

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

August 26, 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

Approval of 6-24-2025 Planning Board Minutes

Items

Re-Zoning Case 25-09: 2218 Emerald Mine Rd. R to RU

Re-Zoning Case 25-10: 476 Oak Grove-Clover Hill Church Rd. R to GB-CU for RV Park

Re-Zoning Case 25-11: 154 Runyan Rd. R to RU

Re-Zoning Case 25-12: 135 Dixon Dairy Rd. HI to R

KMETJ Relinquishment Case 25-13: Apply Zoning & Future Land Use Plan Designations to Parcels 12261 & 62806

Preliminary Plat Review: Lake Ridge Subdivision, off of Thamon Rd.

Preliminary Plat Review: Red Maple Reserve Subdivision, off Lavender Rd

Miscellaneous Business

Adjournment

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Approval of 6-24-2025 Planning Board Minutes

Department:

Agenda Title: Approval of 6-24-2025 Planning Board Minutes

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 6-24-2025_PB_Mins_Draft.pdf	6-24-2025 PB Minutes



PLANNING BOARD
1333 Fallston Rd., Shelby, NC
June 24, 2025 - 6:00 p.m.

Members Present:	Members Absent:	Others Present:
Dobbin Lattimore, Chairman	Matthew Hord	Tyler Falls
Jay Carpenter, Vice-Chairman		
Clinton Cook	Staff Present:	
Eddie Kee	Chris Martin, Planning Director	
David Caldwell	Jordan Tubbs, Senior Planner	
Denise Wright	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 MAY 27, 2025

Jay Carpenter made a motion to approve the minutes for May 27, 2025. Eddie Kee seconded the motion, and it passed unanimously.

RE-ZONING CASE 25-08: 208 Bell Rd.- R to NB-CU

Chris Martin presented the applicant's petition request to re-zone 1.25 acres at 208 Bell Rd. Tyler Falls of J. Houston properties requested to re-zone his property from Residential to Neighborhood Business-Conditional Use for his property sales and rentals business. If approved, the property may only be developed and used for the requested use. Mr. Falls is asking for a 24' x 46' addition to a building on the property for use as his business office. The building is currently being used for storage.

There is Residential zoning surrounding the property as well as residential uses. There are some larger vacant tracts of land and a mobile home park that is owned by Tyler Falls across the street. The Land Use Plan shows the area as Primary Growth. The Public Hearing is set for July 8th.

Mr. Falls stated that the business office will be for mostly internet work, but they occasionally meet people there to sign documents. They will not have mobile homes there; it is not a mobile home dealership. Mr. Martin said that dealerships would not be allowed in the requested Neighborhood business.

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

Eddie Kee made a motion to recommend approving the re-zoning. Jay Carpenter seconded the motion. Eddie Kee amended his motion to say the us is compatible with the Land Use Plan and surrounding neighborhood. Jay Carpenter seconded the amended motion, and it carried unanimously.

MISCELLANEOUS BUSINESS

Mr. Martin introduced the new Senior Planner, Jordan Tubbs.

ADJOURNMENT

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

Jay Carpenter made a motion to adjourn at 6:13 pm. Eddie Kee 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 25-09: 2218 Emerald Mine Rd. R to RU

Department:

Agenda Title: Re-Zoning Case 25-09: 2218 Emerald Mine Rd. R to RU

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-09_2_Staff_Report_Planning.pdf	Staff Report
<input type="checkbox"/> 25-09_Map_Aerial.pdf	Aerial Map
<input type="checkbox"/> 25-09_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-09_Map_LUP.pdf	Future Land Use Plan Map
<input type="checkbox"/> 25-09_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: August 26, 2025
From: Chris Martin, Planning Director
Subject: Case 25-09 Rezoning R to RU
Location: 2218 Emerald Mine Road

Summary Statement: Chad Wesson of Sugar Branch Farms, LLC is requesting to re-zone Parcel 6071 from Residential to Rural Residential.

Review: The property is located at 2218 Emerald Mine Rd. and consists of approximately 85 acres. It lies near the end of Emerald Mine Rd. along the 1st Broad River and is currently used for agriculture. Surrounding uses consist of larger agricultural tracts, wooded tracts of land, and a neighborhood with single-family homes. The property is surrounded by Residential zoning, and the Land Use Plan designates the area as Rural Preservation and Secondary Growth.

Services

- Utilities
 - Cleveland County Water
- Fire District
 - Number 3
- Street Maintenance
 - NCDOT

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: Consider the request, the surrounding area, and the land use plan. Provide comments and a recommendation to the Board of Commissioners for their September 16, 2025 meeting.

