

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

April 29, 2025

6:00 PM

1333 Fallston Rd., Shelby

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Approval of the 3-25-2025 Planning Board Minutes

Items

Re-Zoning Case 25-04: 4216 Fallston Rd. R to LI-CU for Sewing Facility

Re-Zoning Case 25-06: 557 Crow Rd. RR to R

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Approval of the 3-25-2025 Planning Board Minutes

Department:

Agenda Title: Approval of the 3-25-2025 Planning Board Minutes

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 3-25-2025_PB_Mins.pdf	3-25-2025 Planning Board Minutes



PLANNING BOARD
1333 Fallston Rd., Shelby, NC
March 25, 2025 - 6:00 p.m.

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

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Lattimore led the invocation, followed by the pledge of allegiance led by Jay Carpenter.

APPROVAL OF MINUTES FOR February 25, 2025

Jay Carpenter made a motion to approve the minutes for February 25, 2025. Clinton Cook seconded the motion, and it passed unanimously.

ROAD NAMING CASE 25-02: Muddy Fork Lane.

Chris Martin said the road serves five lots off Old Post Rd., near Tobe Bridge Rd. The owner is the petitioner and the lots and road have been surveyed. They started permitting for some of the lots. Naming the road helps with E-911 and finding the properties. The name has been approved by E-911 services.

Chairman Lattimore opened the public hearing at 6:08 pm. There was no public comment so he closed the public hearing at 6:08 pm.

Jay Carpenter made a motion to approve the road name Muddy Fork Lane. Eddie Kee seconded the motion and it carried unanimously.

RE-ZONING CASE 25-03: 106 Mulberry Rd. in Grover- GB to RR

Chris Martin said the petitioner, Stephen Johnson of Zenia LLC, requested to re-zone from General Business to Restricted Residential. The Restricted Residential zoning district does not allow mobile homes. The neighborhood block around it is mostly houses. Across the street is a retail business and next to it is the post office. The surrounding zoning is General Business and Restricted Residential. The Grover Land Use Plan shows the area as Village Commercial. If the requested re-zoning is inconsistent with the Land Use Plan, it must be justified why. The town adopted zoning over 25 years ago and used a wide application of zoning districts over many residential areas. Chairman Lattimore pointed out that they may have envisioned the area as a mill town but now it is more of a bedroom community. Mr. Martin said the Land Use Plan was adopted in 2021 and they have sewer in Grover.

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

Jay Carpenter made a motion to recommend approving the re-zoning since it is an extension of the existing Restricted Residential zoning. Clinton Cook 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 6:17 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

Re-Zoning Case 25-04: 4216 Fallston Rd. R to LI-CU for Sewing Facility

Department:

Agenda Title: Re-Zoning Case 25-04: 4216 Fallston Rd. R to LI-CU for Sewing Facility

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-04_2._Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-04_Site_Plan.pdf	Site Plan
<input type="checkbox"/> 25-04_Phased_Development_Plan.pdf	Development Phases
<input type="checkbox"/> 25-04_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 25-04_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 25-04_Map_LUP_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 25-04_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: April 29, 2025
From: Chris Martin, Planning Director
Subject: Case 25-04 Rezoning R to LI-CU
Location: 4216 Fallston Rd.

Summary Statement: Christoph Hackner, of Hackner Home, LLC, is requesting to re-zone 4216 Fallston Rd, a 3.1-acre parcel from Residential to Light Industrial-Conditional Use, for the purpose of developing the property to operate a sewing facility. A site has been submitted with the application.

Review: This property lies just south of Fallston along Highway 18 (Fallston Rd.) and is currently owned by Adrina Moreno Lemus, per Cleveland County Tax Assessor.

Surrounding uses consist of a mixture of business, residential, and large tracts of land. Highway 18 is considered an arterial road for Cleveland County. The Land Use Plan designates this area as Secondary Growth. The surrounding zoning districts include the traditional Residential and Rural Agriculture.

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.

