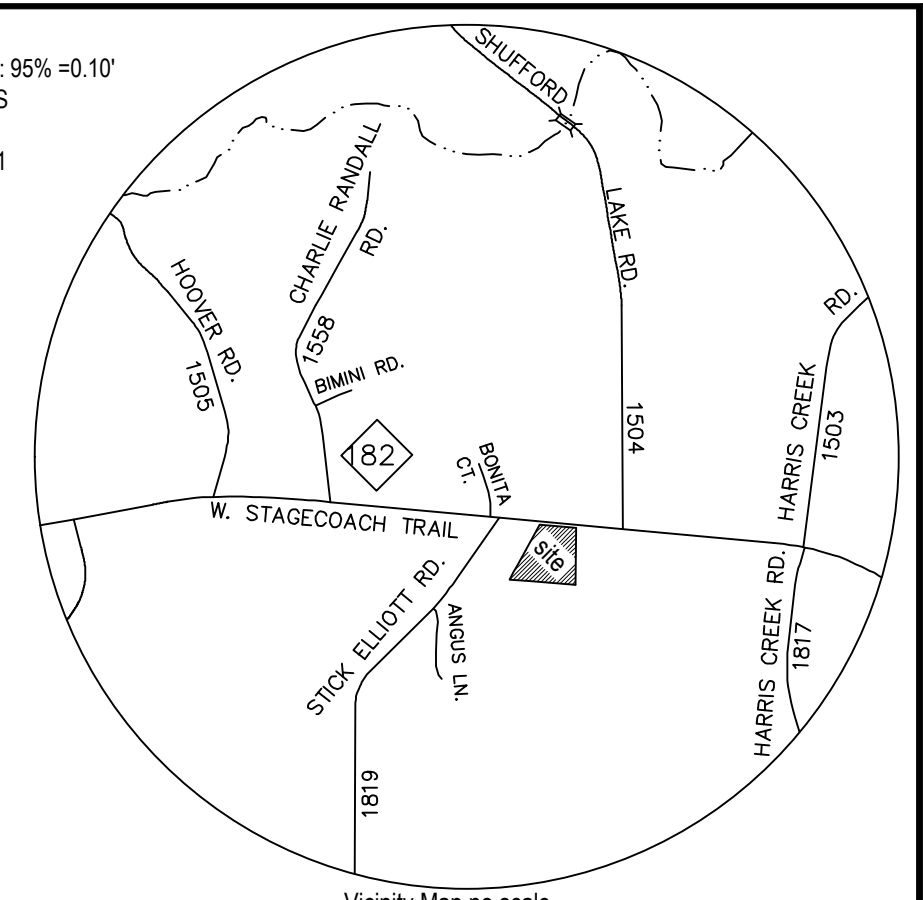
Date _____ Administrator

Endorsement of Administrator

I hereby certify that this subdivision has been granted final approval by the Cleveland County Development Ordinance Administrator this _____ day of _____, 20____, provided this plat is recorded within sixty (60) days of the above date.

Administrator, Cleveland County Development Ordinance

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% = 0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: March 2024
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS
- (7) Geoid model: 2018
- (8) Combined grid factor(s): 0.99983266
- (9) Units: U. S. Survey Foot



