

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

**June 24, 2025**

**6:00 PM**

**1333 Fallston Rd. Shelby, NC**

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

**Invocation and Pledge of Allegiance**

**Approval of Minutes**

Approval of the May 27, 2025 Minutes

**Items**

Case 25-08: Re-Zoning 208 Bell Rd. from Residential to Neighborhood Business  
Conditional Use for a property rental/sales business office.

**Miscellaneous Business**

**Adjournment**

**COUNTY OF CLEVELAND, NORTH CAROLINA**

**AGENDA ITEM SUMMARY**

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**Approval of the May 27, 2025 Minutes**

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**Department:**

**Agenda Title:** Approval of the May 27, 2025 Minutes

**Agenda Summary:**

**Proposed Action:**

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**ATTACHMENTS:**

File Name	Description
<input type="checkbox"/> 5-27-2025_PB_Mins.pdf	5-27-2025 PB Minutes



**PLANNING BOARD**  
**1333 Fallston Rd., Shelby, NC**  
**May 27, 2025 - 6:00 p.m.**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Dobbin Lattimore, Chairman	David Caldwell	Angie Price
Jay Carpenter, Vice-Chairman	Matthew Hord	Kenny Price
Clinton Cook	Denise Wright	Bobby Dockery
Eddie Kee	<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 6:00 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 March 25, 2025**

**Jay Carpenter** made a motion to approve the minutes for March 25, 2025. Eddie Kee seconded the motion, and it passed unanimously.

**RE-ZONING CASE 25-05: 128 Corinth Church Rd.- R to RU**

**Chris Martin** said the petitioner and property owner is Angie Price. She is requesting to re-zone 128 Corinth Church Rd. from Residential to Rural Residential. Both zoning districts allow single family dwellings and mobile homes. The minimum lot size in Residential is half an acre, and in Rural Residential it is one acre. Rural Residential zoning allows for some small scale rural commercial uses that are considered compatible in rural settings. The differences between Residential and Rural Residential are more allowable uses and larger lots sizes in the Rural Residential. The location is on Corinth Church Rd. between Golden Valley Rd. and Methodist Church Rd. The area consists of larger tracts of land and chicken houses. The back corner of the property is in the town limits of Casar, so the re-zoning request does not apply to that portion of the property. The Land Use Plan shows the area as Rural Preservation.

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

**Charles Christenbury** made a motion to recommend approving the re-zoning since it fits with the Land Use Plan and character of the area. Jay Carpenter seconded the motion, and it carried unanimously.

**RE-ZONING CASE 25-07: 700 Cleveland Ave. GB to R**

**Chris Martin** said the petitioner, Thomas C. Keeter, owns parcels 6668 & 6669. He is requesting to re-zone both parcels from General Business to Residential. General Business zoning does not allow residential use. Residential zoning would allow single family dwellings, multi-family housing, and manufactured homes. The parcels are located along Cleveland Ave. at the corner of Keeter St. in Grover. There is access to sewer and water. Since there is water and sewer, the minimum lot size is about one third of an acre. There are residential uses in the area. The surrounding zoning districts are general business and restricted residential, which only allows single family dwellings and modular homes. The Land Use Plan for Grover shows the area as Village Commercial and adjoining residential. Grover adopted zoning around 2000, and the re-zoning case will go to the Grover Town Council.

**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 a better fit for the neighborhood with houses all around, and it adjoins the residential Land Use Plan area. 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.

**Eddie Kee** made a motion to adjourn at 6:17 pm. Jay Carpenter seconded the motion, and it passed unanimously.

ATTEST:

\_\_\_\_\_  
Dobbin Lattimore, Chairman

\_\_\_\_\_  
Anna Parker, Clerk

# COUNTY OF CLEVELAND, NORTH CAROLINA

## AGENDA ITEM SUMMARY

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### Case 25-08: Re-Zoning 208 Bell Rd. from Residential to Neighborhood Business Conditional Use

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**Department:** Planning

**Agenda Title:** Case 25-08: Re-Zoning 208 Bell Rd. from Residential to Neighborhood Business Conditional Use for a property rental/sales business office.