DISCLAIMER

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REVISIONS

NUMBER	REMARKS	DATE

ISSUED FOR:

DATE ISSUED:

REVIEW

04/01/25

PROJECT TITLE:

NEW FACILITIES
FOR HACKNER
HOME, LLC

FALLSTON ROAD, SHELBY, NORTH CAROLINA
28150

PARCEL #65344

DRAWING TITLE:

REZONING SITE PLAN

PERMIT DWG DATE:

TBD

PROJECT NUMBER:

NC24-08-006

DRAWN BY:

Author

CHECKED BY:

Checker

DRAWING NUMBER:

Z101



① REZONING SITE PLAN
1" = 30'-0"



Hackner Home Development Plan for 4 Fallston Rd in Shelby

Hackner Home Company overview:

Hackner Home, LLC is a trusted creator of premium soft home furnishings, proudly serving both individual customers and design professionals. Since we started the business in 2014, the company has earned a strong reputation for its quality craftsmanship, attention to detail, and beautifully made products that elevate any home interior.

Currently based at 806 W Warren St, Shelby, NC 28150, Hackner Home is powered by a talented team of experts who specialize in creating high-end textiles. Our offerings include custom pillows, drapery, bedding, and other soft home décor items—perfect for homeowners, interior designers, and boutiques looking for personalized, luxury solutions.

Hackner Home blends timeless craftsmanship with current design trends to deliver products that not only look exceptional but are made to last. With a focus on quality and customer care, we are a dependable name in the world of soft home goods manufacturing.

To support its continued growth, Hackner Home requires larger facilities and has identified 4 Fallston Road as the ideal location for its new site. The land at 4 Fallston Road is currently zoned residential (R). In collaboration with the current property owner, Hackner Home is seeking a conditional use rezoning of the property to LI-CU (Light Industrial - Conditional Use) to facilitate its development. The development is planned to take place in 3 Phases.

Phase 1:

In the initial phase of development, the company will construct a facility encompassing a footprint of approximately 7,200 square feet. The building will house office spaces, a dedicated area for product photography, and a patio designed for product staging. Additionally, it will include space for sewing operations, storage for raw materials, and designated employee parking. This phase will also incorporate the construction of a separate shed to store grounds maintenance equipment.

Phase 2:

As the company continues to grow, Phase 2 of development will introduce a second building, connected to the original structure, with an approximate footprint of 5,000 square feet. This expansion will provide increased capacity for material storage and enable the original building to focus on the growth of sewing operations. Additionally, the new facility will feature a dedicated truck dock to streamline and optimize the receiving of materials.

Phase 3:

As part of the company's long-term vision, Hackner Home plans to develop a dedicated retail space designed to showcase and sell its signature products. In addition to Hackner Home's core offerings, the store will feature a curated selection of soft home goods, furniture, rugs, home décor, lighting, and other complementary items. The retail building will span approximately 3,000 square feet and will be open to the public.

Based on evolving business needs and market conditions, Phases 2 and 3 of the development may be adjusted, with the retail space potentially being prioritized and developed first.

The development will be designed to integrate seamlessly with the surrounding community. Thoughtful consideration will be given to aesthetics and accessibility to ensure the space enhances the local environment and supports neighborhood vitality.

For any questions, please feel free to contact Jona or Christoph Hackner via E-Mail at contact@hacknerhome.com or via phone at 704-974-7211.

