

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

November 19, 2024

6:00 PM

1333 Fallston Rd.

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Items

Case 24-18: Re-zoning 108 Atkins Dr. RM to LI-CU for a wastewater lift station (Grover)

Case 24-19: Re-zoning 3871-1 Towery Rd. R to GB-CU for a billboard

Case 24-20: Text Amendment- UDO Section 12-163 Private Storage

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Approval of 10-29-2024 Minutes

Department:

Agenda Title:

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 10-29-24_PB_Minutes_Draft.pdf	Approval of 10-29-2024 Minutes



PLANNING BOARD
1333 Fallston Rd., Shelby, NC
October 29, 2024 - 6:00 p.m.

Members Present:	Members Absent:	Others Present:
Dobbin Lattimore, Chairman	David Caldwell	Kerri Melton, Assistant County Manager
Jay Carpenter, Vice-Chairman	Staff Present:	Phyllis Knowlen, Clerk to the Board of Commissioners
Denise Wright	Chris Martin, Planning Director	*See attached list at end of minutes for citizens present
Matthew Hord	Hayden Whetstine, Planner	
Clinton Cook	Anna Parker, Clerk	
Eddie Kee	Martha Thompson, County Attorney	

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE OF ALLEGIANCE

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

NEW MEMBER OATH

Denise Wright was sworn in as a new Planning Board member.

APPROVAL OF MINUTES FOR SEPTEMBER 24, 2024

Jay Carpenter made a motion to approve the minutes for September 24, 2024. Clinton Cook seconded the motion and it passed unanimously.

TEXT AMENDMENT CASE 24-15: UDO Code Section 12-124 Table of Uses

Chris Martin said the applicant requested to include “non-residential construction services” to the Heavy Industrial zoning district under UDO Code Section 12-124. This includes offices, parking garages, fire stations, schools, etc. The applicant is a builder and this is a general text amendment request county-wide, not just for a specific project. These uses are currently allowed in Light Industrial and General Business zoning.

Jay Carpenter made a motion to recommend approval of the text amendment. Denise Wright seconded the motion and it carried unanimously.

RE-ZONING CASE 24-16: Rezone 340 Beaver Dam Church Rd. from Rural Agriculture to Residential

Chris Martin said the applicant, Caleb Peeler, requested to re-zone parcel 54754 at 340 Beaver Dam Church Rd. from Rural Agriculture (RA) to Residential (R). The minimum lot size for subdividing lots in RA is 3 acres, whereas in the Residential zoning it is half an acre. There are mixed property uses in the area with neighborhoods, the middle school, a solar facility, and farming. The surrounding zoning is Rural Agriculture and it is also adjacent to Residential zoning. The Land Use Plan shows the area as secondary growth, which promotes agricultural, residential, and some business uses on highways and main intersections, so the request is compatible with the Land Use Plan.

Eddie Kee made a motion to recommend approval of the re-zoning request. Dobbin Lattimore seconded the motion and it carried unanimously.

RE-ZONING CASE 24-17: Rezone 205 & 213 Battleground Rd. from Light Industrial to General Business

Chris Martin said the properties are about five acres on Battleground Rd. The current Light Industrial zoning district promotes most of the allowed uses in General Business, plus some wholesale and distribution services. General Business promotes more of the retail, office, and convenience store uses. The property is just south of I-85. There are mixed uses in the area-residential across the street, an RV Park, a power plant, and large tracts of land. There are mixed zoning districts as well- with surrounding General Business zoning for the RV Park, Light Industrial, and Residential zoning. The Land Use Plan shows the area as Primary Growth which encourages more intense uses so both Light Industrial and General Business are compatible.

Jay Carpenter made a motion to recommend approval of the re-zoning request. Clinton Cook seconded the motion and it carried unanimously.

PRELIMINARY SUBDIVISION REVIEW- Eagle View

Mr. Martin stated that the surveyor has proposed a twelve-lot subdivision. It is on W. Stage Coach Tr. Between Polkville and Lawndale. The Planning Board serves as a second set of eyes on the preliminary plat. The subdivision is a use by right and it requires Staff, Planning Board, and Technical Review Committee (TRC) reviews. The TRC consists of Department of Transportation (NCDOT) representation, Environmental Health, an Engineer, and other professionals. The erosion control plan has been submitted to the state erosion control office. The zoning district of the property is residential, which allows mobile homes, stick built, or modular residences.

Mr. Martin pointed out that the setbacks are noted on the plat and will be applied to the structures. Some comments from the NCDOT are to show fire hydrant location labels, label 50' right-of-way (not public street), and add a 10'x70' sight triangle at the intersection. A Planning Board approval would allow the developer to start septic, roads, etc. before the bring the final plat.

Eddie Kee made a motion to approve the preliminary plat. Jay Carpenter seconded the motion and it carried unanimously.

RE-ZONING CASE 24-13: Apply zoning and land use plan designation for relinquished KMETJ properties

Mr. Martin stated that the City of Kings Mountain has released properties, formerly in their ETJ, that extend beyond a mile of the city limits. Staff is requesting to apply zoning districts and future land use plan map designations to these properties. Kings Mountain realigned their ETJ boundary in September which relinquished over a thousand properties back to the County's jurisdiction for planning, development, minimum housing, code enforcement, and inspections. To do those functions, the County needs to apply county zoning designations. The county has 60 days to complete that, and the County Commissioners' public hearing is set for November 11th which is within the 60 days. Staff is asking for a recommendation from the Planning Board on the proposed county designations for zoning and the Future Land Use Plan.

Mr. Martin said the Future Land Use Plan map is required. It is a guide to property development and is what development patterns are based on. It takes into account available infrastructure, schools, transportation, etc. The County has three Land Use Plan designations- primary growth, secondary growth, and rural preservation. They are based on intensity of uses and available infrastructure. The ETJ areas adjoin current primary growth and secondary growth designations and so Staff has proposed extending the current county designations into the new ETJ areas.

Mr. Martin showed detailed maps of the proposed zoning districts. The goal was to not drastically change what the current residents have. Staff drove through the areas to become familiar with the character of the properties and what the current residents have. They referred to photos and the current Kings Mountain zoning designations to determine the appropriate county zoning districts. Their goal was to apply zoning to areas that kept similar and compatible characteristics of that area, not necessarily individual properties.

Mr. Martin reviewed common questions and answers about permitting and development. For instance, projects may be vested or grandfathered in if permitted under Kings Mountain, but any changes would need to be approved by the county. Zoning changes may be requested through the

county in the form of a re-zoning request. Mr. Martin showed a slideshow and website showing details about the changes.