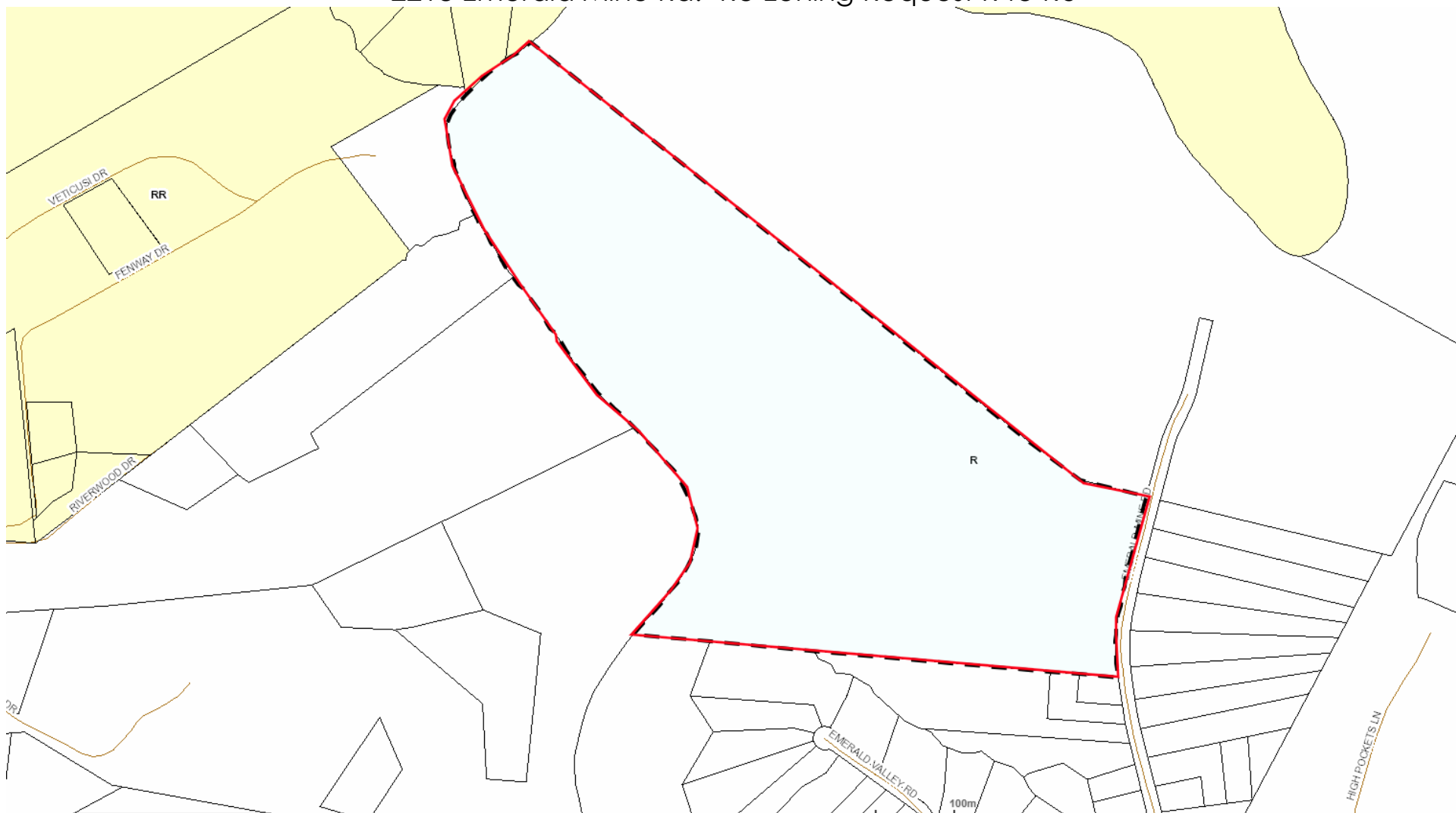
Rezoning Case 25-09

2218 Emerald Mine Rd.- Re-zoning Request R to RU



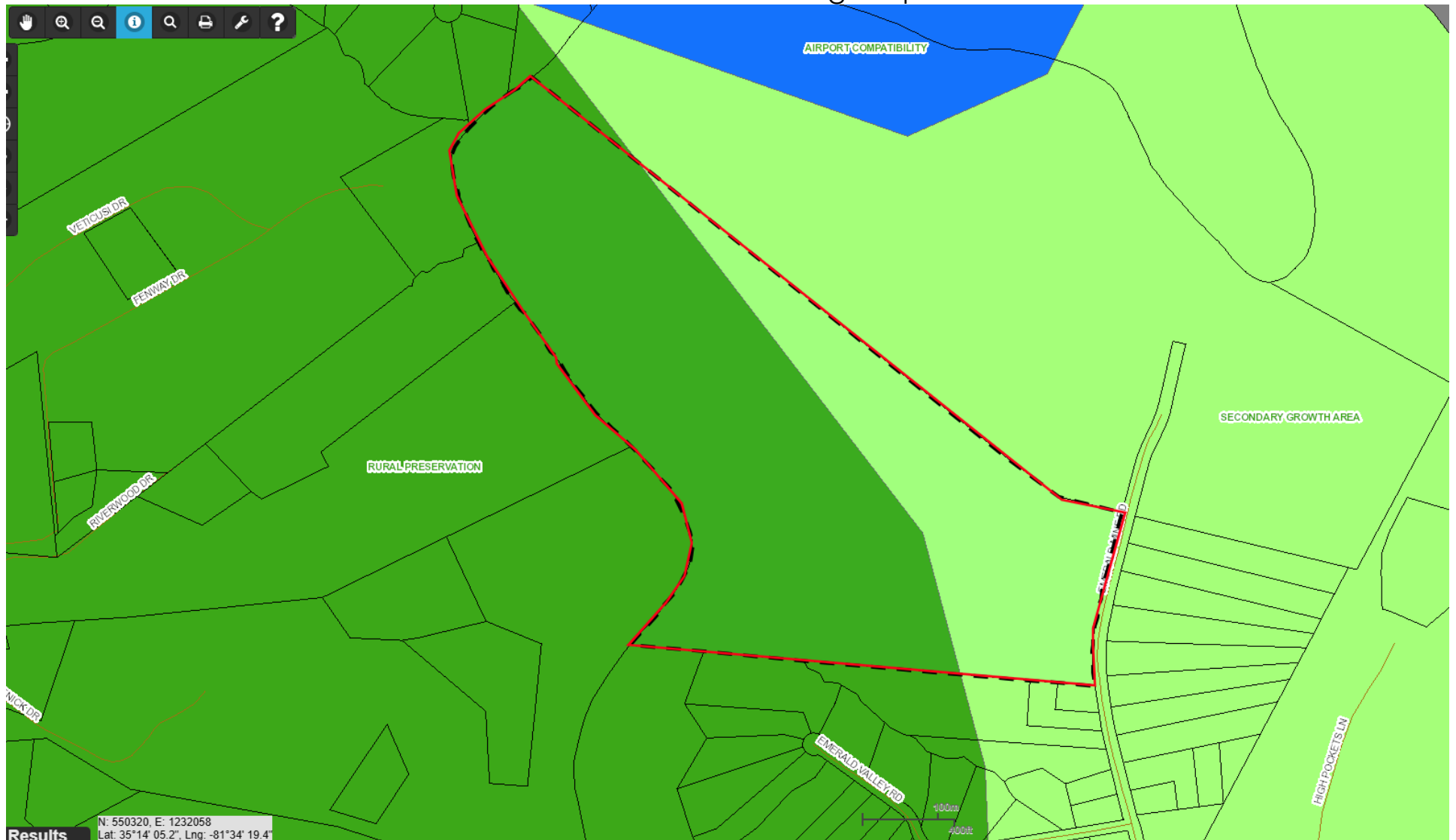
Rezoning Case 25-09: Zoning Map

2218 Emerald Mine Rd.- Re-zoning Request R to RU



Rezoning Case 25-09: Future Land Use Plan Map

2218 Emerald Mine Rd.- Re-zoning Request R to RU





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Sugar Branch Farms LLC, Applicant, whose present mailing address is 714 Poplar Springs Church 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: 2218 Emerald Mine Rd. Shelby NC 28152

Parcel(s): 6071 containing 84.49 acres.

(if a portion of property attach survey)

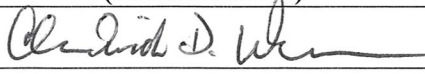
2. That said property above described is presently zoned R and the undersigned applicant desires and does hereby request that said property be rezoned to:

RU

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
	Chadwick D. Wesson	2218 Emerald Mine Rd. Shelby

Respectfully submitted this 8th day of July, 20 25.

SIGNED: 

E-MAIL: Chad Wesson@Yalpo.Com PHONE NUMBER: (704) 913-8595

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 7/8/25 ZP: 183927 Case #: 25-09

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Re-Zoning Case 25-10: 476 Oak Grove-Clover Hill Church Rd. R to GB-CU for RV Park

Department:

Agenda Title: Re-Zoning Case 25-10: 476 Oak Grove-Clover Hill Church Rd. R to GB-CU for RV Park

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-10_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-10_Site_Plan_New_pdf.pdf	Site Plan
<input type="checkbox"/> 25-10_Map_Aerial.pdf	Aerial Map
<input type="checkbox"/> 25-10_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-10_Map_LUP.pdf	Future Land Use Plan Map
<input type="checkbox"/> 25-10_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: August 26, 2025
From: Chris Martin, Planning Director
Subject: Case 25-10 Rezoning R to GB-CU
Location: 476 Oak Grove-Clover Hill Church Rd.

Summary Statement: Tim Simms, representing JM & AD, LLC, is requesting to re-zone 476 Oak Grove-Clover Hill Church Rd., a 6-acre parcel, from Residential to General Business-Conditional Use for the purpose of developing the property to operate a Recreational Vehicle Campground. A site plan has been submitted with the application to show the applicant's proposed layout and design.