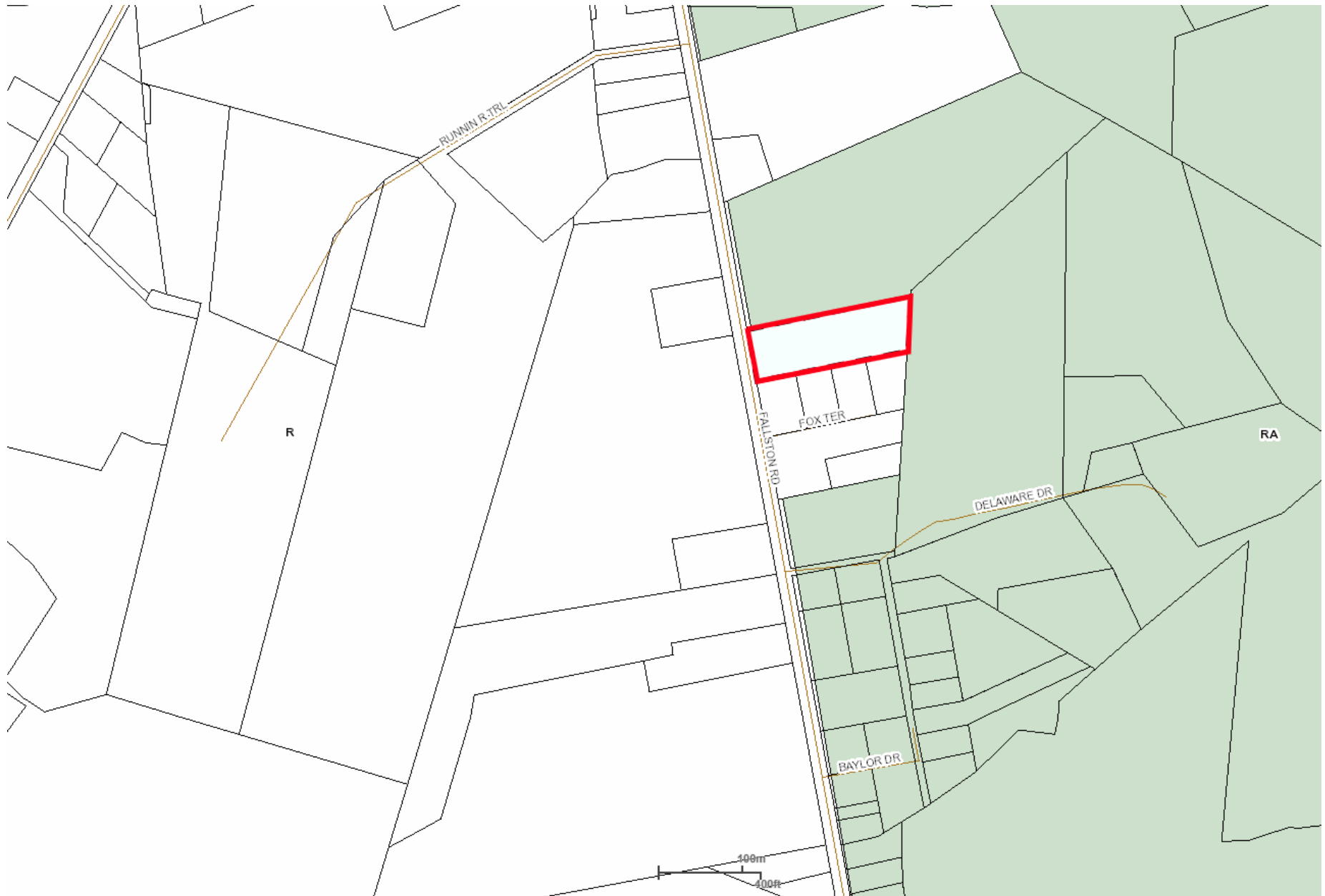
Thank you

Jona and Christoph Hackner

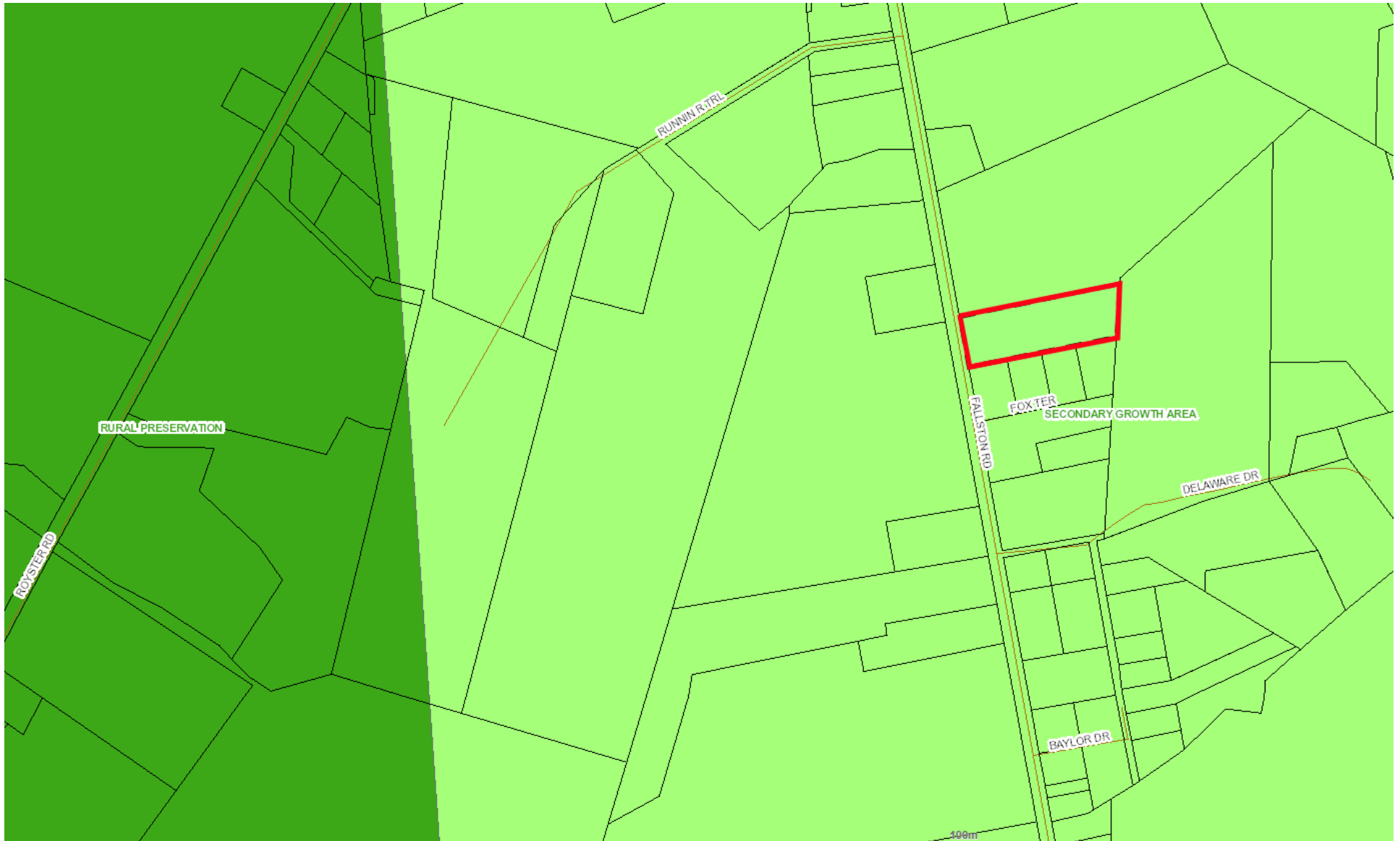
Rezoning Case 25-04
4216 Fallston Rd.



Rezoning Case 25-04
Zoning Map- 4216 Fallston Rd.



Rezoning Case 25-04
Land Use Plan Map- 4216 Fallston Rd.





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Hackner Home, LLC, Applicant, whose present mailing address is 806 W Warren St, 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: 4216 Falston Rd Shelby, NC 28150

Parcel(s): 65344 containing 3.15 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned R and the undersigned applicant desires and does hereby request that said property be rezoned to: Light Industrial Conditional Use District (LI-CU)

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 2 day of April, 2025.

SIGNED: C. U.

E-MAIL: christoph@hacknerhome.com

PHONE NUMBER: 7049747211

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 4-3-25 ZP: 182889 Case #: 25-04

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Re-Zoning Case 25-06: 557 Crow Rd. RR to R

Department:

Agenda Title: Re-Zoning Case 25-06: 557 Crow Rd. RR to R

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-06_1._Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-06_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 25-06_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 25-06_Map_LUP_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 25-05_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: April 29, 2025
From: Chris Martin, Planning Director
Subject: Case 25-06 Rezoning RR to R
Location: 557 Crow Rd. Parcel 44112

Summary Statement: Nicholas Sparks is requesting to re-zone 557 Crow Rd, a 1.1-acre parcel in Earl, from Restricted Residential to Residential.

Review: The property lies in the town limits of Earl. It is to the southwest of the town, off Crow Rd. and is currently owned by Vickie Spangler per Cleveland County Tax Assessor.

Surrounding uses consist of a mixture of single-family dwellings and farming on larger tracts of land, and some business uses to the north in Earl. The Town of Earl's Land Use Plan designates this area as Residential. The surrounding zoning districts are residential and restricted residential.