**Agenda Summary:**

**Proposed Action:**

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#### ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-08_2_Staff_Report_Planning.pdf	Staff Report
<input type="checkbox"/> 25-08_Site_plan-_current_site.pdf	Site Plan- Current site
<input type="checkbox"/> 25-08_Site_Plan-_Addition.pdf	Site Plan- Proposed Addition
<input type="checkbox"/> 25-08_Map_Aerial_Map.pdf	Aerial Map
<input type="checkbox"/> 25-08_Map_Zoning_Map.pdf	Zoning Map
<input type="checkbox"/> 25-08_Map_LUP_Map.pdf	Land Use Plan Map
<input type="checkbox"/> 25-08_Petition.pdf	Petition

## STAFF REPORT

To: Planning Board

Date: June 24, 2025

From: Chris Martin, Planning Director

Subject: Case 25-08 Rezoning R to NB-CU

Location: 208 Bell Rd.

**Summary Statement:** Tyler Falls of J. Houston Properties, LLC is requesting to re-zone a 1.25-acre tract of land located at 208 Bell Rd. from Residential to Neighborhood Business-Conditional Use, for a property rental/sales business office. A site has been submitted with the application demonstrating the use of the property.

**Review:** This property lies along Bell Rd, northeast of Kings Mountain and just south of Oak Grove Rd and is currently owned by J. Houston Properties, LLC, per Cleveland County Tax Assessor. There is an existing building on the property which the petitioner proposes to construct an addition onto the structure to use as an office. The petitioner owns the manufactured home park adjoining the property, across Bell Rd.

Surrounding uses consist of mostly residential, some larger wooded and rural tracts of land, and a manufactured home park. The Land Use Plan designates the property as Primary Growth with the expectation that there will be more development activity throughout the area. The surrounding zoning districts include the traditional Residential and the Residential Manufactured Homes and Parks zoning.

### **Services**

- Utilities
  - Cleveland County Water
- Fire District
  - Oak Grove
- Street Maintenance
  - NCDOT

**Requested Board Action:** Consider the request, the surrounding area, and the land use plan. Provide comments and a recommendation to the Board of Commissioners for their July 8, 2025 meeting.

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.
6. ROAD RIGHTS OF WAY SHOWN FOR GRAPHICAL PURPOSES ONLY BASED ON INFORMATION FROM CLEVELAND COUNTY GIS. SUBJECT TO FINAL LOCATION AND VERIFICATION BY NCDOT.

ZONING INFORMATION

PROPERTY IS ZONED R (SOURCE: CLEVELAND CO. GIS)  
SETBACKS PER CLEVELAND COUNTY UDO:  
FRONT: 30', SIDE: 10', REAR: 30'  
MIN. LOT WIDTH: 80'

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 \_\_, 2025.

