

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

May 27, 2025

6:00 PM

1333 Fallston Rd.

Call to order and Establishment of a Quorum

Invocation and Pledge of Allegiance

Approval of Minutes

Approval of the March 25, 2025 Minutes

Items

Re-Zoning Case 25-05: 128 Corinth Church Rd. R to RU

Re-Zoning Case 25-07: 700 Cleveland Ave. GB to R

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Approval of the March 25, 2025 Minutes

Department:

Agenda Title: Approval of the March 25, 2025 Minutes

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 3-25-2025_PB_Mins.pdf	March 25, 2025 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 25-05: 128 Corinth Church Rd. R to RU

Department:

Agenda Title: Re-Zoning Case 25-05: 128 Corinth Church Rd. R to RU

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-05_2._Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-05_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 25-05_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 25-05_Map_LUP_Map.pdf	Land Use Plan Map

STAFF REPORT

To: Board of Commissioners
Date: May 6, 2025
From: Chris Martin, Planning Director
Subject: Case 25-05 Rezoning R to RU
Location: 128 Corinth Church Rd., parcel 43734

Summary Statement: Angie Price is requesting to re-zone Parcel 43734 from Residential to Rural Residential.

Review: This property is approximately 15 acres and lies just west of Casar at 128 Corinth Church Rd.

Area Summary: Surrounding uses consist of large rural farming and wooded tracts of land with single-family dwellings, mobile homes, and farm structures. The surrounding zoning district is Residential and the Future Land Use Map shows the area as Rural Preservation.

Current Zoning: *R—Residential*

- Single-family detached dwellings, modular homes, manufactured homes at a maximum density of two (2) dwelling units per acre.
- Multi-family housing (like duplexes and apartments) if certain standards are met.

Requested Zoning District: *RU—Rural Residential*

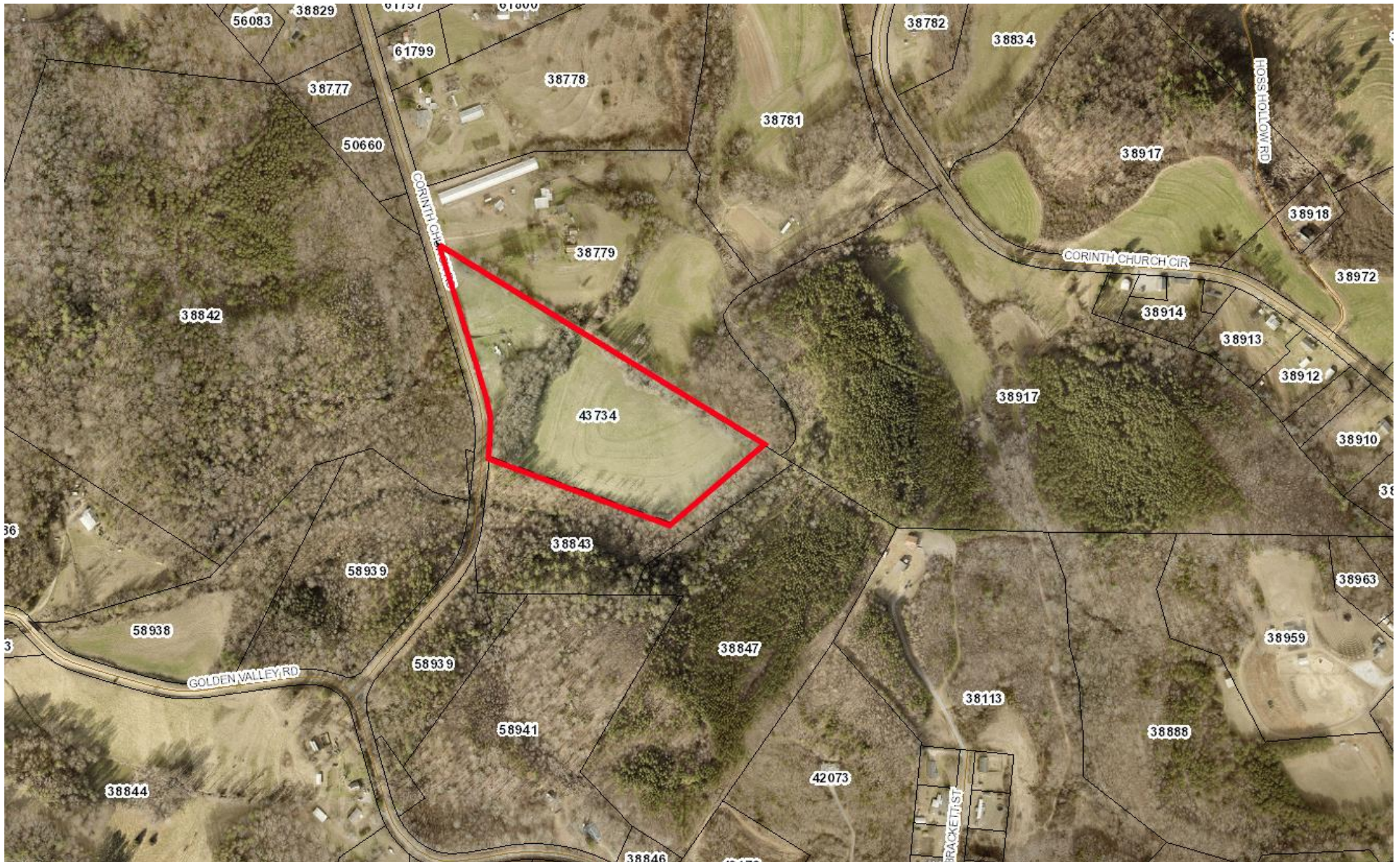
- Single family detached dwellings, modular homes, and manufactured homes at a maximum density of one (1) dwelling unit per acre.
- Promotes agricultural uses and supporting commercial uses that help preserve the rural character, natural resources, and scenic views of the surrounding area.