State of North Carolina
County of Cleveland

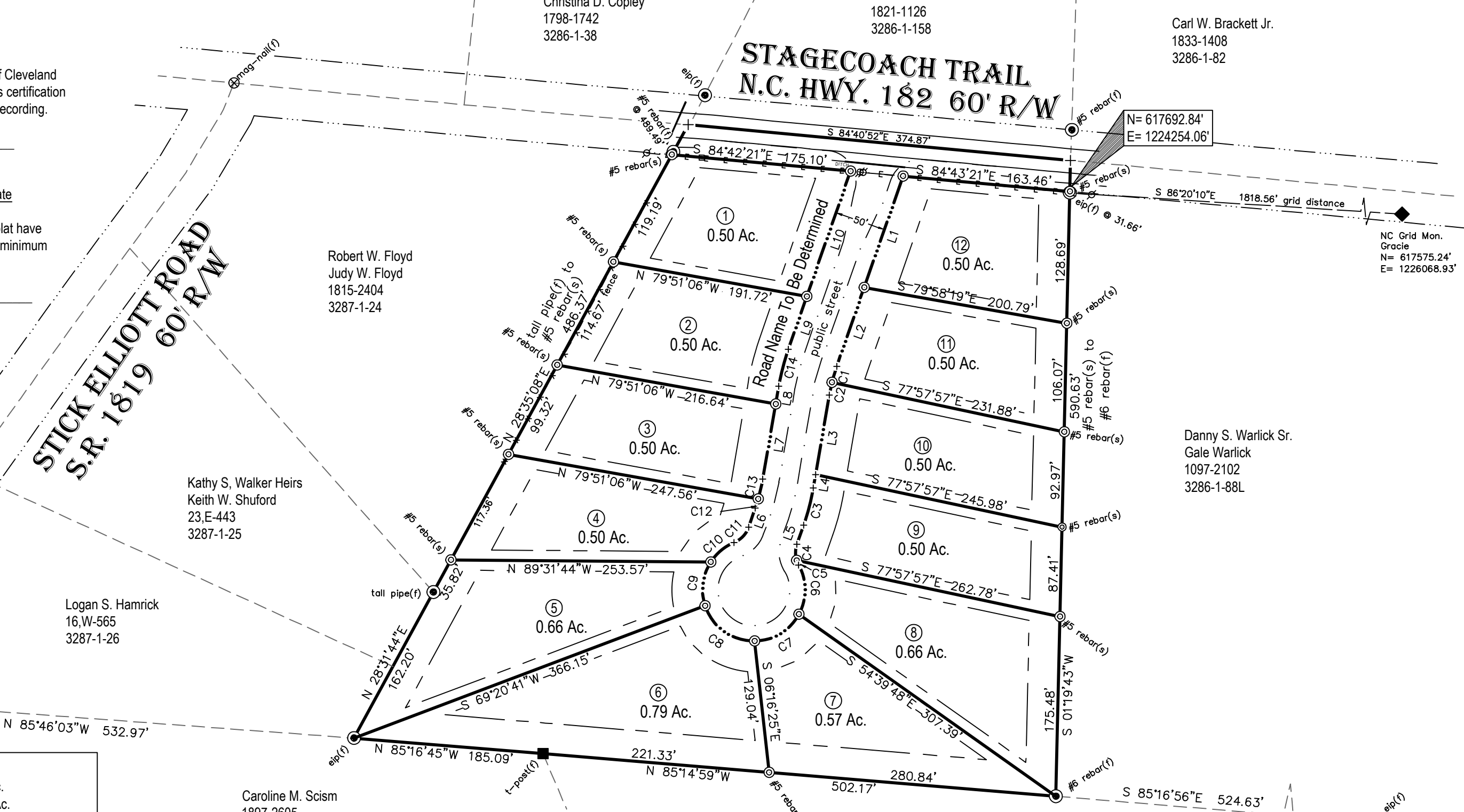
I, _____ Review Officer of Cleveland County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Division of Highways District Engineer Certificate

I hereby certify that the streets shown on this plat have been designed in accordance with at least the minimum specifications and standards of NCDOT.

Date _____ District Engineer _____



**STICK ELLIOTT ROAD
S.R. 1819 60' R/W**

Logan S. Hamrick
16.W-565
3287-1-26

SITE DATA
Total Acreage = 7.58 Ac.
Acreage in R/W = 0.88 Ac.
Average Lot Size = 0.56 Ac.
Total No. of Lots = 12
Water System = Cleveland County Water
Sewer System = Individual septic tanks
Setbacks:
Front 30'
Side 10'
Rear 30'
Side on corner lot 20'
School District = Burns