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

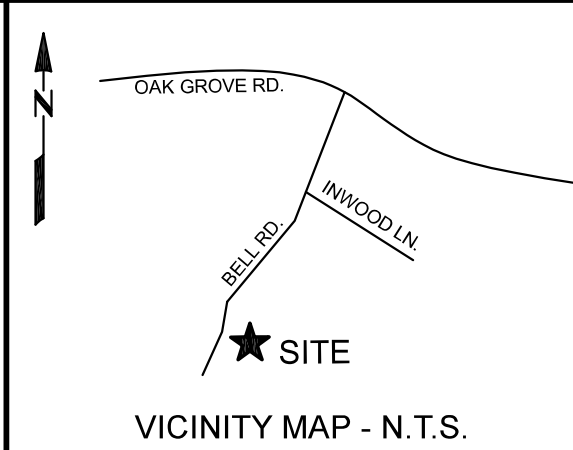
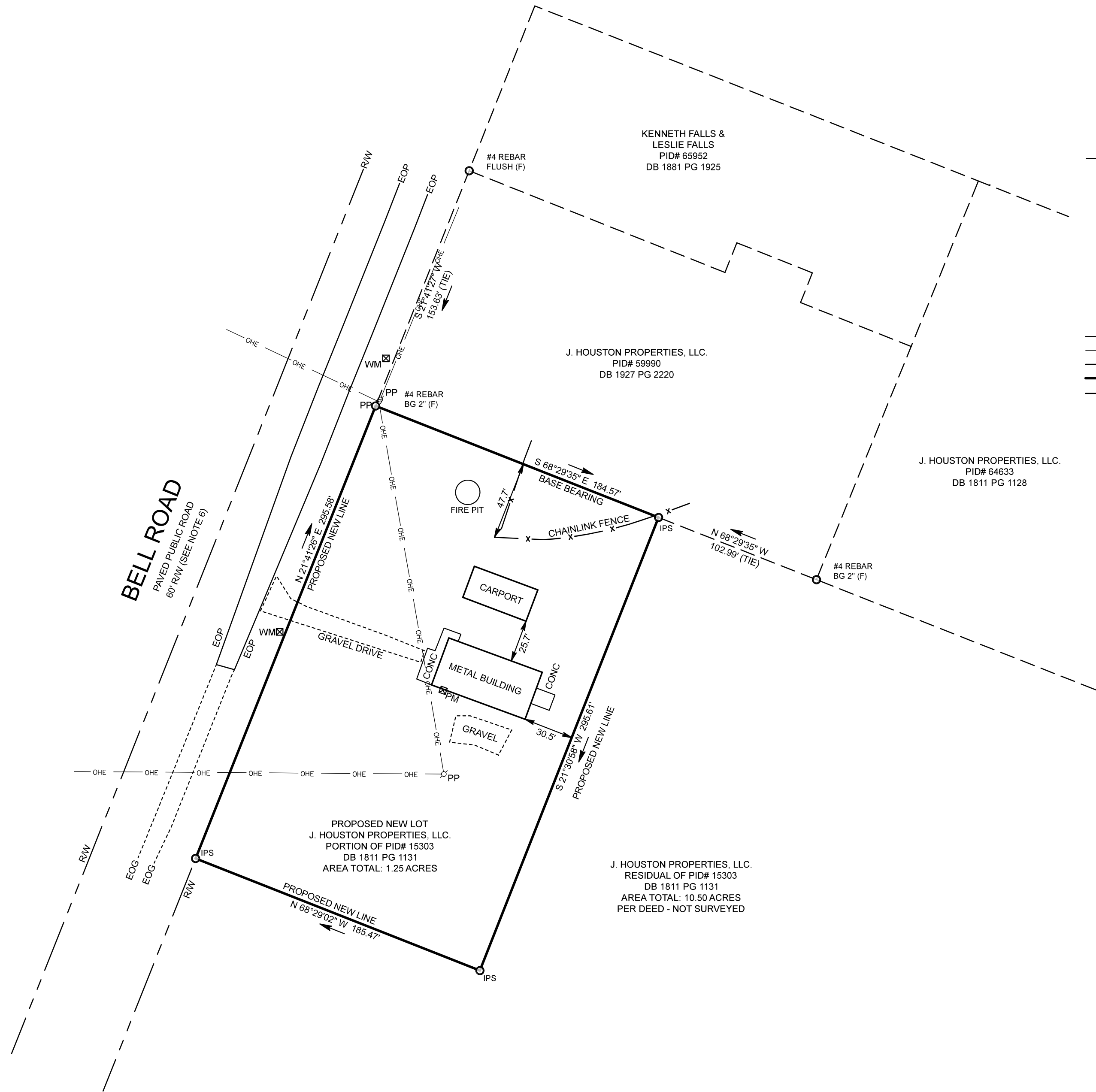
DATE

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



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
PM	POWER METER
EOP	EDGE OF PAVEMENT
EOG	EDGE OF GRAVEL
PP	POWER POLE
RW	RIGHT-OF-WAY
WM	WATER METER
X	FENCE
OHE	OVERHEAD ELECTRIC LINE
	RIGHT OF WAY LINE
	SURVEYED LINE
	UNSURVEYED LINE (WHEN BEARING AND DISTANCE NOT SHOWN)



MINOR SUBDIVISION SURVEY MADE AT THE REQUEST OF:

TYLER FALLS  
PROPERTY OF:  
J. HOUSTON PROPERTIES, LLC.

CLEVELAND COUNTY, NORTH CAROLINA  
NO. 5 TOWNSHIP  
SCALE: 1" = 50'  
DEED REF: AS SHOWN  
DATE: 19 MAY 2025  
PID: 15303  
JOB: 2025-101 FALLS

BUK

GENERAL NOTES:

