

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

**January 14, 2025**

**6:00 PM**

**311 E. Marion St. Shelby, NC**

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

**Invocation and Pledge of Allegiance**

**Approval of Minutes**

Approval of Minutes November 19, 2024

**Items**

Case 25-01: Apply Zoning for Additional KMETJ Properties

**Miscellaneous Business**

**Adjournment**

**COUNTY OF CLEVELAND, NORTH CAROLINA**

**AGENDA ITEM SUMMARY**

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**Approval of Minutes November 19, 2024**

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**Department:**

**Agenda Title:** Approval of Minutes November 19, 2024

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

File Name	Description
<input type="checkbox"/> 11-19-2024_PB_Mins_Draft.pdf	November 19, 2024 Minutes



**PLANNING BOARD**  
**1333 Fallston Rd., Shelby, NC**  
**November 19, 2024 - 6:00 p.m.**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Dobbin Lattimore, Chairman	Clinton Cook	
Jay Carpenter, Vice-Chairman	Matthew Hord	
Denise Wright	Eddie Kee	
David Caldwell		
	<b>Staff Present:</b>	
	Chris Martin, Planning Director	
	Hayden Whetstine, Planner	
	Anna Parker, Clerk	

**CALL TO ORDER AND ESTABLISH QUORUM**

**Chairman Lattimore** called the meeting to order at 6:05 pm. Quorum was established.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES FOR OCTOBER 29, 2024**

**Jay Carpenter** made a motion to approve the minutes for October 29, 2024 with a correction to the Members Absent. David Caldwell seconded the motion and it passed unanimously.

**RE-ZONING CASE 24-18: Re-zoning 108 Atkins Dr. from Residential Mobile Home Parkes (RM) to Light Industrial-Conditional Use for a wastewater lift station**

**Chris Martin** said the request is for a small portion of the property located at 108 Atkins Dr. where the Town of Grover has a wastewater pump or lift station. They plan to subdivide the property around the area of the lift system facility, and the re-zoning will help them accomplish that goal. It is located at the end of Atkins Dr., a dead-end street. They plan to purchase the portion of the property where the facility is and therefore need to have it subdivided. The Town of Grover will make the final decision. The request will also bring the current use in conformity with zoning and allow them to divide the property.

**Chairman Lattimore** asked if they will have an easement to the property when it is divided. Mr. Martin said that could be a suggestion from the Planning Board to have the right-of-way/easement addressed.

**Jay Carpenter** made a motion to recommend approval of the re-zoning request since it will bring the property into compliance with its use and recommended that they secure a right-of-way. Denise Wright seconded the motion and it carried unanimously.

**RE-ZONING CASE 24-19: Rezone 3817-1 Towery Rd. from Residential to General Business-Conditional Use for a billboard**

**Chris Martin** said the applicant, Scotty Outdoor LLC, is requesting to re-zone 3817-1 Towery Rd. from Residential to General Business-Conditional Use for a billboard. The requested area is for five acres of a 25-acre lot on parcel 32656 located along the new Highway 74 Bypass. There are transmission power lines that restrict the use of the property. Jay Carpenter asked about the five-acre size and if that would leave room for an additional billboard. Mr. Martin said that there are billboard standards; if the re-zoning is approved, they must meet them. Some of the billboard standards were in place prior to zoning being adopted countywide and may be revisited in the future. Billboards must be at least 1000 feet apart from each other, as well as additional standards. Dobbin Lattimore asked about right-of-way access to the five acres. Mr. Martin said that would be addressed under the subdivision ordinance and won't affect the re-zoning decision.

**David Caldwell** made a motion to recommend approval of the re-zoning request. Jay Carpenter seconded the motion. David Caldwell amended his motion to say the request is a good fit with the bypass. Jay Carpenter seconded the amendment and it carried unanimously.

**TEXT AMENDMENT CASE 24-20: Private Storage**

**Mr. Martin** shared that private storage buildings are currently allowed on vacant tracts of land in the Rural Agriculture (RA) and Rural Residential (RU) zoning districts if certain standards are met. Staff has proposed some modifications to those standards. The first proposed change is for setbacks to be reverted to the original principle building setbacks. The proposal decreases the setbacks and limits the size of the building further with 750', 1,250, and 2000' maximum sizes based on acreage, and replaces the "drawn to scale" site plan with just a site plan requirement. The principle building front setbacks in RA and RU are 50'. These zoning districts also allow for additional rural agricultural support uses.