The Planning Board addressed audience questions. Citizens asked about taxes, utilities, and emergency services such as fire, E-911, and law enforcement. Staff responded that this will not change those services. Mr. Martin said that cities cannot involuntarily annex properties unless a citizen makes the request to do so. The County will handle code enforcement for these areas once the change takes place and complaints may be made by filing a petition with the county. Martha Thompson stated that the county ordinance is on the website for further information. Mr. Martin went on to explain some of the different zoning district definitions in more detail.

Jay Carpenter made a motion to recommend approval of the land use plan designations and zoning districts as presented. Eddie Kee seconded the motion and it carried unanimously.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ADJOURNMENT

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

Jay Carpenter made a motion to adjourn at 7:11 pm. Clinton Cook seconded the motion and it passed unanimously.

ATTEST:

Dobbin Lattimore, Chairman

Anna Parker, Clerk

Others Present:	Annette Webster
Barbara Diana Bridges	Gregory Webster
David Tittle	Dianna Allen
Kurt & Sandy Branch	Larry Allen
Jeanne Short	Tom Crouch
Glenn Hicks	David Evans
Lewis Barts	Dennis Bolin
Darlene Barts	Philip Bunch
Ester Wingo	Mr. & Mrs. Clarence Pickering
Paul Smith	Bill & Sandy Stone
Janice Patrick	Clyde Kerns
Gilbert Patrick	Wayne Yarbro
Thomas Addis	Albertina Jordan
Mike Baxter	Kristal Grier
Scott McSwain	Velma J. Thompson
Lavonda Hunter	

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-18: Re-zoning 108 Atkins Dr. RM to LI-CU for a wastewater lift station (Grover)

Department:

Agenda Title: Case 24-18: Re-zoning 108 Atkins Dr. RM to LI-CU for a wastewater lift station (Grover)

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-16_1._Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 24-18_Site_Plan.pdf	Survey Site Plan
<input type="checkbox"/> 24-18_Map-_Aerial_Map.pdf	Aerial Image
<input type="checkbox"/> 24-18_Map-_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 24-18_Map-_Land_Use_Plan_Map.pdf	Land Use Plan Map
<input type="checkbox"/> Grover_LUP_Description.pdf	LUP Description
<input type="checkbox"/> 24-18_Petition.pdf	Petition

STAFF REPORT

To: Planning Board

Date: November 19, 2024

From: Chris Martin, Planning Director

Subject: Rezoning Case 24-18

Location: 108 Atkins Dr.–Residential Manufactured Homes and Parks (RM) to Light Industrial-Conditional Use (LI-CU) for a Lift Station

Summary Statement: The Town of Grover is requesting to re-zone approximately 3300 Sq. Ft located at 108 Atkins Dr. (a portion of parcel 6455) from Residential Manufactured Homes and Parks (RM) to Light Industrial Conditional Use (LI-CU) for their wastewater system lift station.

Review: This property lies at the end of Atkins Dr. in Grover. Atkins Dr. is off MH Camp Hwy. and north of I-85 and the state line.

Surrounding uses are a mix of single-family dwellings, mobile homes, apartments, churches, large forested lots, and general businesses. The surrounding zoning districts are residential manufactured homes and parks, general business, light industrial, and residential. The Grover Land Use Plan designates this portion of the property as Residential, with Village Commercial north of it along Main Street.

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 Grover Commissioners.

THE THRASHER GROUP

North Carolina

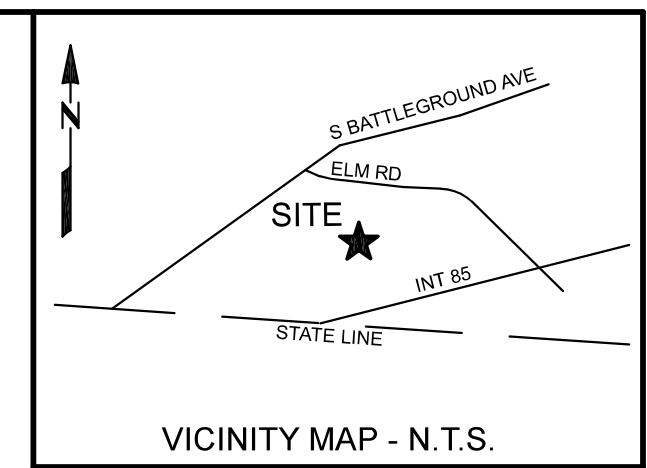
400 E. KING STREET | KINGS MOUNTAIN, NC 704-739-1644 | www.thrashergroupnc.com
 NC FIRM NO. F-0338 SC COA NO. 841

GENERAL NOTES:

1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
3. NO NC GRID MONUMENTS WERE FOUND WITHIN 2,000 FEET OF SURVEY, UNLESS OTHERWISE INDICATED.
4. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN, WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
5. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE US SURVEY FOOT, UNLESS OTHERWISE INDICATED.