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REVIEW OFFICER

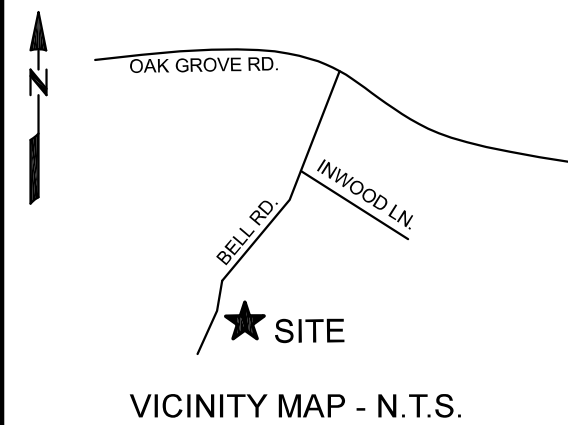
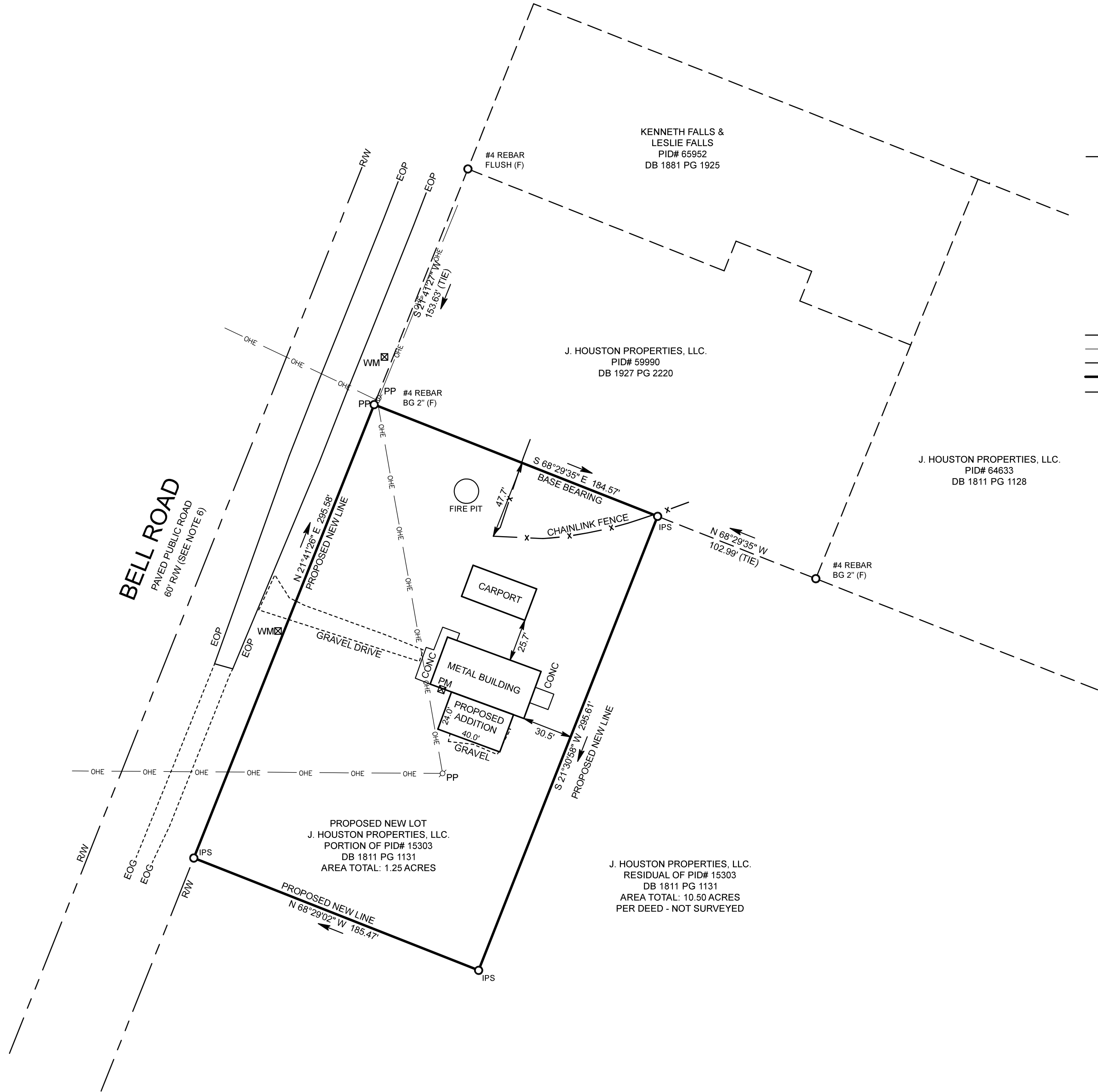
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ADMINISTRATOR

DATE



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OHE	OVERHEAD ELECTRIC LINE
	RIGHT OF WAY LINE
	SURVEYED LINE
	UNSURVEYED LINE (WHEN BEARING AND DISTANCE NOT SHOWN)