**Dobbin Lattimore** did not agree with the site plan change but could see why it was proposed. He also pointed out that those areas already have commercial agricultural and farm support buildings. Jay Carpenter pointed out that the proposed 750' square foot size restriction is too small. Standard building sizes are 30x40 and that is what the materials are available for. It would cost more to go with a non-standard smaller size, and he recommended it would be better to account for that with a 1200' square foot minimum, with 1500' and 2000' progressions for larger lot sizes. The Planning Board expressed interest in that suggestion. Mr. Martin said the Commissioners felt the current code size allowance was too big and suggested half the size instead.

**Jay Carpenter** made a motion to recommend approval of the test amendment with suggestions to change the building size minimums as follows: 1–2-acre properties allow for up to 1250 square foot structures, and 3+ acres up to 2000 square foot. David Caldwell seconded the motion and it carried unanimously.

**MISCELLANEOUS BUSINESS**

**Mr. Martin** said that Staff can take a closer look at the billboard ordinance since there may be more requests with the new Bypass. Mr. Caldwell suggested that since the Bypass continues through Shelby to possibly collaborate with them.

**The Board** discussed the December meeting and decided that the next meeting will be moved to Tuesday, December 17<sup>th</sup> at 6:00 pm.

**ADJOURNMENT**

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

**Jay Carpenter** made a motion to adjourn at 6:48 pm. Denise Wright seconded the motion and it passed unanimously.

ATTEST:

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Dobbin Lattimore, Chairman

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Anna Parker, Clerk

**COUNTY OF CLEVELAND, NORTH CAROLINA**

**AGENDA ITEM SUMMARY**

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**25-01: Apply Zoning for Additional KMETJ Properties**

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**Department:**

**Agenda Title:** Case 25-01: Apply Zoning for Additional KMETJ Properties

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>
<input type="checkbox"/> 25-1_Staff_Report_Planning_Board.pdf	Staff Report
<input type="checkbox"/> 25-1_Zoning_Map_Proposed.pdf	Zoning Map
<input type="checkbox"/> 25-1_Parcel_Map_-_1_mile_buffer___59_parcel.pdf	Parcel Map

## STAFF REPORT

To: Planning Board

Date: January 14, 2025

From: Chris Martin, Planning Director

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

Location: 59 parcels surrounding Kings Mountain's ETJ (see map included).

**Summary Statement:** The Board of Commissioners are considering zoning districts for 59 properties within the current Kings Mountain ETJ, as shown on the accompanying map. Planning Staff are requesting a recommendation from the Planning Board regarding zoning districts and land use plan map (LUP) designations for these properties.