Consistency Statement:

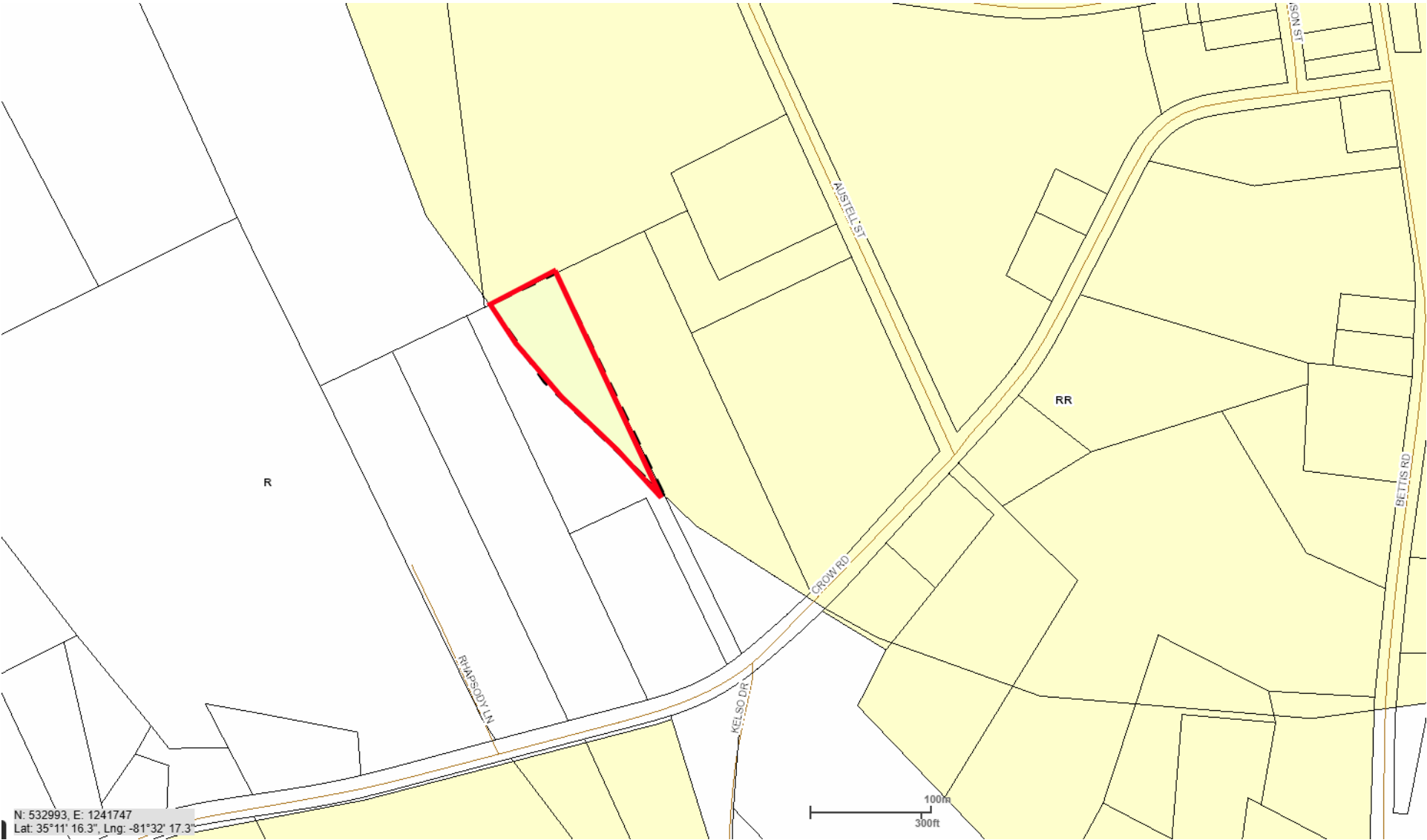
NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.

Requested Board Action: Review, comment, and make a recommendation to the Town Council of Earl.