MINOR SUBDIVISION SURVEY & SITE PLAN  
MADE AT THE REQUEST OF:  
**TYLER FALLS**  
PROPERTY OF:  
**J. HOUSTON PROPERTIES, LLC.**  
CLEVELAND COUNTY, NORTH CAROLINA  
NO. 5 TOWNSHIP  
SCALE: 1" = 50'  
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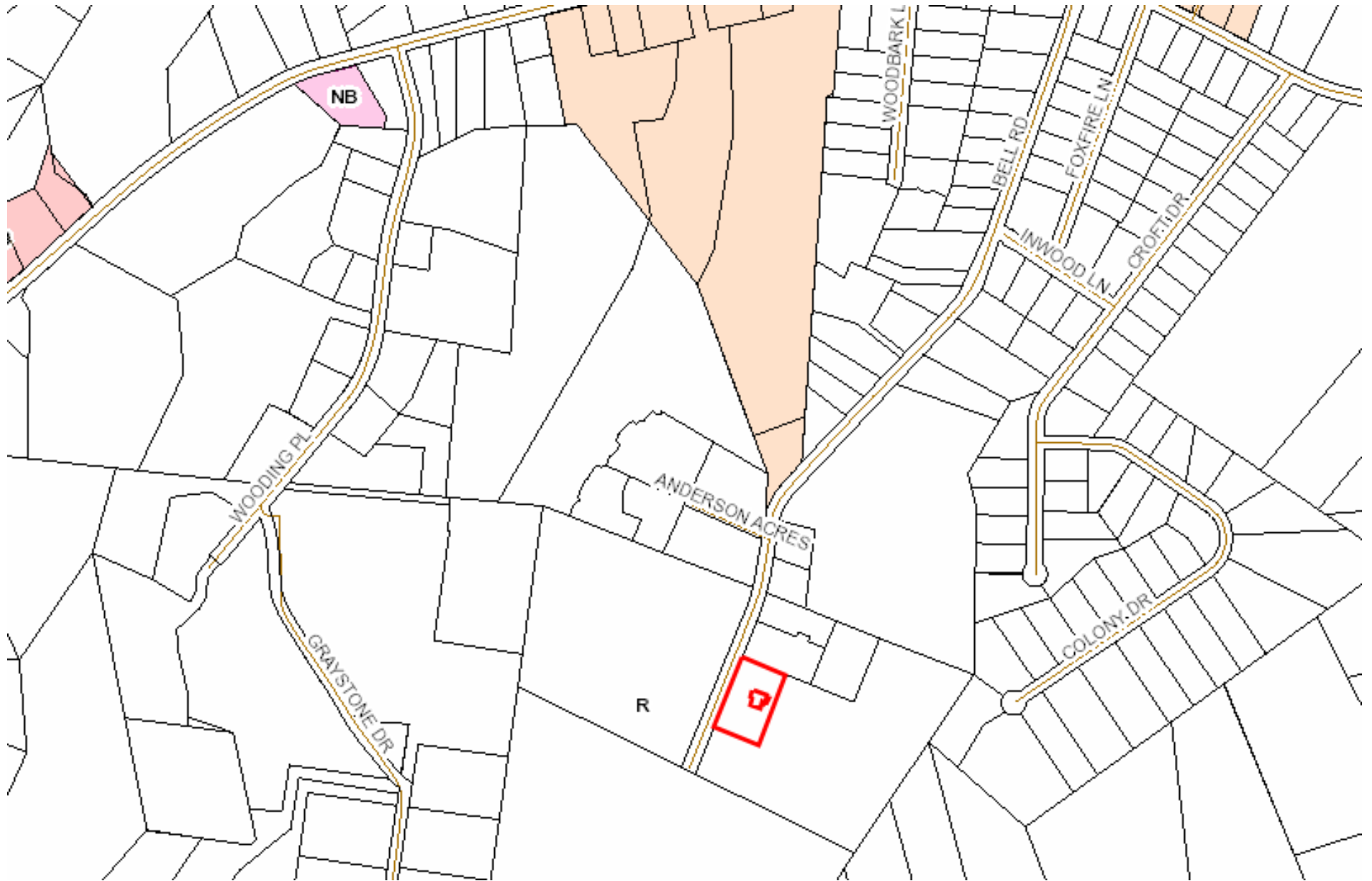