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.

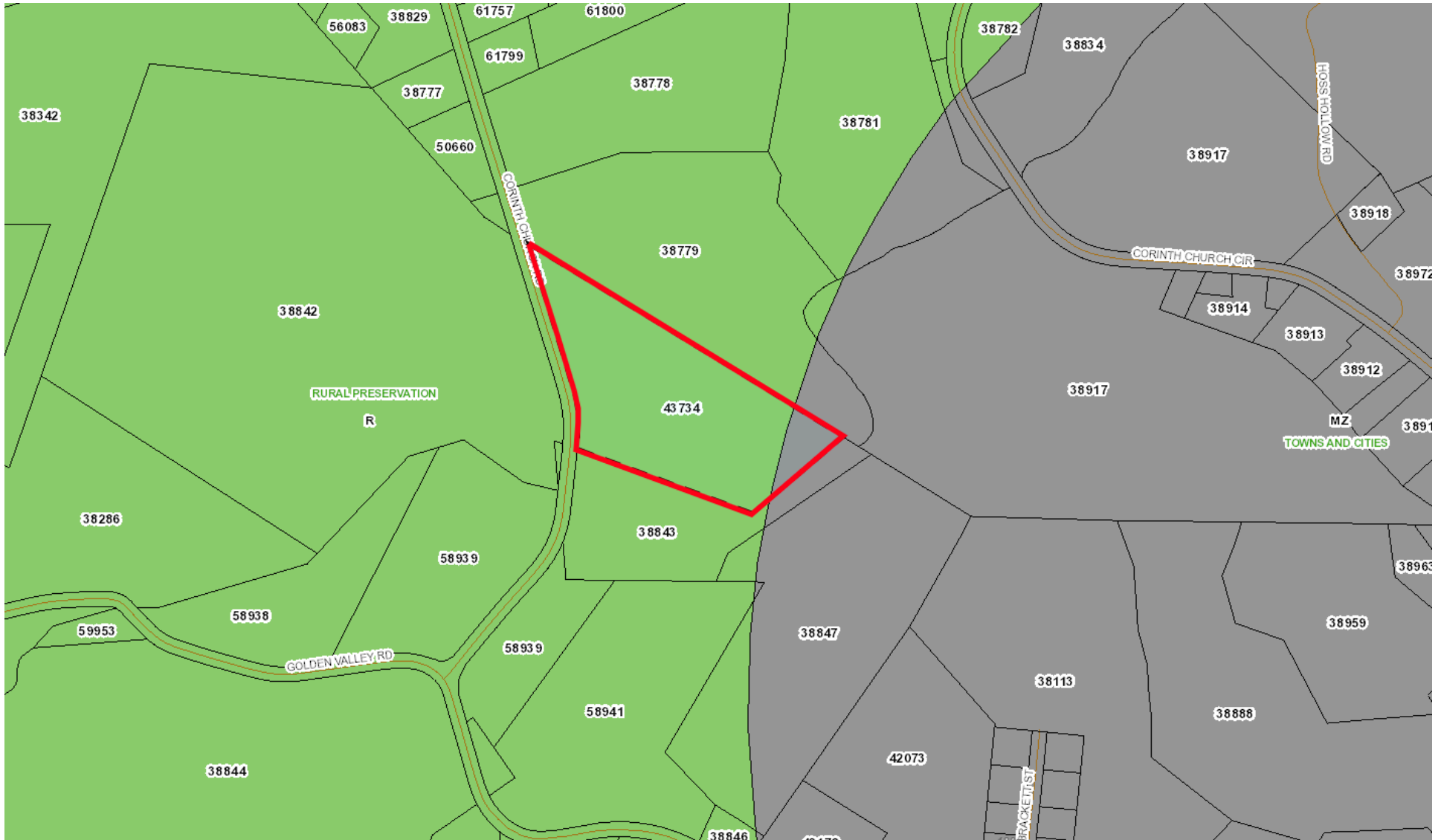
Requested Board Action: Review, comment, and make a recommendation to the County Commissioners.