Review: This property lies 500 ft. west of the Oak Grove-Clover Hill Church Rd. intersection with Delight Rd. and is currently owned by JN & AD, LLC, per Cleveland County Tax Assessor.

The surrounding area consists mostly of residential uses on large tracts of land. The Land Use Plan designates this area as Rural Preservation. The surrounding zoning district is traditional Residential.

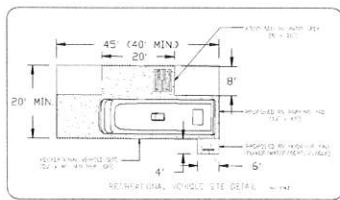
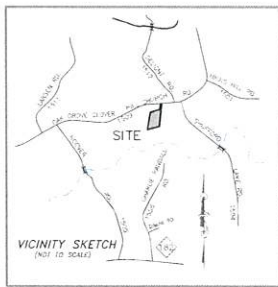
Services

- Utilities
 - Cleveland County Water
- Fire District
 - Polkville
- Street Maintenance
 - NCDOT

Consistency Statement:

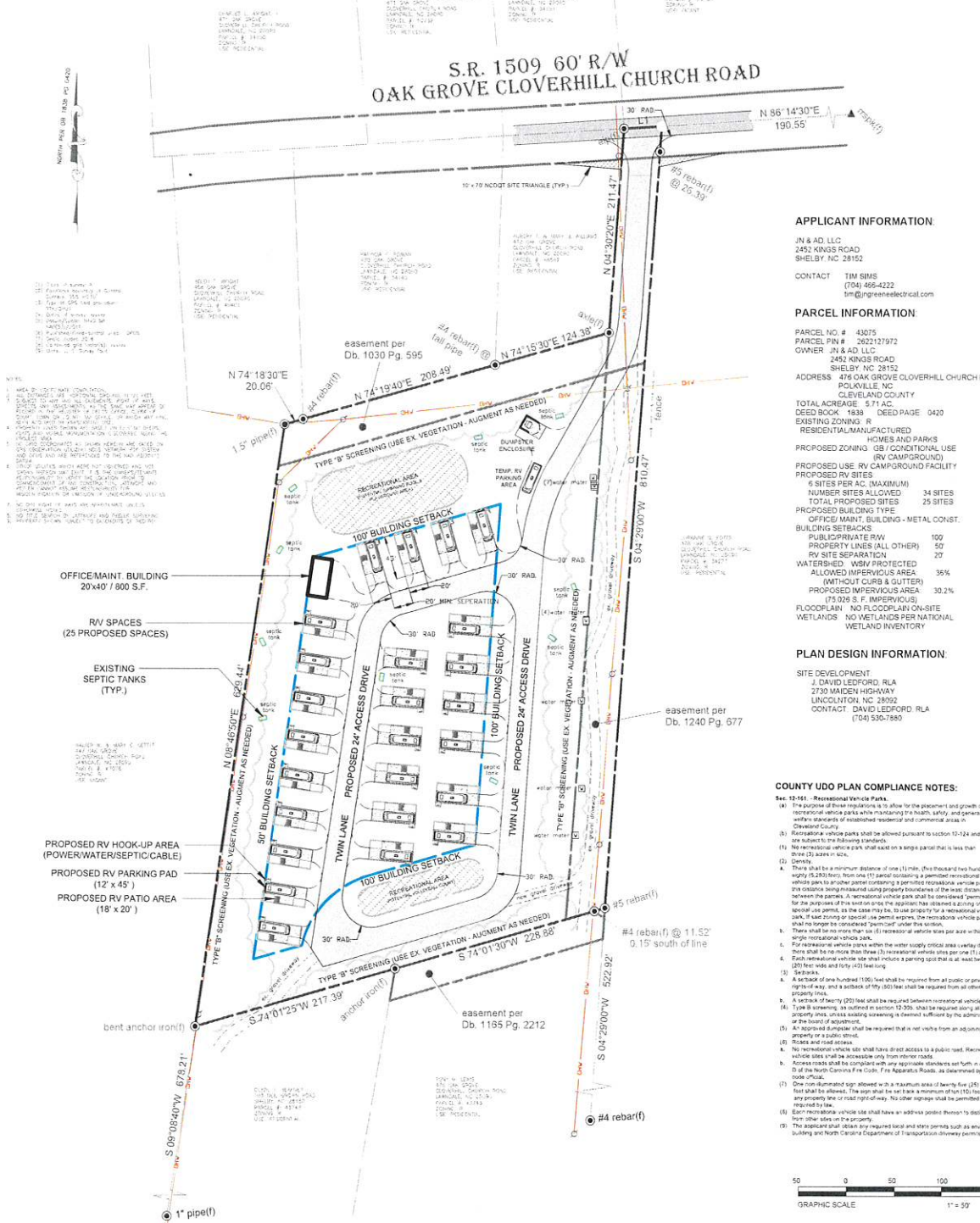
NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.

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



Course	Bearing	Distance
L1	N 86°30'00"E	40.00'

LEGEND	
--- EXISTING LINE	--- EXISTING PROPERTY LINE
--- EXISTING EASEMENT	--- EXISTING EASEMENT
--- EXISTING UTILITY	--- EXISTING UTILITY
--- EXISTING FENCE	--- EXISTING FENCE
--- EXISTING DRIVE	--- EXISTING DRIVE
--- EXISTING SIDEWALK	--- EXISTING SIDEWALK
--- EXISTING CURB	--- EXISTING CURB
--- EXISTING PAVEMENT	--- EXISTING PAVEMENT
--- EXISTING GRAVEL	--- EXISTING GRAVEL
--- EXISTING ASPHALT	--- EXISTING ASPHALT
--- EXISTING CONCRETE	--- EXISTING CONCRETE
--- EXISTING BRICK	--- EXISTING BRICK
--- EXISTING STONE	--- EXISTING STONE
--- EXISTING WOOD	--- EXISTING WOOD
--- EXISTING METAL	--- EXISTING METAL
--- EXISTING PLASTIC	--- EXISTING PLASTIC
--- EXISTING GLASS	--- EXISTING GLASS
--- EXISTING RUBBER	--- EXISTING RUBBER
--- EXISTING LEATHER	--- EXISTING LEATHER
--- EXISTING CLOTH	--- EXISTING CLOTH
--- EXISTING PAPER	--- EXISTING PAPER
--- EXISTING CARDBOARD	--- EXISTING CARDBOARD
--- EXISTING FOAM	--- EXISTING FOAM
--- EXISTING GLASS	--- EXISTING GLASS
--- EXISTING RUBBER	--- EXISTING RUBBER
--- EXISTING LEATHER	--- EXISTING LEATHER
--- EXISTING CLOTH	--- EXISTING CLOTH
--- EXISTING PAPER	--- EXISTING PAPER
--- EXISTING CARDBOARD	--- EXISTING CARDBOARD
--- EXISTING FOAM	--- EXISTING FOAM



APPLICANT INFORMATION
JN & AD LLC
2452 KINGS ROAD
SHELBY NC 28152
CONTACT: TIM SIMS
(704) 466-4222
tim@jnsimsllc.com