**Rezoning Case 25-08**  
208 Bell Rd.



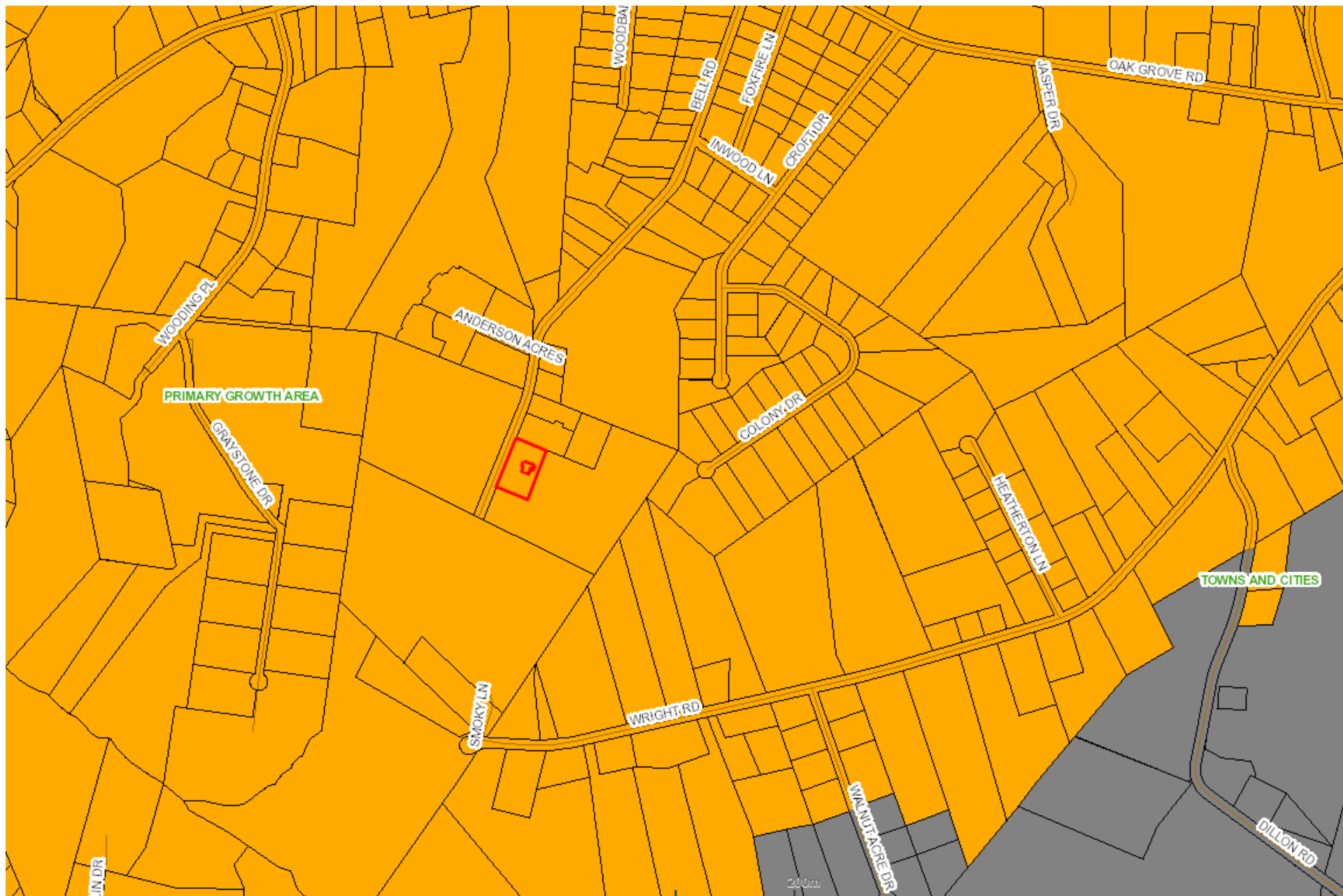


**Rezoning Case 25-08: Zoning Map**  
208 Bell Rd.



# Rezoning Case 25-08: Land Use Plan Map

208 Bell Rd.







## PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES J. Houston Properties LLC (Tyler Falls), Applicant, whose present mailing address is 1015 Lake Montonia Rd, Kings Mtn, NC 28086, 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:** 208 Bell Rd, Kings Mtn 28086

**Parcel(s):** 15303 (Portion of this parcel) containing 1.25 acres.  
(if a portion of property attach survey)

2. That said property above described is presently zoned Residential and the undersigned applicant desires and does hereby request that said property be rezoned to: Neighborhood Business - Conditional use - office.

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 30<sup>th</sup> day of May, 2025.

SIGNED: [Signature]

E-MAIL: tfalls 15 @ Gmail.com PHONE NUMBER: 704-734-7806

For office use:

**Payment Code:** ZP11 Map Amendment

**Fee:** \$300

Paid on: \_\_\_\_\_ ZP: 183537 Case #: 25-08