Rezoning Case 25-05
128 Corinth Church Rd.



Rezoning Case 25-05- Future Land Use Plan Map

128 Corinth Church Rd.



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Re-Zoning Case 25-07: 700 Cleveland Ave. GB to R

Department:

Agenda Title: Re-Zoning Case 25-07: 700 Cleveland Ave. GB to R

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-07_1._Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-07_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 25-07_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-07_Map_LUP_Map.pdf	Land Use Plan Map

STAFF REPORT

To: Planning Board

Date: May 27, 2025

From: Chris Martin, Planning Director

Subject: Case 25-07 Re-Zoning from General Business to Residential

Location: 700 Cleveland Ave. Parcels 6668 & 6669

Summary Statement: Thomas C. Keeter is requesting to re-zone Parcels 6668 and 6669 at 700 Cleveland Ave (Hwy 226) from General Business to Residential.

Review: The properties totaling approximately 1 acre, are within the town limits of Grover and at the corner of Cleveland Ave. and Keeter St. They are currently owned by the petitioner Thomas Keeter per Cleveland County Tax Assessor.

Area Summary: Surrounding uses consist of a mixture of single-family dwellings on smaller half acre lots, commercial properties and churches. The Town of Grover's Land Use Plan designates this area as Village Commercial and is adjoining Residential. The surrounding zoning districts are General Business along Hwy 226 and Restricted Residential in the neighborhood adjoining the subject property.

Current Zoning District: *GB—General Business*

- Accommodates a wide variety of retail, business, professional, personal services, office, and limited wholesale and warehousing uses.
- Generally located on arterial streets with the capacity for additional commercial traffic.

Requested Zoning District: *R—Residential*

- Single-family detached dwellings, modular homes, manufactured homes at a maximum density of two (2) dwelling units per acre.
- Multi-family housing (like duplexes and apartments) if certain standards are met.

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.