PARCEL INFORMATION
PARCEL NO. # 43075
PARCEL PIN # 262217972
OWNER: JN & AD LLC
2452 KINGS ROAD
SHELBY NC 28152
ADDRESS: 476 OAK GROVE CLOVERHILL CHURCH ROAD
SHELBY NC 28152
TOTAL ACRES: 5.71 AC
DEED BOOK: 1838 DEED PAGE: 0420
EXISTING ZONING: R
RESIDENTIAL/INDUSTRIAL
PROPOSED ZONING: R
PROPOSED USE: RV CAMPGROUND FACILITY
PROPOSED RV SITES: 25
SITES PER AC (MAXIMUM): 4
TOTAL PROPOSED SITES: 25
PROPOSED BUILDING TYPE: OFFICE/MAINT. BUILDING-METAL CONST.
BUILDING SETBACKS: 100'
PUB/PRIVATE R/W: 100'
PROPERTY LINES (ALL OTHER): 50'
RV SITE SEPARATION: 20'
WATERSHED: 100% PROTECTED
ALLOWED IMPERVIOUS AREA: 36%
(WITHOUT CURB & GUTTER)
PROPOSED IMPERVIOUS AREA: 30.2%
(75,028 S.F. IMPERVIOUS)
FLOODPLAIN: NO FLOODPLAIN ON-SITE
WETLANDS: NO WETLANDS PER NATIONAL
WETLAND INVENTORY

PLAN DESIGN INFORMATION
SITE DEVELOPMENT
J. DAVID LEDFORD, RLA
2730 MAIDEN HIGHWAY
LINCOLN NC 28092
CONTACT: DAVID LEDFORD, RLA
(704) 530-7880

COUNTY UDO PLAN COMPLIANCE NOTES:
Sec. 12-161 - Recreational Vehicle Parks.
(a) The purpose of these regulations is to allow for the placement and growth of recreational vehicle parks while maintaining the health, safety, and general welfare of the community.
(b) Recreational vehicle parks shall be subject to the following standards:
(1) No recreational vehicle park shall be located on a single parcel that is less than one (1) acre in size.
(2) Density.
(3) There shall be a minimum distance of one (1) mile (five thousand two hundred eighty (5,280) feet) from one (1) parcel containing a permitted recreational vehicle park to another parcel containing a permitted recreational vehicle park, unless the parcels are separated by a waterway or a public right-of-way.
(4) For recreational vehicle parks within the water supply critical area, the distance shall be no more than three (3) miles.
(5) Each recreational vehicle park shall include a parking area that is at least twenty (20) feet wide and forty (40) feet long.
(6) Setbacks.
(7) A setback of one hundred (100) feet shall be required from all public or private rights-of-way, unless a portion of the (100) feet shall be required from all other property lines.
(8) A setback of twenty (20) feet shall be required between recreational vehicle sites.
(9) Type B setbacks. As outlined in section 12-309, shall be required from all adjacent property lines, unless existing zoning is deemed sufficient by the administrator of the local government.
(10) An approved dumpster shall be required that is not visible from an adjoining property or a public street.
(11) Roads and road access.
(12) No recreational vehicle site shall have direct access to a public road. Recreational vehicle sites shall be accessible only from minor roads.
(13) Access roads shall be constructed with any appropriate standards set forth in Appendix D of the North Carolina Fire Code. Fire Apparatus Roads, as determined by the fire code official.
(14) One-way driveway signs shall be required with a maximum area of twenty-five (25) square feet shall be allowed. The sign shall be set back a minimum of one hundred (100) feet from any property line or road right-of-way. No other signage shall be permitted unless required by law.
(15) Each recreational vehicle site shall have an address visible from the road to distinguish it from other sites on the property.
(16) The applicant shall obtain any required local and state permits such as environmental, building and North Carolina Department of Transportation driveway permits.



PROJECT DESCRIPTION

PROPOSED SITE PLAN

H&H RV CAMPGROUND

476 OAK GROVE CLOVERHILL CHURCH RD., LAWDALE, NC

PLAN DATE: 07/14/25

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS: #1 07/24/25 CCP

J. DAVID LEDFORD, RLA

Landscape Architecture, Land Planning, Site Design, Engineering, Surveying, Planning