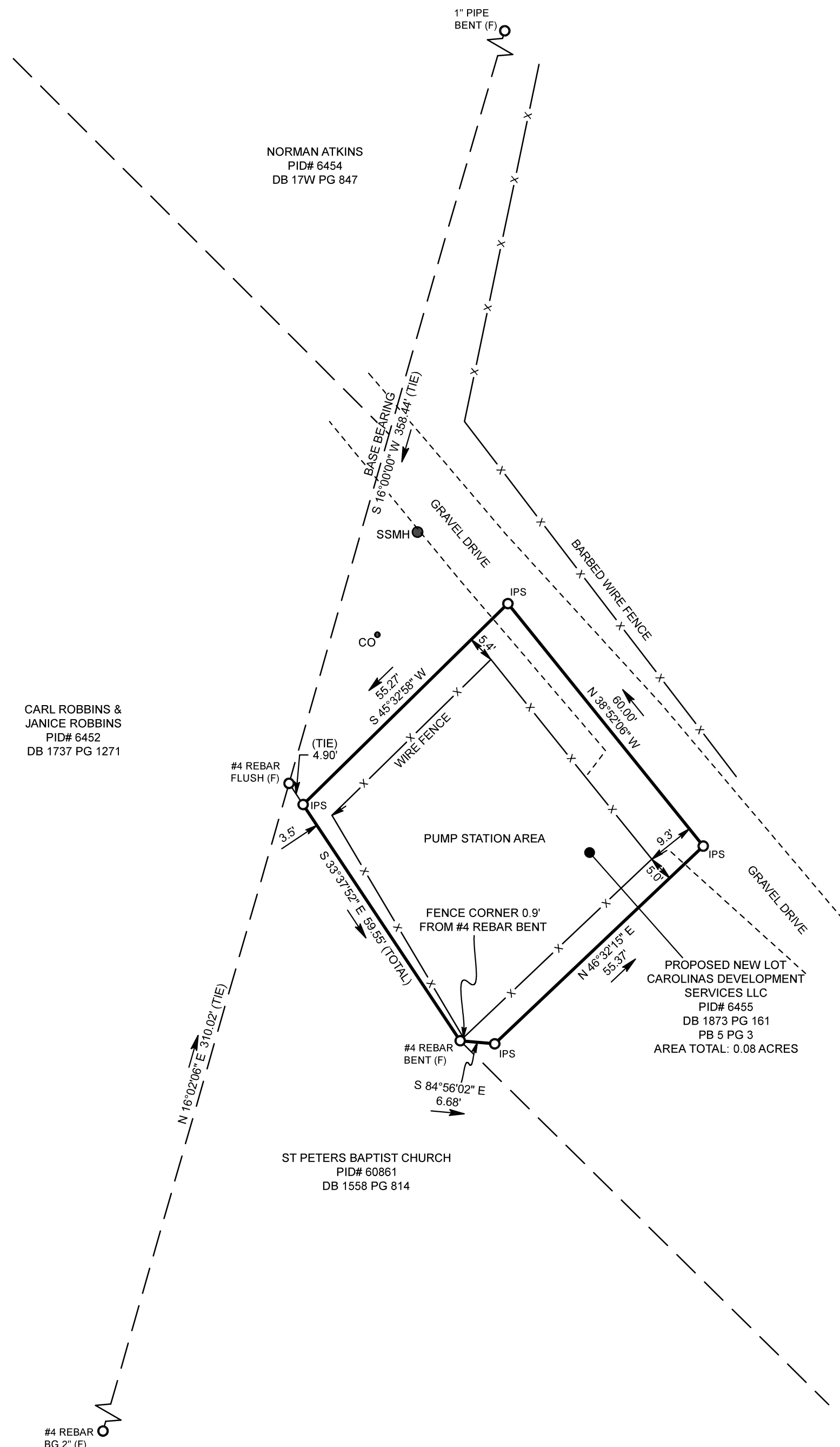
ZONING INFORMATION

PROPERTY IS ZONED RM (SOURCE: CLEVELAND CO. GIS)
 SETBACKS PER CLEVELAND COUNTY UDO:
 FRONT: 30', SIDE: 10', REAR: 30'



LEGEND

(F) ○	CORNER FOUND (TYPE NOTED)
IPS ○	IRON PIN SET - #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
○	UNMARKED POINT
AG	ABOVE GROUND
BG	BELOW GROUND
CO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
— X — X —	FENCE
— — — —	SURVEYED LINE
- - - - -	UNSURVEYED LINE (WHEN BEARING AND DISTANCE NOT SHOWN)



RESIDUAL LOT
 CAROLINAS DEVELOPMENT SERVICES LLC
 PID# 6455
 DB 1873 PG 161
 PB 5 PG 3
 AREA BEFORE: 48.66 ACRES
 AREA AFTER: 47.58 ACRES
 (PER TAX REFERENCE - NOT SURVEYED)

PROPOSED NEW LOT
 CAROLINAS DEVELOPMENT SERVICES LLC
 PID# 6455
 DB 1873 PG 161
 PB 5 PG 3
 AREA TOTAL: 0.08 ACRES

CERTIFICATE OF SURVEYOR

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, JOSEPH A. GRAY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN THAT THE RATIO OF PRECISION IS 1:10000+ THAT THE AREA WAS CALCULATED BY THE COORDINATE METHOD, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF _____, 2024.

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES.

JOSEPH A. GRAY, PLS L-4716 DATE

CERTIFICATE OF REVIEW OFFICER

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 THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CLEVELAND COUNTY CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CLEVELAND COUNTY CODE, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR, SUBJECT TO BEING RECORDED WITH THE CLEVELAND COUNTY REGISTER OF DEEDS.

ADMINISTRATOR DATE



SURVEY MADE AT THE REQUEST OF:
TOWN OF GROVER
 PROPERTY OF:
CAROLINAS DEVELOPMENT SERVICES LLC
 CLEVELAND COUNTY, NORTH CAROLINA
 NO. 4 TOWNSHIP
 SCALE: 1" = 20'
 DEED REF: AS SHOWN
 DATE: 9 JULY 2024
 PID: 6455
 JOB: 2024-083 TOWN OF GROVER