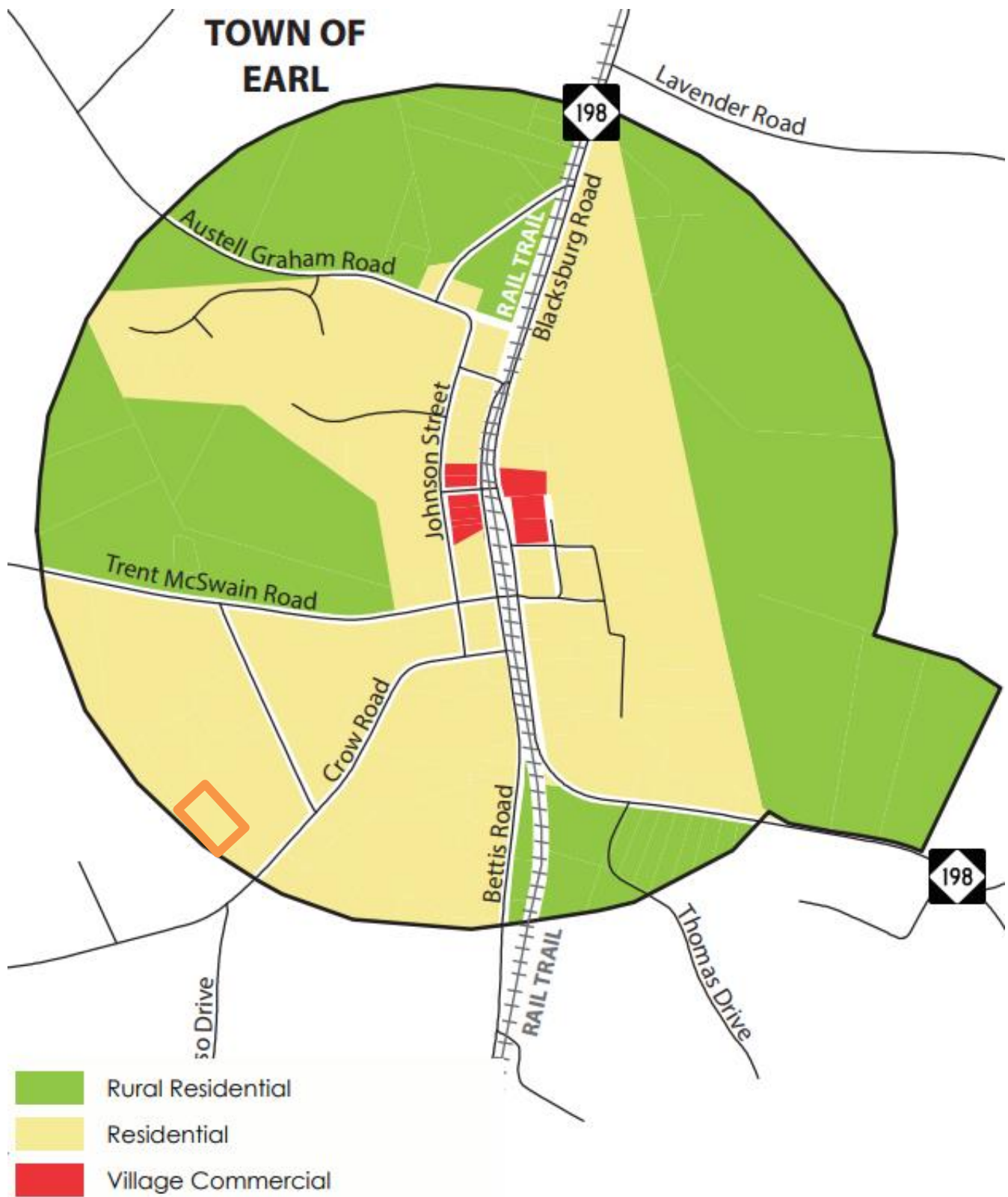
Rezoning Case 25-06
557 Crow Rd.



Rezoning Case 25-06: Zoning Map
557 Crow Rd.



Rezoning Case 25-03- Land Use Plan Map
557 Crow Rd.





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Nicholas Spangler, Applicant, whose present mailing address is 1354 Sulphur Springs Road Shelby, NC 28152, 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: 557 Crow Road Shelby, NC 28152

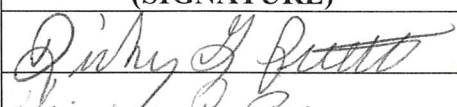

Parcel(s): 44112 / 50163 containing 4.83 acres.
1.1 acres 3.73 acres
(if a portion of property attach survey)

2. That said property above described is presently zoned RR 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
	Dicky Gene Pruitt	555 Crow Rd 28152
	Virginia P. Brown	106 Rhapsody Ln 28152

Respectfully submitted this 21st day of April, 2025.

SIGNED: 

E-MAIL: nick041696@gmail.com PHONE NUMBER: (704) 692-1945

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 4-23-25 ZP: 183123 Case #: 25-06