2730 Maiden Highway
Lincoln, NC 28092

jdaavidledford@yahoo.com
CELL (704) 530-7880

Seal of J. David Ledford, RLA

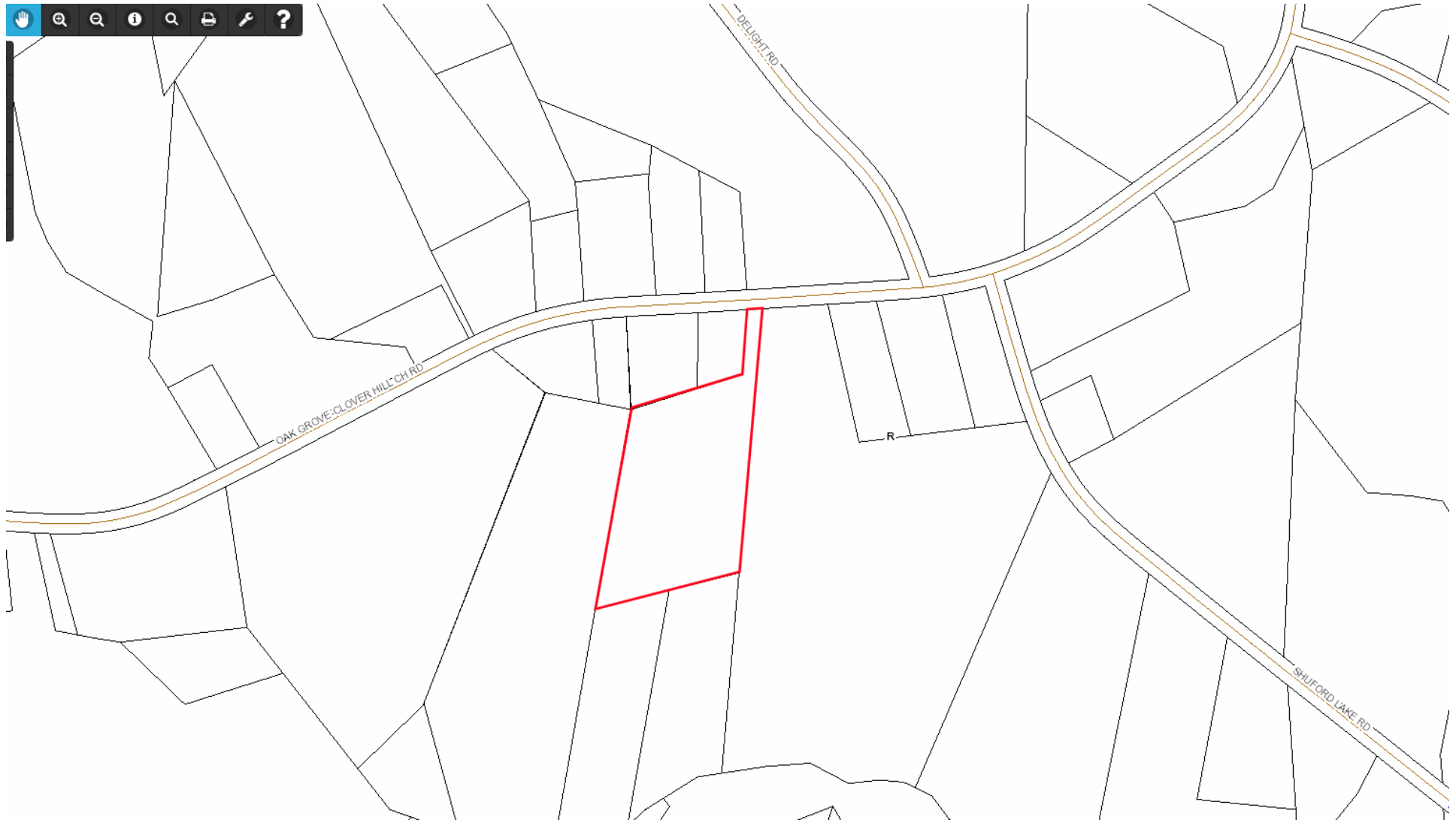
Rezoning Case 25-10

476 Oak Grove-Clover Hill Ch. Rd.- Re-zoning Request R to GB-CU for RV Park



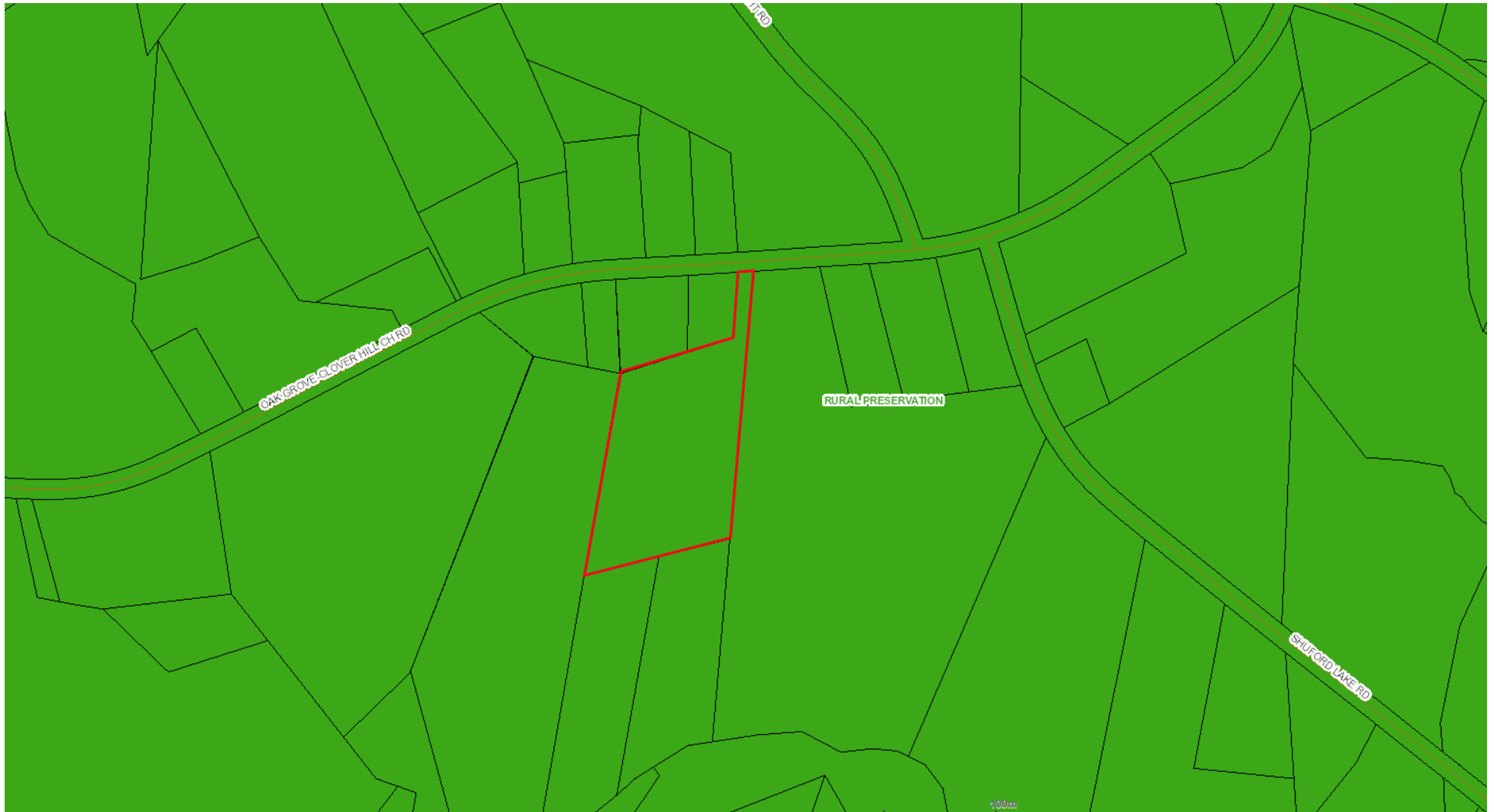
Rezoning Case 25-10: Zoning Map

476 Oak Grove-Clover Hill Ch. Rd.- Re-zoning Request R to GB-CU for RV Park



Rezoning Case 25-10: Future Land Use Plan Map

476 Oak Grove-Clover Hill Ch. Rd.- Re-zoning Request R to GB-CU for RV Park





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES JN + AD LLC, Applicant, whose present mailing address is 2452 Kings Rd 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: 476 Oak Grove Clover Hill Church Rd Lawndale NC 28096

Parcel(s): 43075 containing 5.71 acres.

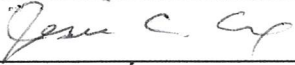
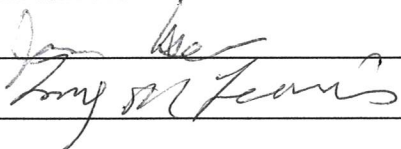

(if a portion of property attach survey)

2. That said property above described is presently zoned Residential - SUP - (mobile home park) and the undersigned applicant desires and does hereby request that said property be rezoned to: General Business Conditional Use - (RV Park) (25 sites).

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
	Jessie Cox	474-1 Oak Grove Clover Hill Church Rd Lawndale NC 28096
	James H. Lewis	474-2 Oak Grove
	Tony M. Lewis	474-1 Oak Grove Clover Hill

Respectfully submitted this 26th day of February, 20 25.

SIGNED: 

E-MAIL: tim@jngreenelectrical.com **PHONE NUMBER:** 704-466-4222

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 7-15-25 **ZP:** 183989 **Case #:** 25-10



PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES JN+AD LLC, Applicant, whose present mailing address is 2452 Kings Rd 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: 476 Oak Grove Clover Hill Church Rd Lawndale NC 28090

Parcel(s): 43075 containing 5.71 acres.

(if a portion of property attach survey)

2. That said property above described is presently zoned Residential - SLP - (mobile home park) and the undersigned applicant desires and does hereby request that said property be rezoned to: General Business Conditional Use - (RV Park) -

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
<u>Lorraine G. Potts</u>	<u>Lorraine Potts</u>	<u>478 OAK GROVE CLOVERHILL Rd</u>

Respectfully submitted this _____ day of _____, 20_____.

SIGNED: _____

E-MAIL: _____ **PHONE NUMBER:** _____

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: _____ **ZP:** _____ **Case #:** _____

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Re-Zoning Case 25-11: 154 Runyan Rd. R to RU

Department:

Agenda Title: Re-Zoning Case 25-11: 154 Runyan Rd. R to RU

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-11_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-11_Map_Aerial.pdf	Aerial Map
<input type="checkbox"/> 25-11_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-11_Map_LUP.pdf	Future Land Use Plan Map
<input type="checkbox"/> 25-11_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: August 26, 2025
From: Chris Martin, Planning Director
Subject: Case 25-11 Rezoning R to RU
Location: 154 Runyan Road, Grover, NC 28073

Summary Statement: George Ellis is requesting to re-zone Parcel 5385 from Residential to Rural Residential.