Robert W. Floyd
Judy W. Floyd
1815-2404
3287-1-24

Kathy S. Walker Heirs
Keith W. Shuford
23.E-443
3287-1-25

Caroline M. Scism
1897-2605
3287-1-66

Christopher S. Copley
Christina D. Copley
1798-1742
3286-1-38

Jonathan R. Martin
Rebecca Ann Martin
1821-1126
3286-1-158

Carl W. Brackett Jr.
1833-1408
3286-1-82

Danny S. Warlick Sr.
Gale Warlick
1097-2102
3286-1-88L

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown on this plat, that I (we) hereby acknowledge this plat and allotment to be my (our) free act and deed and that I (we) do hereby dedicate to the public use all streets, alleys, walks, parks, playgrounds, open spaces and easements, except those specifically indicated as private on said plat, and that I (we) do also dedicate forever to the appropriate agency all utilities as shown on the accompanying plan and profile sheets; and warrant all such utilities and improvements to be free of defects in workmanship and materials for a period of twenty-four (24) months following the date of this certification; further, I (we) certify the land as shown hereon is within the planning jurisdiction of Cleveland County, North Carolina.

Date _____ Owner _____

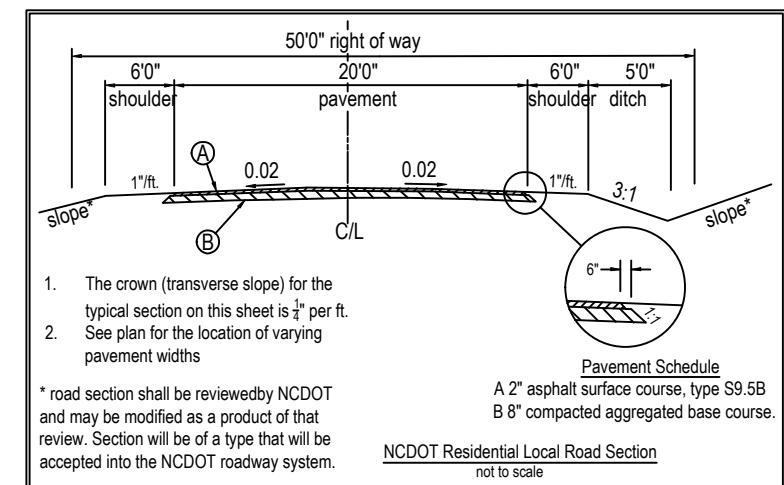
Caroline M. Scism
1897-2605
3287-1-67



- NOTES:**
- AREA BY COORDINATE COMPUTATION.
 - ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
 - SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
 - PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
 - NC GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCGS NETWORK RTK SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
 - OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATTIMORE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
 - NC DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
 - NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
 - PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

LINE	BEARING	DISTANCE
L1	S 19°13'56" W	115.16'
L2	S 19°13'56" W	81.54'
L3	S 09°45'51" W	78.86'
L4	S 09°45'51" W	13.26'
L5	S 19°17'54" W	19.93'
L6	N 19°17'54" E	19.93'
L7	N 09°45'51" E	74.44'
L8	N 09°45'51" E	17.67'
L9	N 19°13'56" E	54.76'
L10	N 19°13'56" E	129.52'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	16.36'	16.35'	S 16°33'17" W
C2	175.00'	12.56'	12.56'	S 11°49'14" W
C3	225.00'	37.44'	37.40'	S 14°31'52" W
C4	25.00'	16.07'	15.80'	S 00°52'53" W
C5	25.00'	4.95'	4.95'	S 23°12'48" E
C6	50.00'	49.94'	47.89'	S 00°16'37" E
C7	50.00'	53.02'	50.57'	S 58°43'03" W
C8	50.00'	63.52'	59.34'	N 54°30'24" W
C9	50.00'	44.53'	43.07'	N 07°24'15" E
C10	50.00'	30.17'	29.71'	N 50°12'13" E
C11	25.00'	21.03'	20.41'	N 43°23'35" E
C12	175.00'	9.30'	9.30'	N 17°46'33" E
C13	175.00'	19.82'	19.81'	N 13°00'31" E
C14	225.00'	37.18'	37.14'	N 14°29'54" E