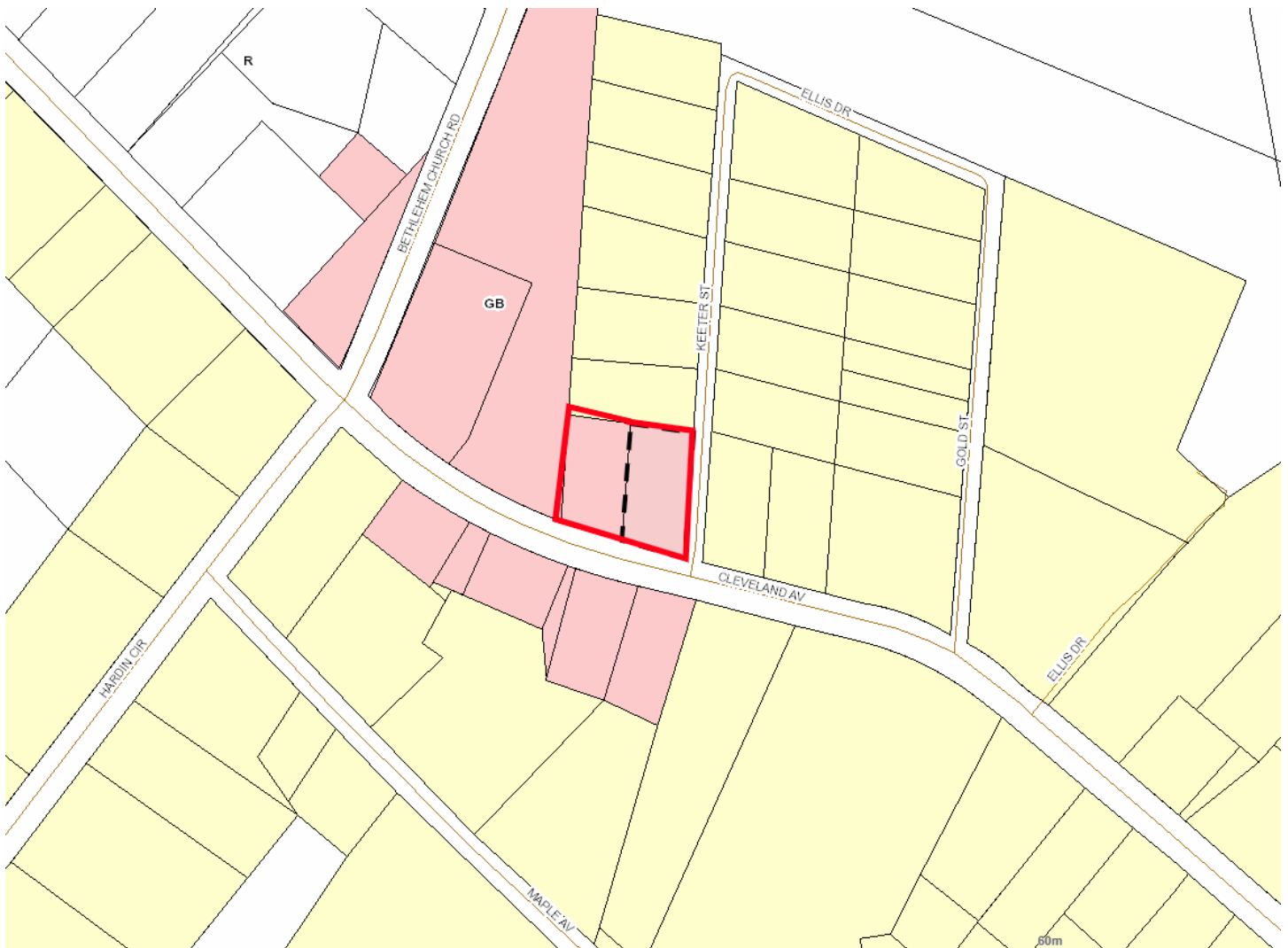
Requested Board Action: Review, comment, and make a recommendation to the Town Council of Grover.

Rezoning Case 25-07
700 Cleveland Ave.