Review: The property is located at 154 Runyan Road and is approximately 67 acres. It lies northwest of the intersection of Hopson Drive and Runyan Road and has residential uses.

Surrounding uses consist of large agricultural tracts, wooded tracts of land, and large-lot residential uses. Industrial uses are present just south of Hopson Drive

The property is surrounded by Residential zoning, with Heavy Industrial zoning just south of Hopson Drive. The Land Use Plan designates the area as Secondary Growth.

Services

- Utilities
 - Cleveland County Water
- Fire District
 - Number 3
- Street Maintenance
 - NCDOT

Consistency Statement:

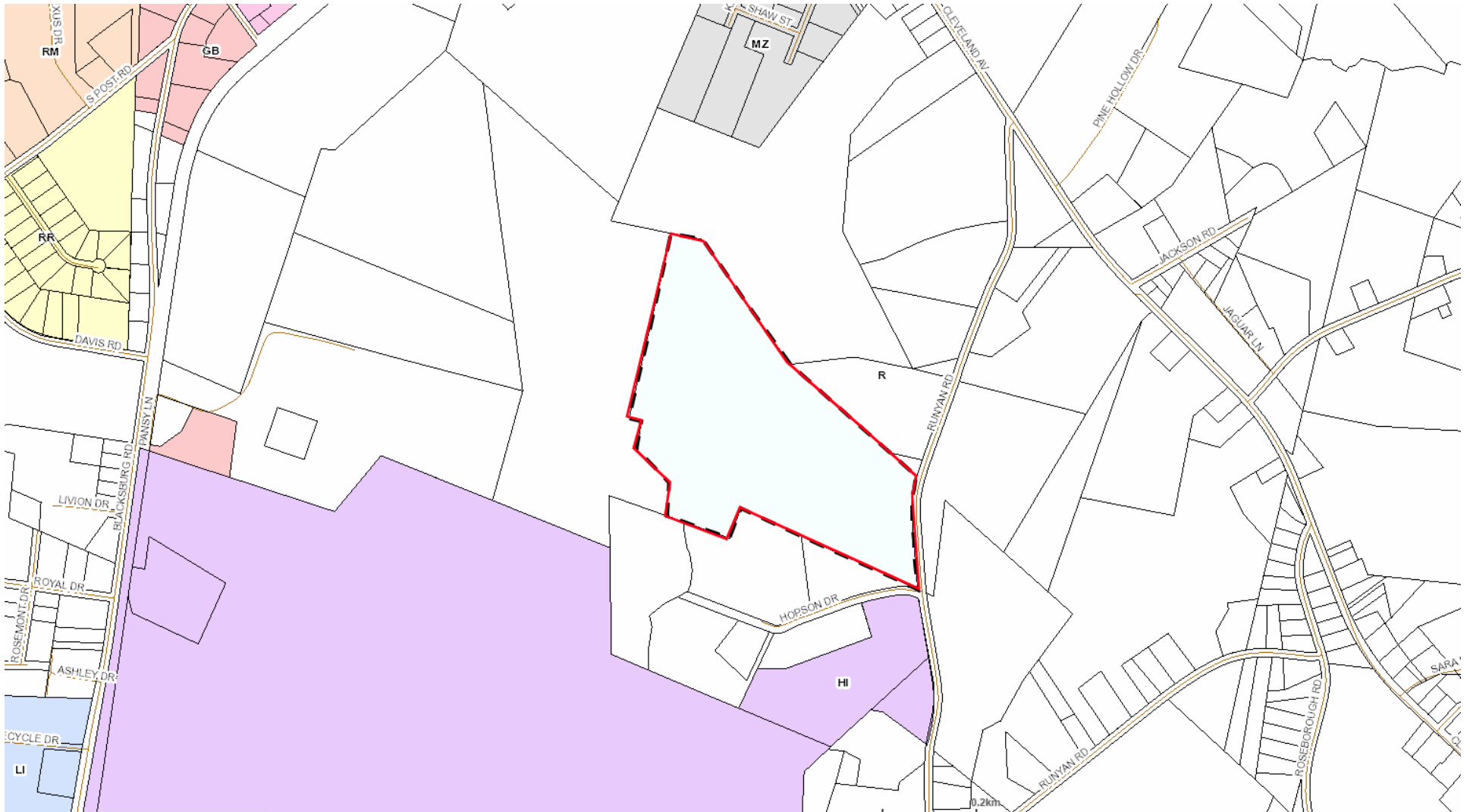
NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.