Eagle View Subdivision

OWNER: Joe D. Crotts
DEED BOOK 1882 PAGE 1156
OWNER ADDRESS: 340 E. Double Shoals Rd.
Lawndale, NC 28090
PARCEL ADDRESS: 1515 W. Stagecoach Trail
TAX PARCEL ID: 3286-1-152
COUNTY: Cleveland
STATE: NC
TOWNSHIP: No. 8
SCALE: 1" = 100'

C.F. 32861152
D.F. 32861152_lots
DATE: Aug. 5, 2024
DRAWING NO.24-179B

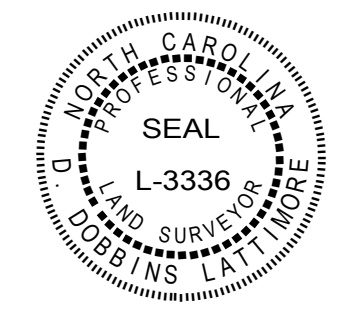
LATTIMORE & PEELER SURVEYING
105 LONDON ROAD
LAWNDALE, NORTH CAROLINA 28090
(704) 538-3443

LEGEND

—x—x— FENCE LINE	○ NEW IRON PIN (NIP)
—E—E— ELECTRIC LINE	● EXISTING IRON PIN (EIP)
—BE— BURIED ELECTRIC LINE	+ UNMONUMENTED POINT
—W— WATER LINE	⊗ MAG NAIL
—G— GAS LINE	⊠ CONCRETE MONUMENT
—SS— SAN. SEWER LINE	△ R.R. SPIKE SET
—T— TELEPHONE LINE	▲ R.R. SPIKE FOUND
○ HYDRANT	(f) = FOUND
⊠ GAS METER	(s) = SET
⊠ WATER METER	⊠ STONE
⊠ POWER POLE	⊠ TREE
⊠ TELEPHONE BOX	⊠ WELL

This property Does Not lie in a flood plain as shown on NC Flood Map 3710262100J effective date Feb. 2, 2008

Note: All corners are #5 rebar(set) unless otherwise noted



I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Cleveland County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 1882, Page 1156 and the surveys not surveyed are clearly indicated as drawn from information found in Book 1882, Page 1156 and the surveys reference above; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number and seal this 5th day of August A.D., 2024. License Number: L-3336

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

Surveyor

Sec. 12-54. Major subdivision approval process.

(a) *Master Plan.* The applicant for major subdivision plat approval shall submit to the administrator five (5) copies of a master plan of the proposed development. The master plan shall contain the following information:

- (1) Project name.
- (2) North arrow and scale.
- (3) Tract boundary with bearings and distances.
- (4) Sketch of interior lots, street rights-of-way, and natural drainage features.
- (5) All street intersections bordering the tract.

(b) *Preliminary Plat Review.*

- (1) The developer shall submit to the administrator, five (5) copies of a preliminary plat of the entire project or any phase for which final approval is to be sought. When more than one sheet is required to include the entire subdivision, all sheets shall be the same size, not greater than 18" × 24", and shall show appropriate match marks on each sheet and appropriate references to other sheets of the subdivision. The scale of the plat shall be at 1" = 100' (1:1200).
- (2) In addition to the appropriate endorsements, as provided in section 12-55, the preliminary plat shall contain the following information:

General Information:

Scale (written and graphic)

North Arrow (Grid North)

Name and address of owner or developer and surveyor

Project Name (and phase if applicable)

Vicinity Map

Project Map (relationship to other phases)

Tax Map Reference

Site Data:

Acreage in total tract or phase

Acreage in different land uses

Average lot size

Total number of lots

Water system

Sewer system

Minimum building setbacks

School district

Plan Details:

Location of proposed streets with rights-of-way, drainage structures, bridges, easements, and sight distances.