BUK

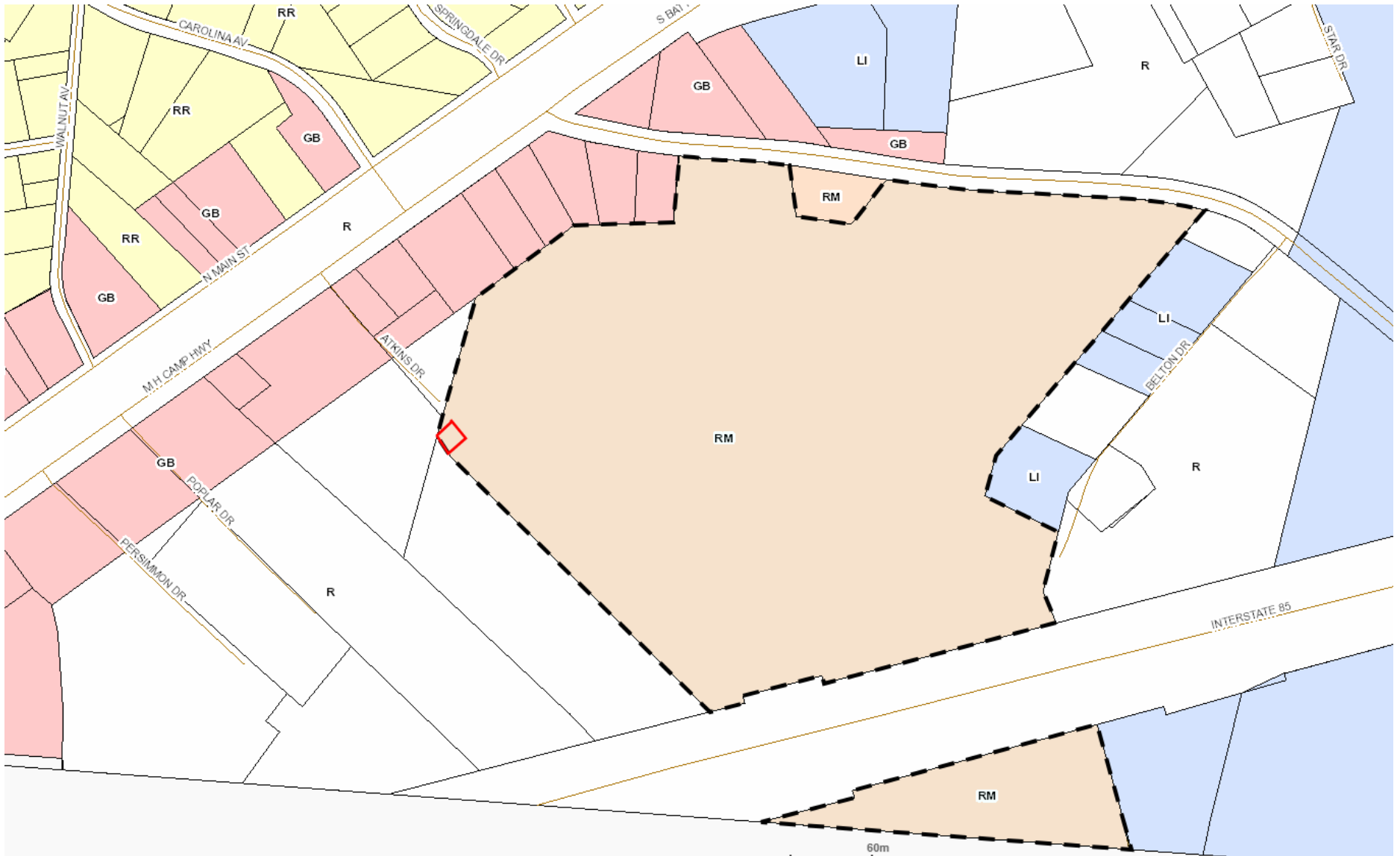
Re-zoning Case 24-18: Aerial Map

108 Atkins Dr. RM to LI-CU (3300 Sq. Ft. portion of parcel 6455)
Approximate survey area shown in red

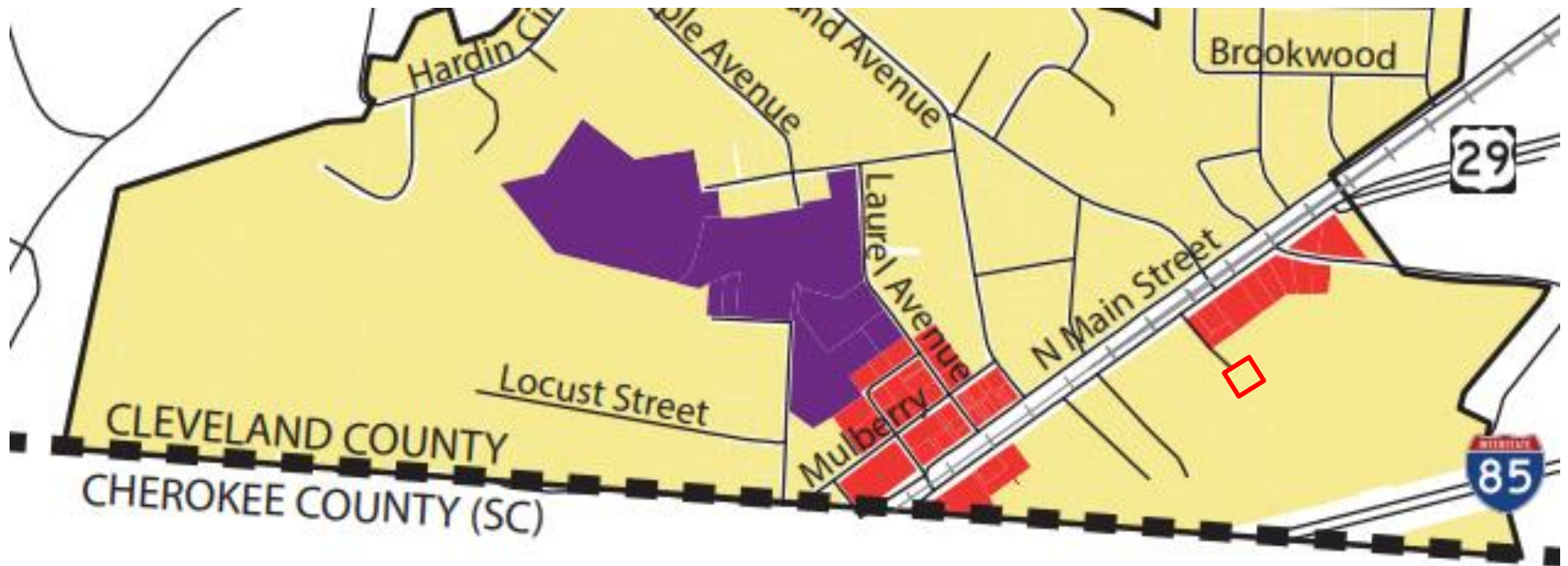


Re-zoning Case 24-18: Zoning Map

108 Atkins Dr. RM to LI-CU (3300 Sq. Ft. portion of parcel 6455)
Approximate survey area shown in red



Re-zoning Case 24-18: Town of Grover Land Use Plan Map
108 Atkins Dr. RM to LI-CU (3300 Sq. Ft. portion of parcel 6455)
Approximate survey area shown in red

