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

February 25, 2025

6:00 PM

311 E. Marion St. Shelby, NC

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

January 14, 2025 Planning Board Minutes

Items

Road Naming Case 25-01: Request to Name Private Easement- Canopy Dr.

Zoning Case 25-02: Apply Zoning and Land Use Plan map designations to an additional 239 KMETJ Properties

Miscellaneous Business

<u>Adjournment</u>

COUNTY OF CLEVELAND, NORTH CAROLINA AGENDAITEM SUMMARY

Approval of the January 14, 2025 Minutes				
Department: Agenda Title:	January 14, 2025 Planning Bo	ard Minutes		
Agenda Summary:				
Proposed Action:				
ATTACHMENTS:				
File Name	Des	cription		
01-14-2024_PB_Mins.pd	lf Janua	ry 14, 2025 Planning Board Minutes		



PLANNING BOARD 1333 Fallston Rd., Shelby, NC January 14, 2025 - 6:00 p.m.

Members Present:	Members Absent:	Others Present:
Dobbin Lattimore, Chairman	Eddie Kee	Thomas Dwight Dixon
Jay Carpenter, Vice-Chairman		Glenda M. Hicks
Denise Wright	Staff Present:	Justin Richardson
David Caldwell	Chris Martin, Planning Director	Trent Rhea
Clinton Cook	Hayden Whetstine, Planner	Dennis Bolin
Matthew Hord	Anna Parker, Clerk	Larry Allen
	Aaron Senter, GIS	Dianna Allen
		Christina Hilderbrand
	Others Present:	Caleb Reinwand
	Kevin Gordon, Commissioner	Dwayne Hord
	Phyllis Knowlen, Clerk to the Commissioners	Steven and Ruth Lancaster

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.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

David Caldwell nominated Dobbin Lattimore as Chairman. Jay Carpenter seconded the nomination. Clinton Cook moved to close nominations. The Board voted unanimously to close nominations and appoint Dobbin Lattimore as Chairman.

David Caldwell nominated Jay Carpenter as Vice-Chairman. Dobbin Lattimore seconded the motion. Clinton Cook moved to close nominations. The Board voted unanimously to close nominations and appoint Jay Carpenter as Vice-Chairman.

APPROVAL OF MINUTES FOR NOVEMBER 19, 2024

Jay Carpenter made a motion to approve the minutes for November 19, 2024. Denise Wright seconded the motion, and it passed unanimously.

RE-ZONING CASE 25-01: Apply Zoning and Land Use Plan Designations for 58 Kings Mountain ETJ Parcels

Chris Martin said that there are 58 properties being considered that extend beyond one mile of the Kings Mountain city limits. House Bill 909 & NCGS 160D-202 stated that properties beyond one mile of the city limits would be relinquished from Kings Mountain to the county services for planning, building, and code enforcement. The county must apply zoning and land use plan designations to these properties.

Mr. Martin said the proposed Land Use Plan map shows the 58 parcels and an extension of the existing land use plan designations have been continued to the new parcels. The designations include primary growth (higher density development) and secondary development (more traditional neighborhoods and farming). The Land Use Plan designations are not policy or law; they are a guide to help show what the future may hold.

Mr. Martin showed the proposed zoning districts for the parcels. He said it was a manual process of visiting properties and driving through the areas. They looked at each area to learn the character of each community. They looked at what the Kings Mountain zoning districts were then chose zoning districts that were as close as possible to their current zoning and character so there was little change as possible. The proposed zoning districts are shown on the map presented to the board members. Agricultural uses are exempt from zoning districts.

Chairman Lattimore asked if other services such as fire districts or taxes would be affected. Chris Martin said this would not affect fire districts, emergency services, or taxes. It only affects development permits; they would go to the County for permits instead of the City of Kings Mountain.

Mr. Martin did have one recommendation that parcel 41860 that is proposed as Residential but is surrounded by Restricted Residential. He suggested that it also be zoned Restricted Residential.

David Caldwell asked about the Rural Residential properties to the south. Mr. Martin said that it is the State Park, so they chose a rural zoning district for larger properties. Mr. Martin said there were concerns about the Alex D. Owens Dr. neighborhood. The neighbors want to preserve their neighborhood and viewsheds.

The Planning Board asked for any public comments.

Christina Hilderbrand of 446 Alex D. Owens Dr. said she was told by Kings Mountain that they have jurisdiction over her property. She owns about 50 acres that she uses for agriculture. She would like the property to be considered for Rural Agriculture or Rural Residential zoning to protect the size and rural nature of the property.

Chairman Lattimore suggested that she investigate deed restrictions if she wants something more permanent in place to protect the property.

Glenn Hicks of 406 Oak Grove Rd. asked about Residential zoning and what it means. Mr. Martin said Residential allows mobile homes, manufactured homes at a density of half an acre per lot.

Caleb Reinwand of 501 Alex D. Owens Dr. asked about his minimum lot size. His property is Restricted Residential but there is a minimum lot size on his property that is more than half an acre. Chairman Lattimore said that the zoning does not overrule deed restrictions, and his property deed may have stricter or larger minimum lot size requirements.