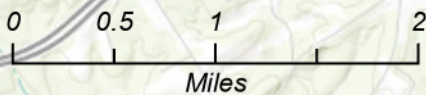
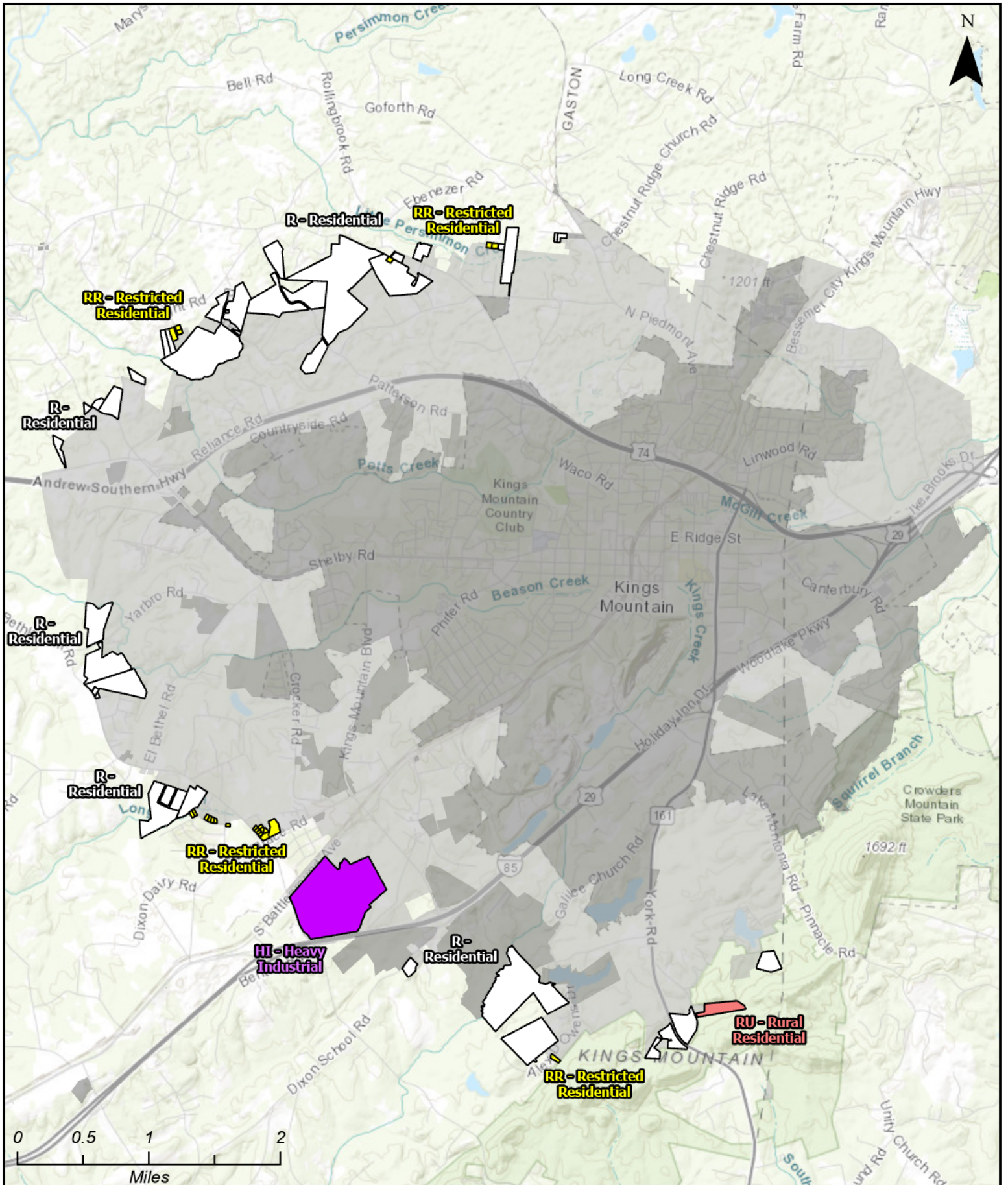
**Review:** North Carolina House Bill 909 states the Kings Mountain shall not exercise powers of extraterritorial jurisdiction in any area extending more than 1 mile beyond its contiguous corporate limits. The 59 properties shown on the attached map have been identified as extending beyond 1 mile of the Kings Mountain corporate limits, therefore not complying with HB 909.

The County will need to apply its development ordinances and future LUP designations to these areas and become responsible for providing planning, building inspections, site plan review, construction plan review, and permitting services to these parcels.

Staff have evaluated the parcels and surrounding area and created the proposed zoning map and land use map for your review. Consideration was given to the existing uses of each parcel, surrounding uses, and the zoning district Kings Mountain applied. You will find that most of the areas are residential in nature with one larger tract being industrial. Restricted Residential zoning was applied where a planned neighborhood has developed.