Identification of streets as public or private and deed book and page reference of recorded disclosure statement.

Proposed street names.

Lot lines shown in bearings and distances, exclusive of street rights-of-way.

Lots numbered consecutively.

Names of adjoining property owners with deed book and page references and subdivision names if applicable.

Location of proposed water, sewer, gas, and storm drainage system.

Minimum of two (2) permanent Berntsen monuments or approved equal placed along the outside boundary so that no point within the subdivision lies more than fifteen hundred (1,500) feet from a monument.

Area classified as a floodplain and/or floodway by the Federal Emergency Management Association, shown on plat.

Standards as required by section 47-30(f) of the General Statutes.

Landscaping plans as required by article XV specifying type, size, location, and other details as applicable.

Evidence of an approved Erosion Control Plan, if required under the North Carolina Sedimentation Pollution Control Act of 1973.

If Erosion Control Plan is required, topographic features must be shown on preliminary plat.

- (3) The technical review committee shall meet and review the proposed preliminary plat. A written statement of the recommendations shall be forwarded to the developer.
- (4) The planning board shall meet and approve or disapprove the proposed preliminary plat. If the planning board should recommend revisions to the preliminary plat, the reasons for such recommendations shall be communicated in writing to the developer, including any recommendations received from other county and/or state agencies.
- (5) Approval of the preliminary plat by the planning board is authorization for the developer to proceed with the construction of improvements in preparation for submission of the final plat.
- (6) Disapproval of the preliminary plat by the planning board shall require that the developer be furnished with a written statement of recommendations by which the proposed preliminary plat would be approved.

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-13: Applying Zoning & Land Use Plan Designations to acquired Kings Mountain ETJ properties

Department:

Agenda Title: 24-13 Applying Zoning & Land Use Plan Designations to acquired Kings Mountain ETJ properties

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-13_2_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> LetterMap_Zoning_V2.pdf	Proposed Zoning Map
<input type="checkbox"/> 24-13_LUP_Proposal.pdf	Proposed Future Land Use Plan Map

STAFF REPORT

To: Planning Board

Date: October 29, 2024

From: Chris Martin, Planning Director

Consideration: Apply County zoning districts and future land use plan designations.

Location: 1,067 properties surrounding Kings Mountain's ETJ (see map included).

Summary Statement: The Planning Department is requesting the Board of Commissioners to consider zoning districts for 1,067 properties that will be transferred to the County's planning jurisdiction.