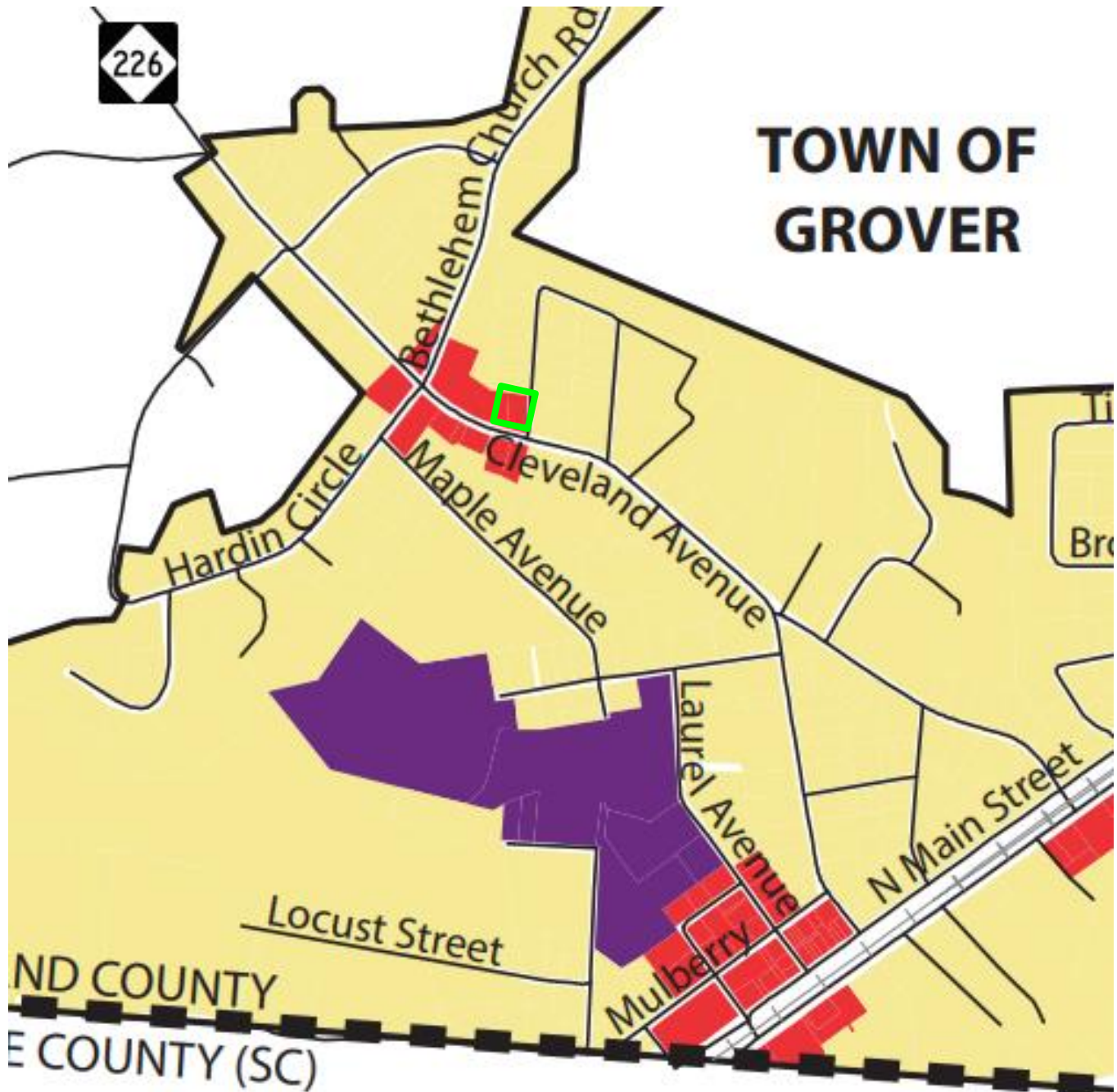
Rezoning Case 25-07: Zoning Map




700 Cleveland Ave.



Rezoning Case 25-07- Land Use Plan Map

700 Cleveland Ave.



-  Residential
-  Village Commercial
-  Industrial