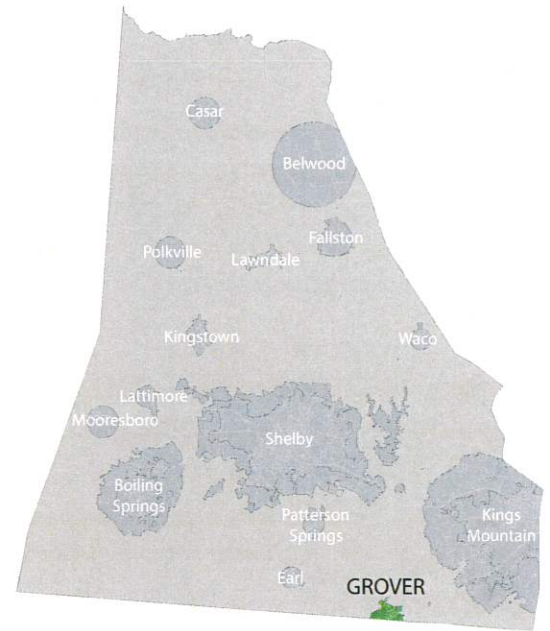


-  Residential
-  Village Commercial
-  Industrial

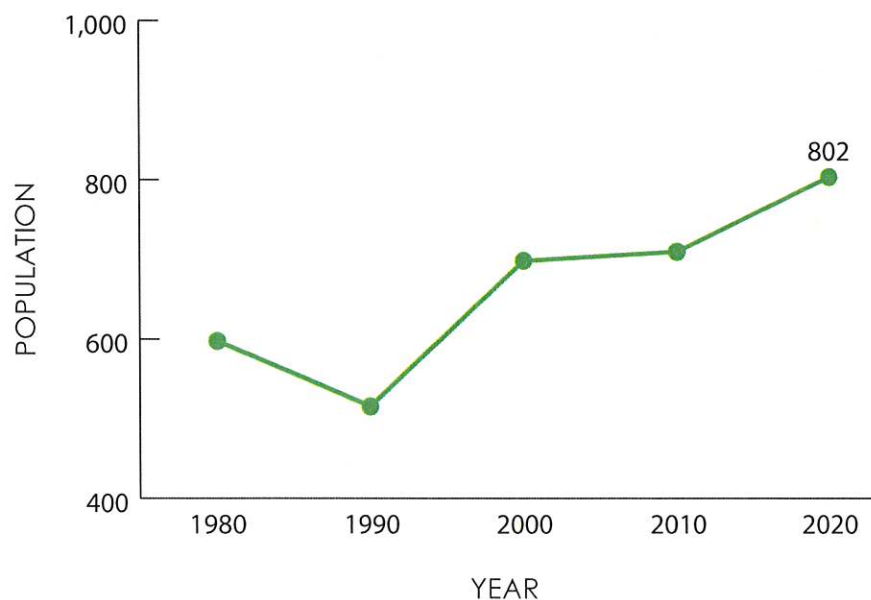
GROVER

The Town of Grover is on the southeastern border of Cleveland County, where it shares a boundary with Cherokee County in South Carolina. The Town is one square mile in area with 800 residents living in the community. Grover's proximity to Kings Mountain and Interstate-85 has created some interest in residential development in recent months and it is anticipated that the undeveloped portions of the Town may become developed for residential uses soon. For this reason, some of the areas of Town, predominantly along its periphery, which are currently undeveloped or used for very large lot residential purposes, are considered Residential on the Future Land Use Map. The Town also includes a large industrial use toward the center of Town, as well as a number of Village Commercial areas along Main Street, Cleveland Avenue, and at the intersection of Cleveland Avenue and Bethlehem Church Road. The primary commercial area is in Downtown Grover, a small area along Main Street. If new residential development promotes redevelopment of the downtown in the near future, this map should be re-evaluated to ensure the appropriate land uses are depicted throughout the Town.

▼ FIGURE 38 GROVER'S LOCATION



▼ FIGURE 39 GROVER'S HISTORIC POPULATION





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Town of Grover, Applicant, whose present mailing address is PO Box 189 Grover, who respectfully petitions and shows as follows:

1. That the applicant is the owner, legal representative, ^(will be owner soon) 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: Part of PID 6455 (Athins Drive)

Parcel(s): 6455 containing 0.08 acres.
(if a portion of property attach survey)

2. That said property above described is presently zoned RM and the undersigned applicant desires and does hereby request that said property be rezoned to: Light Industrial Conditional Use - Lift station for wastewater system infrastructure

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 14th day of October, 2024.

SIGNED: Amanda Morrow Town Clerk
E-MAIL: a.morrow@townofgrovernc.com PHONE NUMBER: 704-937-9986

For office use:

Payment Code: ZP 11 Map Amendment **Fee:** \$300
Paid on: 10-24-24 ZP: 181247 Case #: 24-18

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-19: Re-zoning 3871-1 Towery Rd. R to GB-CU for a billboard

Department:

Agenda Title: Case 24-19: Re-zoning 3871-1 Towery Rd. R to GB-CU for a billboard

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 24-19_2_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 24-19_Survey.pdf	Survey Site Plan
<input type="checkbox"/> 24-19_Map-Aerial_Map.pdf	Aerial Image
<input type="checkbox"/> 24-19_Map-Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 24-19_Map-LUP_Map.pdf	Land Use Plan Map

STAFF REPORT

To: Planning Board
Date: November 19, 2024
From: Chris Martin, Planning Director
Subject: Rezoning Case 24-19
Location: 3871-1 Towery Rd.–Residential to General Business Conditional Use-Billboard

Summary Statement: Michael Sutherland of Scotty Outdoor LLC is requesting to re-zone 3871-1 Towery Rd., a 5.354 acre portion of Parcel 32656, from Residential (R) to General Business Conditional Use (GB-CU) for a Billboard.

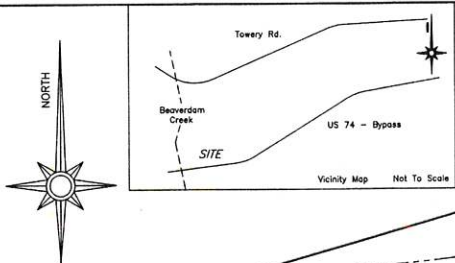
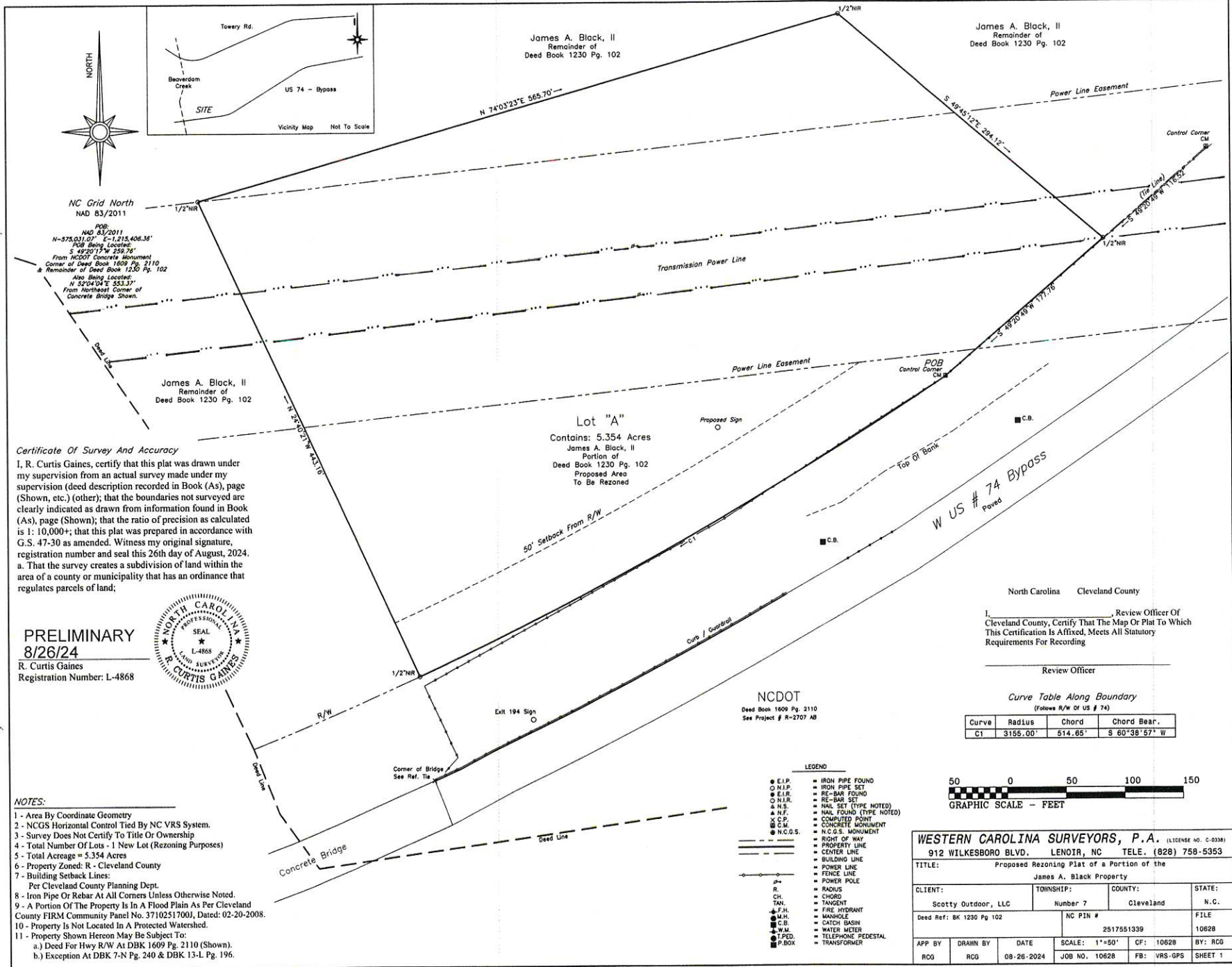
Review: This property lies between Boiling Springs and Lattimore along the new Hwy 74 Bypass, just north of W. Dixon Blvd. The western part of the property is along Beaverdam Creek and the north side of the property has road frontage on Towery Rd.