Christina Hilderbrand said she considered the zoning districts and feels that Restricted Residential may be a better fit than the Rural zoning for her property. Mr. Martin pointed out that Restricted Residential is most restrictive on allowed uses and has a minimum lot size of half an acre. Rural Agriculture has more allowable uses such as mobile homes and agriculture support, but the minimum lot size is 3 acres. Christina said she likes the larger minimum lot size and said that it is more important, so she would like the Rural Agriculture zoning for her property at 446 Alex D. Owens Dr.

Chairman Lattimore entertained a motion as there was no more comment or discussion.

Jay Carpenter made a motion to recommend approval of the proposed zoning districts and land use plan map with suggestions to change the following: change parcel 48160 to Restricted Residential and change Kristina Hilderbrand's property to Rural Agriculture. David Caldwell 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.

Denise Wright made a motion to adjourn at 6:45 pm. Jay Carpenter seconded the motion, and it
passed unanimously.

passed unanimously.	
	ATTEST:
Dobbin Lattimore, Chairman	Anna Parker, Clerk

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDAITEM SUMMARY

Road Naming Case 25-01: Canopy Dr.				
De	partment:			
Agenda Title: Road Naming Case 25-01 Canopy Dr.		-01: Request to	Name Private Easement-	
Ag	enda Summary:			
Pro	pposed Action:			
ATT	TACHMENTS:			
	File Name		Description	
	25-01_Staff_Report_Canop	py_Dr.pdf	Staff Report	
	25-01_Survey_Canopy_Dr	pdf	Survey	
	25-01_Aerial_Map.pdf		Aerial Map	
	25-01_Petition_Canopy_D	rpdf	Petition	

STAFF REPORT

To: Cleveland County Planning Board Date: 2/25/2025


From: Chris Martin, Planning Director

Subject: Road Naming Case 25-01

Review: Michael James has requested a private easement located at 332 Kadesh Church Rd. be named "Canopy Dr."

This proposal has been shared with E911 Communications. It requires a public hearing by the Planning Board for consideration. A survey and aerial map are included illustrating the easement location and proposed name.

Action: Please open a public hearing then consider the proposed name.



Road Name Case 25-01 Canopy Drive: Aerial Map





ROAD NAMING APPLICATION

APPLICANT: Michael	J. James	
PHONE: 704-418-	7979 E-MAIL: MI	Klianes 40 Q ama
MAILING ADDRESS: 1(3)		
CURRENT ROAD NAME:	^	
		AVE A NAME, WRITE "NO NAME")
CONNECTING ROAD/ADDRESS	:: 332 KadesL	Church Rd
PROPOSED NEW ROAD NAME:	(Please give at least two cho	pices in order of preference, and
choose from Cir, Ct, Dr, Pl, St, Rd,	Blvd, Ln, or Ter.)	
1. Canopy Dr.		
2. Overlook Dr	- Janes	Dean Dr.
3. Woodland D	\wedge	
11/	<u></u>	12/18/2024
Signature of Applicant		Date /
above named roads. We understand be guaranteed if the Planning Board	nd that while every effort will be r rd and staff determine it to be th e \$200.00 fee to cover the cost o	Board to rename our street to one of the made to give us our first choice, it cannot be same or phonetically similar to another of advertising for the Public Hearing and to
Signatures of Support:		
Name (Print)	Address	Signature
PLANNING STAFF	nkr	DATE 1-3-25
For office use:		
Payment Code: ZP 72 MP	Fee: \$200	- N
Paid on: 1-3 SP:	18186Z Ca	ase #: 25-01

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDAITEM SUMMARY

Zoning Case 25-02: Apply Zoning and LUP designations to KMETJ Properties				
Zon	ing Case 25-02: A	ippiy Zoning an	a LUP designations to K	WEIJ Properties
De	partment:			
	Agenda Title: Zoning Case 25-02: Apply Zoning and Land Use Plan map			l Use Plan man
7.9	designations to an additional 239 KMETJ Properties		•	
Ag	enda Summary:			
Pro	oposed Action:			
	•			
АТТ	ΓACHMENTS:			
711	File Name		Description	
	25-2_Staff_Report.pdf		Staff Report	
	25-2_Zoning_Map.pdf		Zoning Map	
	KMETJ_LandUsePlan_Up	odate3.pdf	LUP Map	

STAFF REPORT

To: Planning Board

Date: February 25, 2025

From: Chris Martin, Planning Director

Consideration: Apply County zoning districts and future land use plan

designations.

Location: 239 parcels surrounding Kings Mountain's ETJ (see map included).

Summary Statement: Review land use plan designations and zoning district for 239 parcels previously located in the Kings Mountain Extra Territorial Jurisdiction, as shown on the accompanying map.

Review: The City of Kings Mountain relinquished 239 parcels from their ETJ in compliance with North Carolina House Bill 909. The County will be required to provide planning and inspection services and will need to apply its development ordinances and future LUP designations to these areas. Services will include land use planning, building inspections, permitting, and plan review.

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. 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.