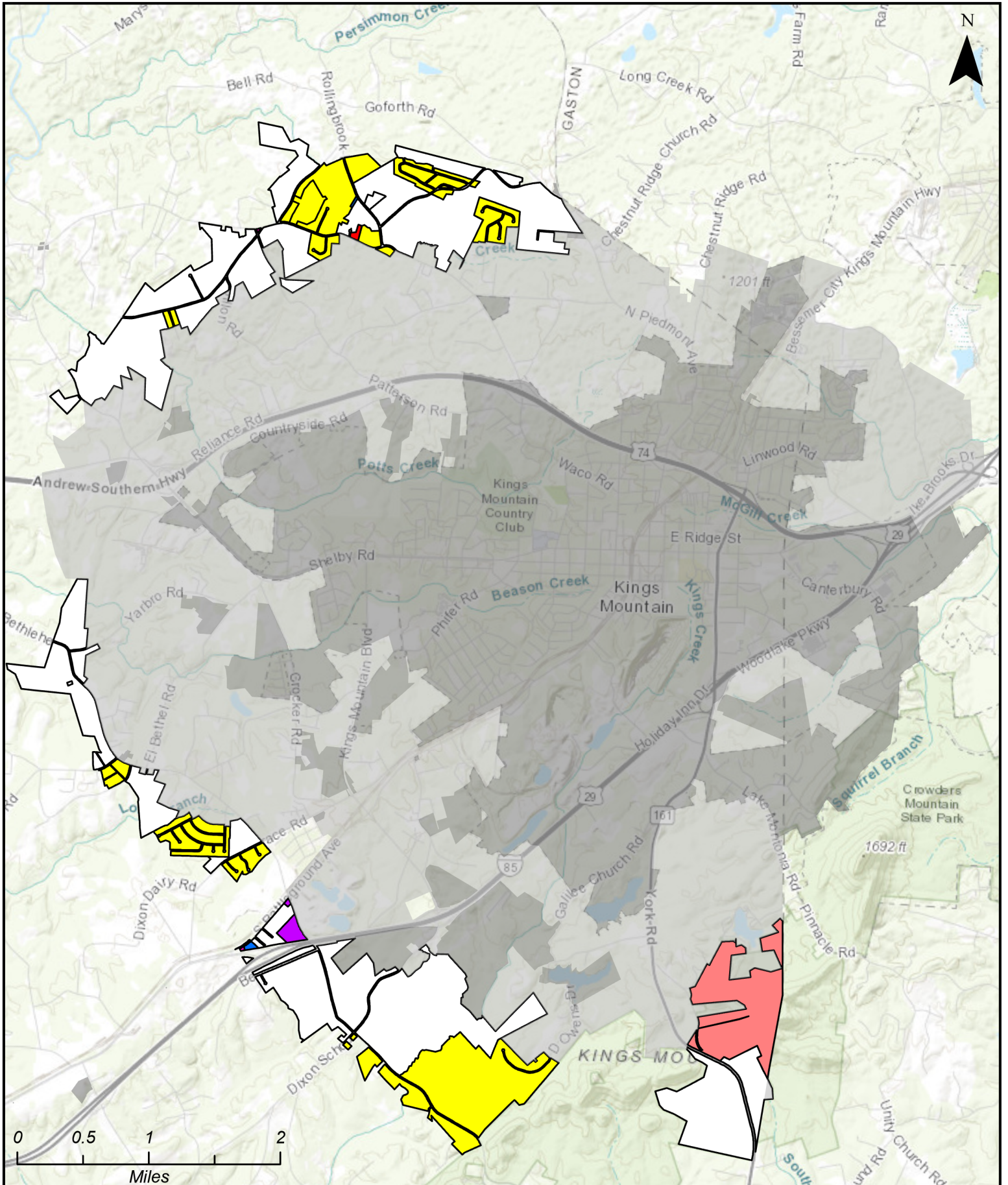
Review: In compliance with North Carolina House Bill 909, Kings Mountain has relinquished a portion of their Extra Territory Jurisdiction (ETJ) to Cleveland County, specifically areas extending beyond 1 mile. The newly adopted ETJ boundary transfers 1,067 parcels to the County's planning and inspection jurisdiction. The County will become responsible for providing planning, building inspections, site plan review, construction plan review, and permitting services to these 1,067 parcels. We will need to apply land use designations and zoning districts - and will be responsible for hearing any request to rezone properties in the relinquished area.

After a City has relinquished an ETJ area, per NCGS 160D-202(h), the City's development regulations remain in effect until the County adopts land use plan designations and land development regulations (zoning districts) for the area, or 60 days, whichever comes first. One thing to note – projects that obtained a development permit from Kings Mountain will continue to be inspected and administered by Kings Mountain until completion.

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. In this case, Future Land Use Plan Map designations will need to be recommended for the properties.

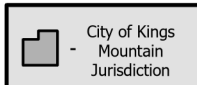
Requested Board Action: Review, comment, and make a recommendation to the Board of Commissioners.



Cleveland County
-
Kings Mountain ETJ Relinquishment

Cleveland County Zoning Districts

- General Business	- Neighborhood Business
- Residential	- Light Industrial
- Restricted Residential	- Heavy Industrial
- Rural Residential	



Created by the Cleveland County Planning & Zoning Department
www.clevelandcounty.com
 1333 Fallston Road Shelby, NC 28150

The data provided in this map is provided for informational and planning purposes only.

Case 24-13: Future Land Use Map Proposed Designations