Surrounding uses are large tracts of land with single-family dwellings and farms. The surrounding zoning districts are mostly Residential with some Manufactured Home Park zoning to the north and south, and highway-corridor zoning to the south along W. Dixon Blvd. The Land Use Plan designates this area as Secondary Growth.

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 County Commissioners.



NC Grid North
NAD 83/2011
1/2"NR
NAD 83/2011
N=575,031.07' E=1,215,406.36'
POB Being Located
S 49°20'17\"/>

Certificate Of Survey And Accuracy
I, R. Curtis Gaines, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book (As), page (Shown), etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book (As), page (Shown); that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 26th day of August, 2024.
a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;



PRELIMINARY
8/26/24
R. Curtis Gaines
Registration Number: L-4868

- NOTES:**
- 1 - Area By Coordinate Geometry
 - 2 - NCGS Horizontal Control Tied By NC VRS System.
 - 3 - Survey Does Not Certify To Title Or Ownership
 - 4 - Total Number Of Lots - 1 New Lot (Rezoning Purposes)
 - 5 - Total Acreage = 5.354 Acres
 - 6 - Property Zoned: R - Cleveland County
 - 7 - Building Setback Lines:
Per Cleveland County Planning Dept.
 - 8 - Iron Pipe Or Rebar At All Corners Unless Otherwise Noted.
 - 9 - A Portion Of The Property Is In A Flood Plain As Per Cleveland County FIRM Community Panel No. 37102517000, Dated: 02-20-2008.
 - 10 - Property Is Not Located In A Protected Watershed.
 - 11 - Property Shown Hereon May Be Subject To:
a.) Deed For Hwy R/W At DBK 1609 Pg. 2110 (Shown).
b.) Exception At DBK 7-N Pg. 240 & DBK 13-L Pg. 196.

NCDOT
Deed Book 1609 Pg. 2110
See Project # R-2707 AB

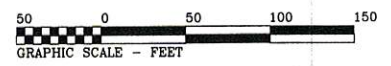
- LEGEND**
- E.I.P. = IRON PIPE FOUND
 - I.P. = IRON PIPE SET
 - E.I.R. = RE-BAR FOUND
 - N.I.R. = RE-BAR SET
 - ▲ N.S. = NAIL SET (TYPE NOTED)
 - ▲ N.F. = NAIL FOUND (TYPE NOTED)
 - × C.P. = COMPUTED POINT
 - C.M. = CONCRETE MONUMENT
 - N.C.G.S. = N.C.G.S. MONUMENT
 - = RIGHT OF WAY
 - - - = PROPERTY LINE
 - - - = CENTER LINE
 - - - = BUILDING LINE
 - - - = POWER LINE
 - - - = FENCE LINE
 - = POWER POLE
 - R = RADIUS
 - CH = CHORD
 - TAN. = TANGENT
 - ▲ F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - W.M. = WATER METER
 - T.P.E. = TELEPHONE PEDESTAL
 - P.BOX = TRANSFORMER

North Carolina Cleveland County
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

Curve Table Along Boundary
(Follows R/W of US # 74)

Curve	Radius	Chord	Chord Bear.
C1	3155.00'	514.65'	S 60°38'57" W



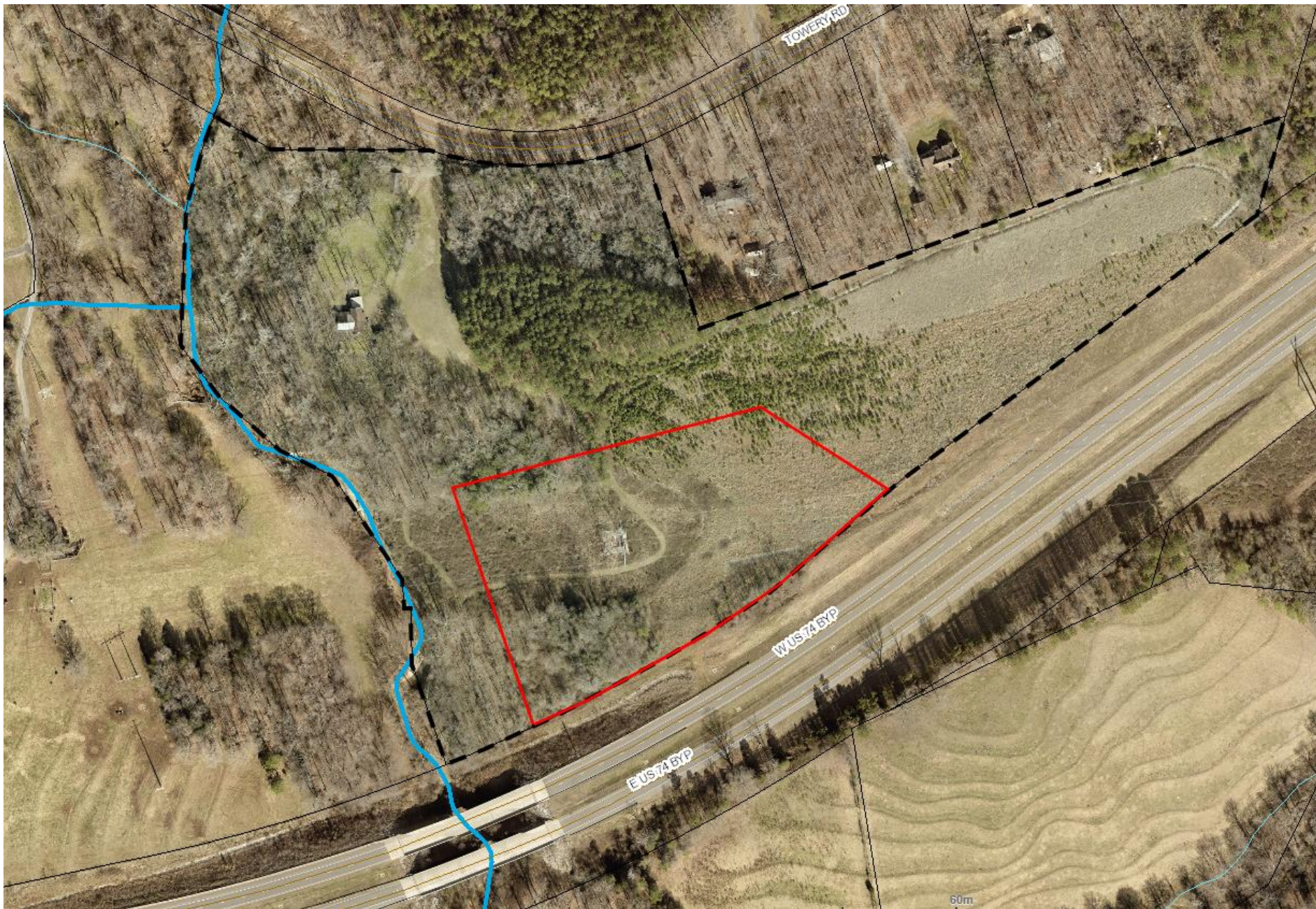
WESTERN CAROLINA SURVEYORS, P.A. (LICENSE NO. C-0338)
912 WILKESBORO BLVD. LENOIR, NC TELE. (828) 758-5353