**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**  
**New Zoning Districts**

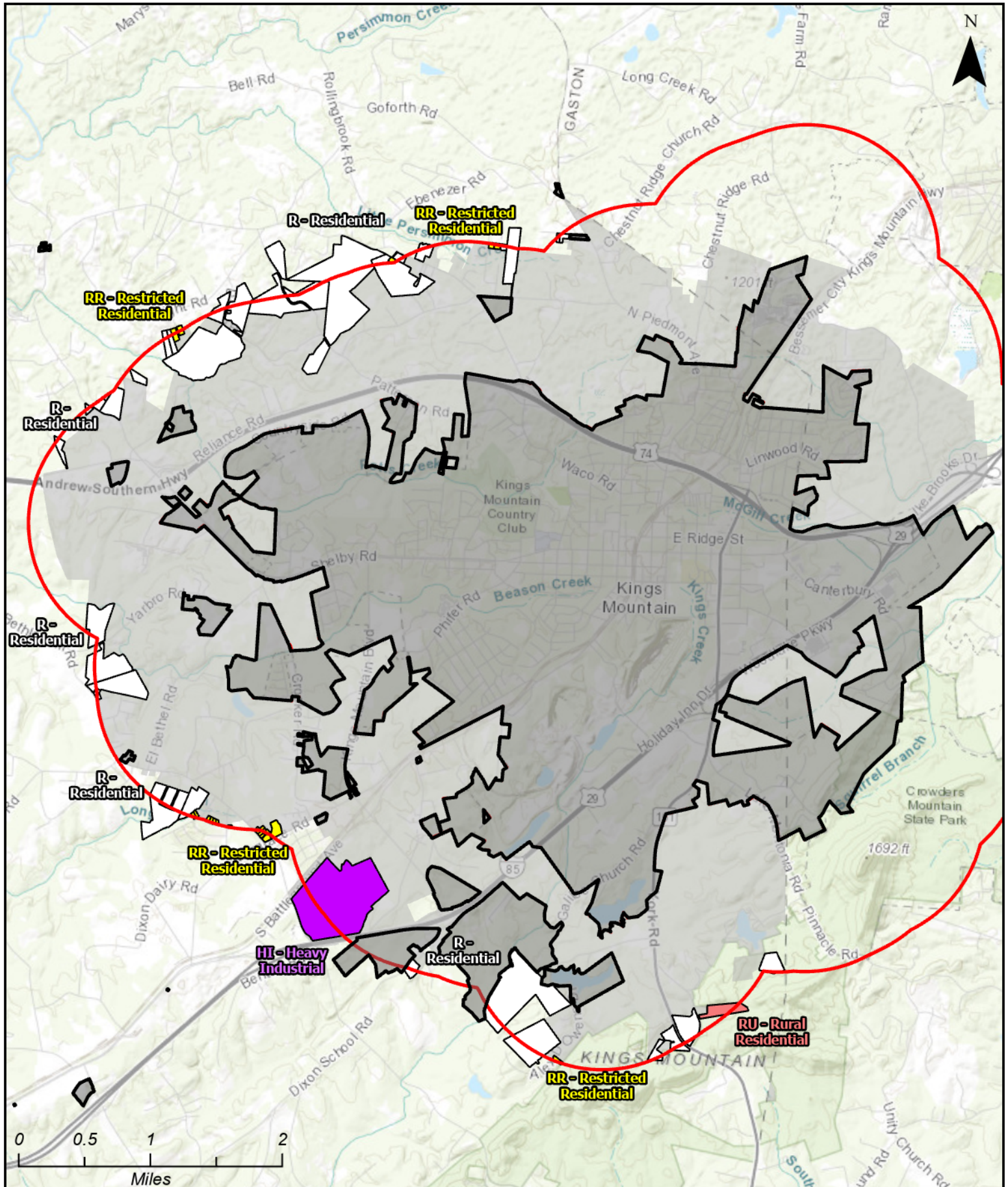
**Cleveland County Zoning Districts**

<span style="color: red;">■</span> - General Business	<span style="color: pink;">■</span> - Neighborhood Business
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> - Residential	<span style="color: blue;">■</span> - Light Industrial
<span style="color: yellow;">■</span> - Restricted Residential	<span style="color: purple;">■</span> - Heavy Industrial
<span style="color: red;">■</span> - Rural Residential	<span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> - City of Kings Mountain Jurisdiction

Created by the Cleveland County Planning & Zoning Department  
[www.clevelandcounty.com](http://www.clevelandcounty.com)  
 1333 Fallston Road Shelby, NC 28150

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





**Cleveland County**  
-  
**New Zoning Districts**

**Cleveland County Zoning Districts**

<span style="color: red;">■</span> - General Business	<span style="background-color: pink;">■</span> - Neighborhood Business
<span style="background-color: white; border: 1px solid black;">■</span> - Residential	<span style="background-color: lightblue;">■</span> - Light Industrial
<span style="background-color: yellow;">■</span> - Restricted Residential	<span style="background-color: purple;">■</span> - Heavy Industrial
<span style="background-color: lightcoral;">■</span> - Rural Residential	<span style="background-color: gray;">■</span> - City of Kings Mountain Jurisdiction

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