TITLE: Proposed Rezoning Plat of a Portion of the
James A. Black Property

CLIENT: Scotty Outdoor, LLC	TOWNSHIP: Number 7	COUNTY: Cleveland	STATE: N.C.
Deed Ref: BK 1230 Pg 102	NC PIN # 2517551339	FILE 10628	BY: RCG
APP BY RCG	DRAWN BY RCG	DATE 08-26-2024	SCALE: 1"=50' JOB NO. 10628
		CF: 10628	FB: VRS-GPS
			SHEET 1

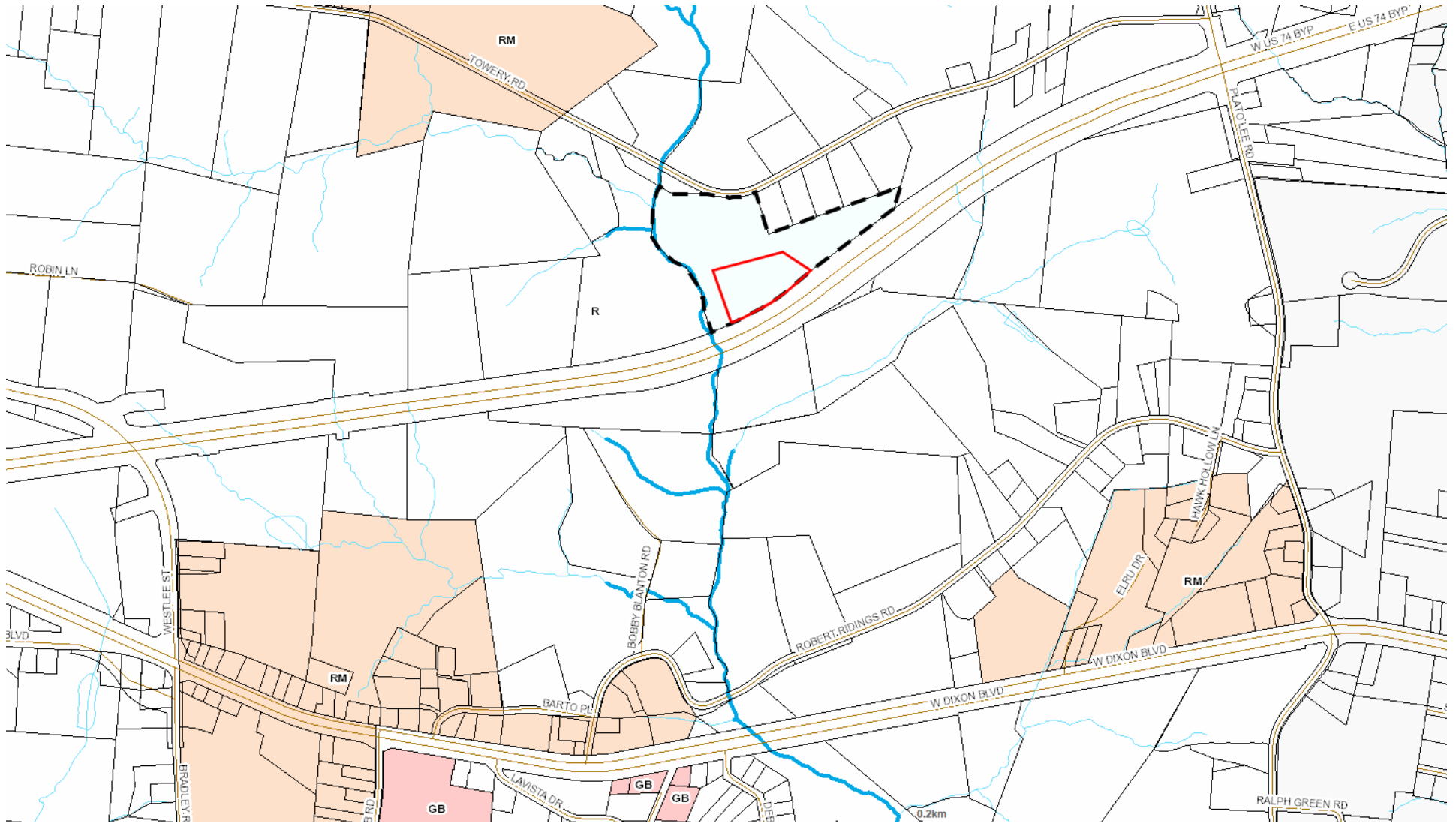
Re-zoning Case 24-19: Aerial Map

3871-1 Towery Rd. R to GB-CU for Billboard (portion of parcel 32656)
Approximate 5.34 acre survey area shown in red



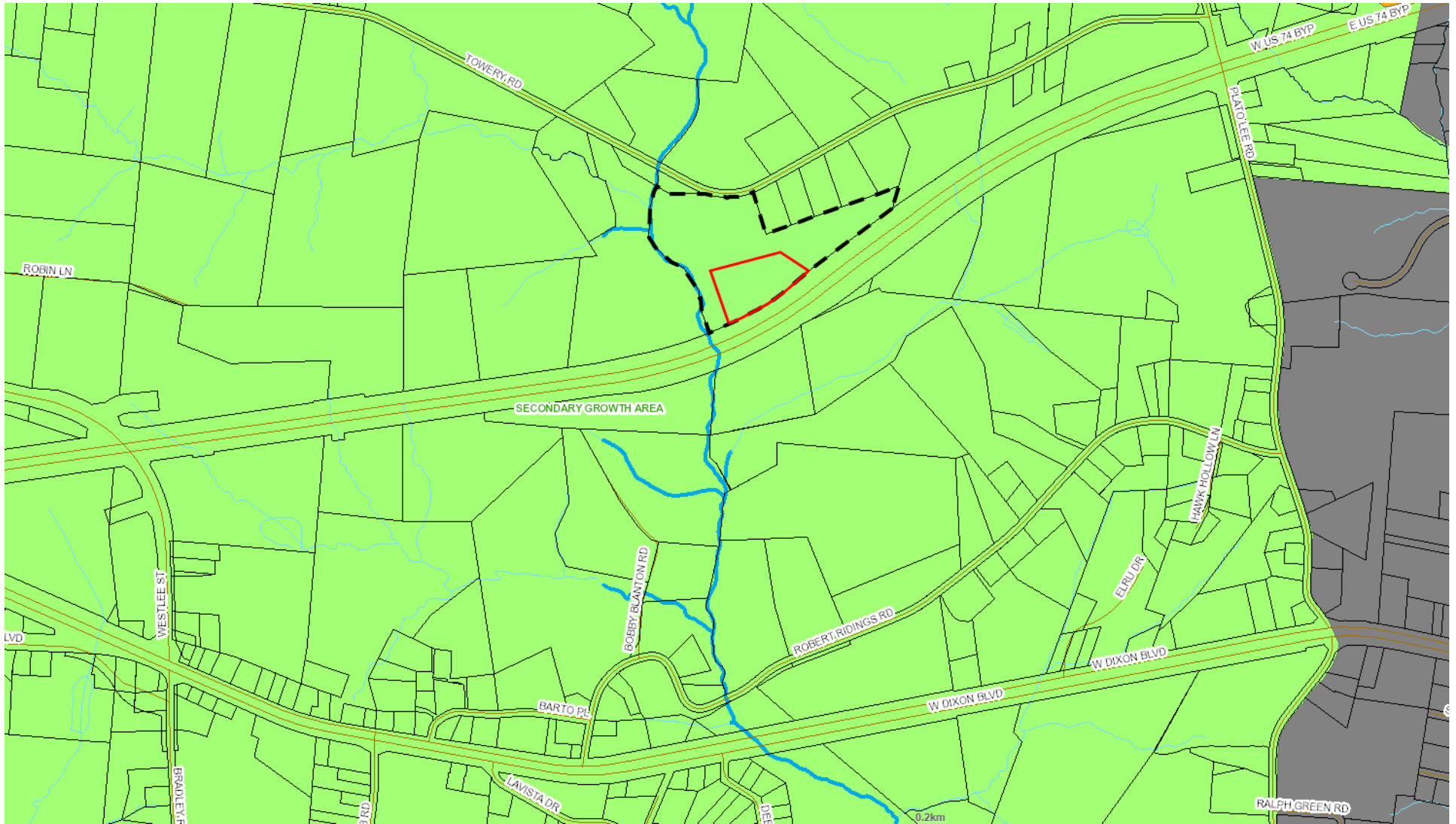
Re-zoning Case 24-19: Zoning Map

3871-1 Towery Rd. R to GB-CU for Billboard (portion of parcel 32656)
Approximate 5.34 acre survey area shown in red



Re-zoning Case 24-19: Future Land Use Plan Map

3871-1 Towery Rd. R to GB-CU for Billboard (portion of parcel 32656)
Approximate 5.34 acre survey area shown in red



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Case 24-20: Text Amendment- UDO Section 12-163 Private Storage

Department:

Agenda Title: Case 24-20: Text Amendment- UDO Section 12-163 Private Storage

Agenda Summary:

Proposed Action:

ATTACHMENTS:

	File Name	Description
<input type="checkbox"/>	24-20_2_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/>	24-20_Staff_Petitioner_Storage_Building_Standards_proposal.pdf	Staff's Proposed Text Amendment

STAFF REPORT

To: Planning Board
Date: November 19, 2024
From: Chris Martin, Planning Director
Subject: Text Amendment - Case 24-20: Private Storage Buildings

Summary Statement: The Planning Department is asking for consideration of an amendment to Section 12-163 Private Storage as Primary Use, of the Cleveland County Unified Development Ordinance (UDO).

Review: This amendment proposes to decrease the building size permitted on a lot while also decreasing the property line setbacks required.

Requested Action: Make a recommendation to the Cleveland County Board of Commissioners.

Section 12-124: Table of Permitted Uses

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
RESIDENTIAL											
Residential Single-Family	0	Z	Z	Z	Z	Z	Z				
Modular Home	0	Z	Z	Z	Z	Z	Z				
Manufactured Homes	0	Z	Z		Z	Z	Z				
Manufacture Home Parks	0					Z					
Two-Family (Duplex)	0	Z	Z		Z	Z	Z				
Multi-Family Housing	0				Z	Z	Z				
Family Development	0		Z								
Industrial Occupational Housing	0									S	S
Private Storage Buildings	0	Z	Z								

Section 12-21: Definition of Basic Terms

Private Storage Buildings: Private Storage Building: A building considered as a principal use for the purpose of private non-commercial storage for personal use only. See Section 12-124 for permitted zoning districts and Section 12-163 for development standards.

Section 12-163: Private Storage as Primary Use

Private Storage Buildings shall be permitted on lots one (1) acre or greater, pursuant to section 12-124 and are subject to the following standards:

- (1) A site plan ~~drawn to scale~~ displaying the existing and proposed property uses and compliance with the provisions of this chapter shall be submitted prior to the issuance of a zoning permit.
- ~~(2) No site plan is required if the lot acreage is three acres (3) or greater.~~
- (2) Private Storage buildings shall contain no bathroom.
- (3) Setbacks. **All principle use setbacks shall be applied.**
 - a. A setback of one hundred (100) feet shall be required from all public or private rights of way.
 - ~~b. A setback of twenty (20) feet shall be required from all side property lines~~
 - ~~c. All other principle use setbacks shall be applied.~~
- (4) **Permitted building size is reliant on the lot size. No private storage building as a principal use shall exceed 4,000 2,000 square feet in size.**
 - One (1) acre lot ~~1500~~ **750** square feet building maximum.
 - Two (2) acre lot ~~2500~~ **1,250** square feet building maximum.
 - Three (3) acre lot ~~4000~~ **2000** square feet building maximum.