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

Rezoning Case 25-11
154 Runyan Rd.- Re-zoning Request R to RU

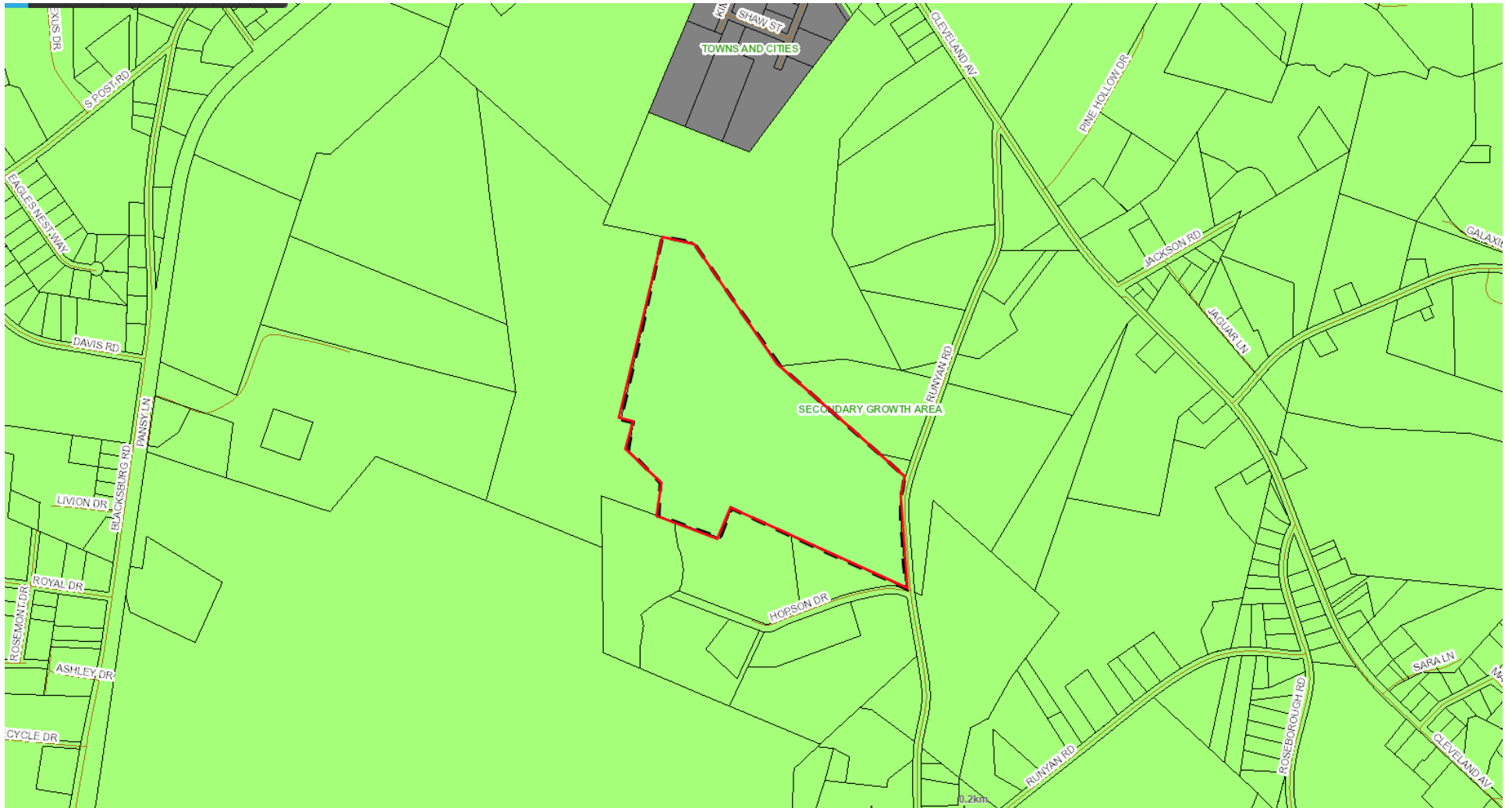


Rezoning Case 25-11: Zoning Map
154 Runyan Rd.- Re-zoning Request R to RU



Rezoning Case 25-11: Future Land Use Plan Map

154 Runyan Rd.- Re-zoning Request R to RU





Cleveland County
NORTH CAROLINA

PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES George F Ellis, Applicant, whose present mailing address is 2332 Cleveland Ave, Grover NC 28073, 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: 154 Runyan Rd, Grover NC 28073

Parcel(s): 5385 containing 67.43 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: Rural Residential.

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 15th day of July, 20 25.

SIGNED: George F Ellis

E-MAIL: gellis125@gmail.com PHONE NUMBER: 704 995 4757

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 7-15-25 ZP: _____ Case #: 25-11

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Re-Zoning Case 25-12: 135 Dixon Dairy Rd. HI to R

Department:

Agenda Title: Re-Zoning Case 25-12: 135 Dixon Dairy Rd. HI to R

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-12_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-12_Survey.pdf	Survey
<input type="checkbox"/> 25-12_Map_Aerial.pdf	Aerial Map
<input type="checkbox"/> 25-12_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-12_Map_LUP.pdf	Future Land Use Plan Map
<input type="checkbox"/> 25-12_Petition.pdf	Petition

STAFF REPORT

To: Planning Board
Date: August 26, 2025
From: Chris Martin, Planning Director
Subject: Case 25-12 Rezoning HI to R
Location: 135 Dixon Dairy Road

Summary Statement: Neisler Brothers Inc. is requesting to re-zone a 15.8-acre portion of Parcel 11496 and Parcel 60018 from Heavy Industrial (HI) to Residential (R). A survey has been submitted showing the proposed Residential zoning district and lot boundary.

Review: The property is located along Dixon Dairy Rd. south in the southeastern area of the county. It is surrounded by mostly larger tracts of land containing agriculture uses and another residence. The property is surrounded by Heavy Industrial and Residential zoning. The Land Use Plan designates the area as Secondary Growth.

Services

- Utilities
 - Cleveland County Water
- Fire District
 - Bethlehem
- Street Maintenance
 - NCDOT

Consistency Statement:

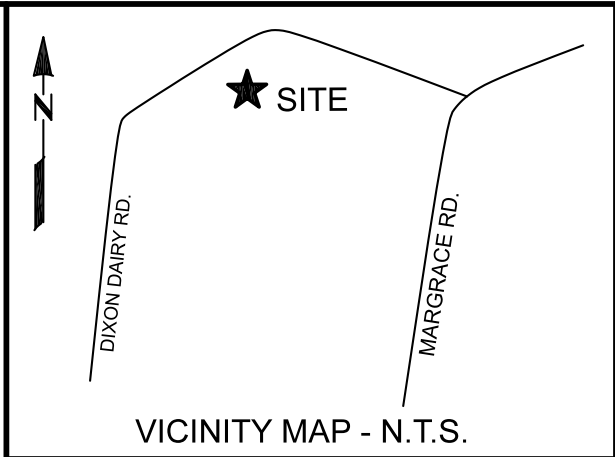
NCGS 160D-605 requires that local government boards adopt a consistency statement showing that the decision it makes fits in with the land use plan or if not, is reasonable and has a public interest.

Requested Board Action: Consider the request, the surrounding area, and the land use plan. Provide comments and a recommendation to the Board of Commissioners for their September 16, 2025 meeting.

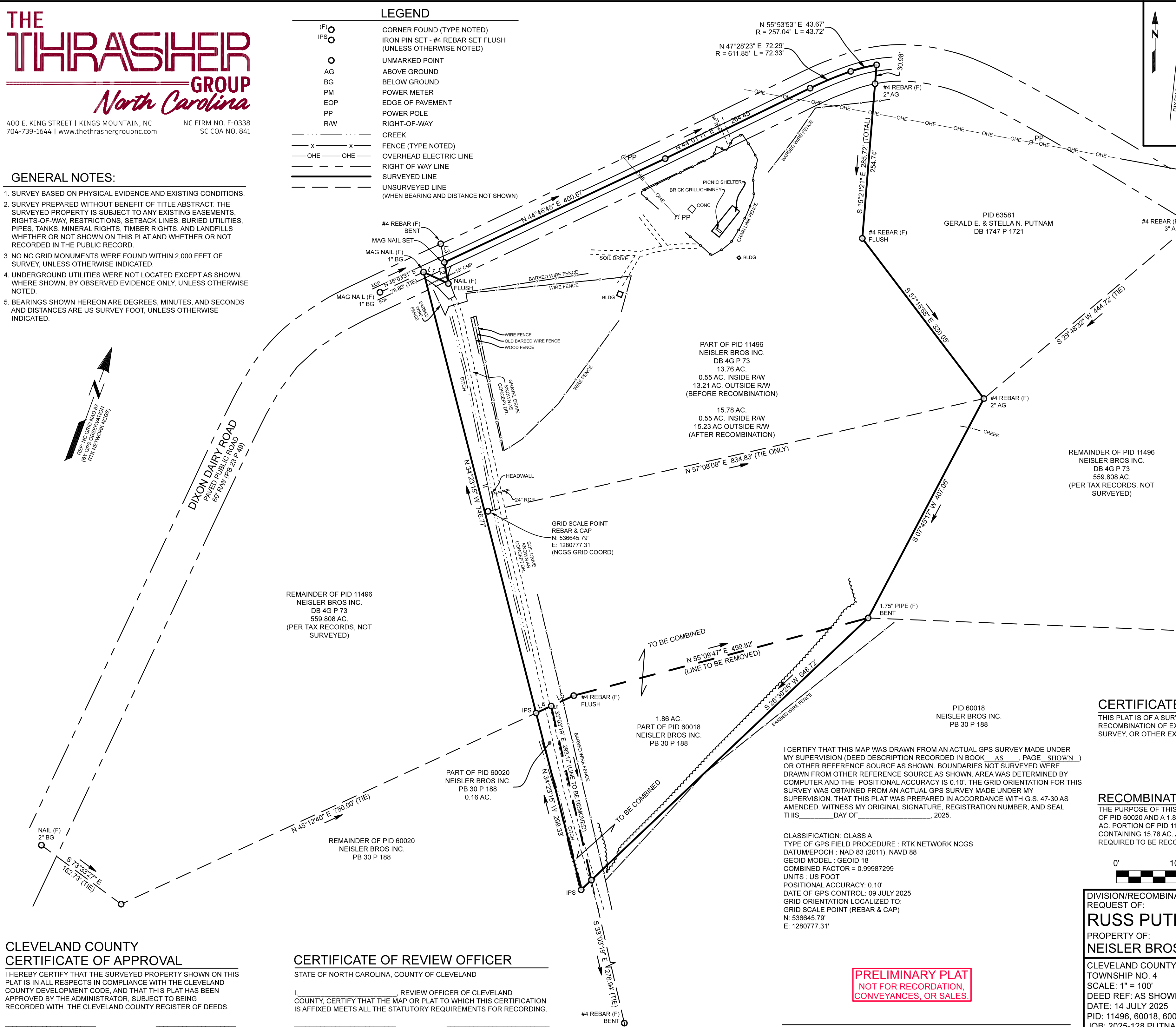
GENERAL NOTES:

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.

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
PP	POWER POLE
R/W	RIGHT-OF-WAY
---	CREEK
X---X	FENCE (TYPE NOTED)
—OHE—OHE—	OVERHEAD ELECTRIC LINE
---	RIGHT OF WAY LINE
---	SURVEYED LINE
---	UNSURVEYED LINE (WHEN BEARING AND DISTANCE NOT SHOWN)



LINE	BEARING	DISTANCE
L1	S 85°18'24" E	44.82'
L2	N 30°51'22" W	35.33'
L3	S 30°51'22" E	31.06'
L4	N 45°12'40" E	27.35'
L5	N 45°12'40" E	40.77'



CLEVELAND COUNTY CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SURVEYED PROPERTY SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CLEVELAND COUNTY DEVELOPMENT CODE, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR, SUBJECT TO BEING RECORDED WITH THE CLEVELAND COUNTY REGISTER OF DEEDS.

ADMINISTRATOR

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

CERTIFICATE OF SURVEYOR

THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

RECOMBINATION NOTE:

THE PURPOSE OF THIS PLAT IS TO COMBINE A 0.16 AC. PORTION OF PID 60020 AND A 1.86 AC. PORTION OF PID 60018 WITH A 13.76 AC. PORTION OF PID 11496 RESULTING IN A CONTIGUOUS PARCEL CONTAINING 15.78 AC. A LEGAL DOCUMENT OF RECOMBINATION IS REQUIRED TO BE RECORDED.



DIVISION/RECOMBINATION SURVEY MADE AT THE REQUEST OF:

RUSS PUTNAM
PROPERTY OF:
NEISLER BROS, INC.

CLEVELAND COUNTY, NORTH CAROLINA
TOWNSHIP NO. 4
SCALE: 1" = 100'
DEED REF: AS SHOWN
DATE: 14 JULY 2025
PID: 11496, 60018, 60020
JOB: 2025-128 PUTNAM-DIXON DAIRY

DDM

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

Joseph A. Gray, PLS L-4716

Date:

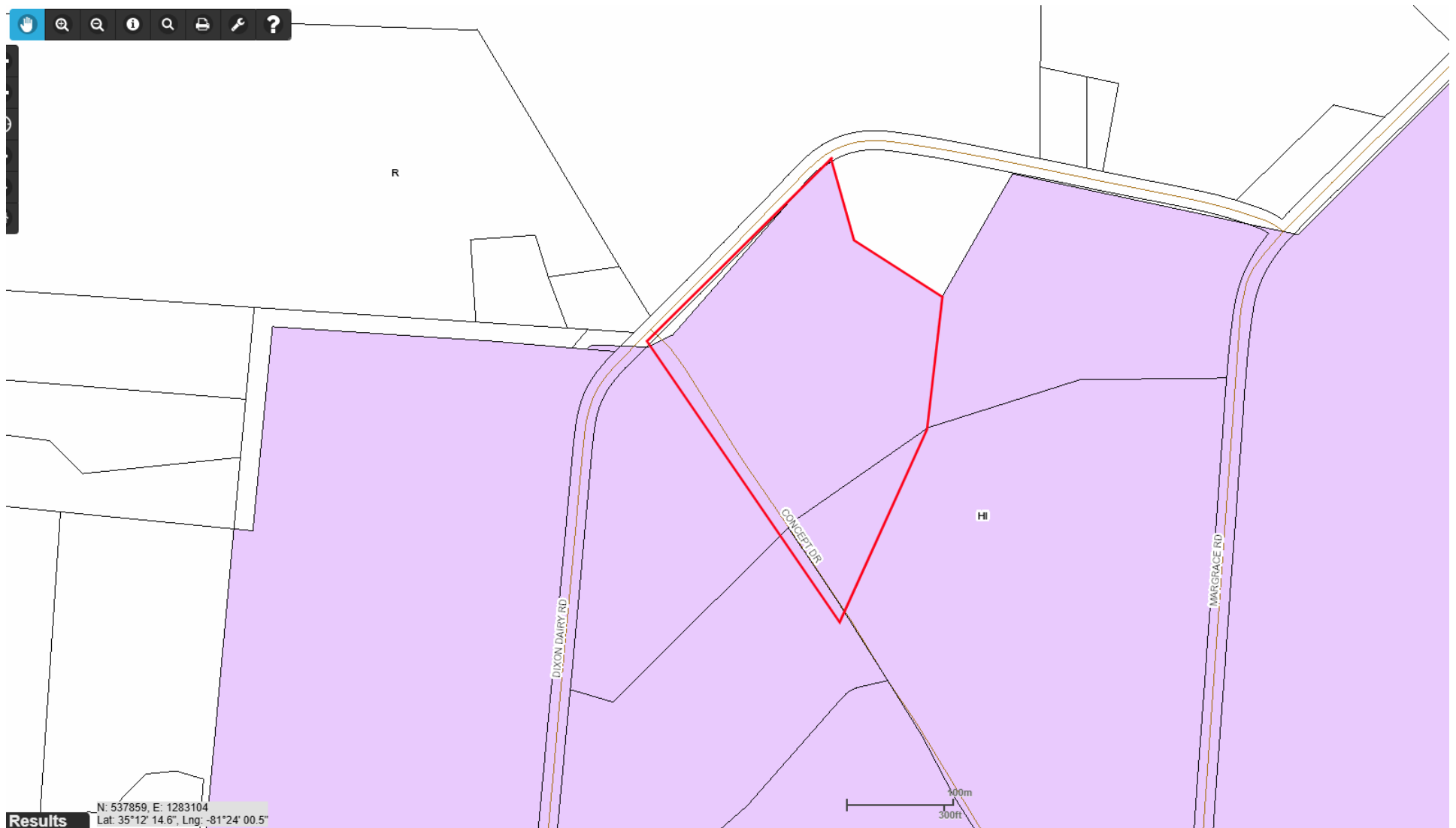
Rezoning Case 25-12

125 Dixon Dairy Rd.- Re-zoning Request HI to R
Approximate survey area for re-zoning in red



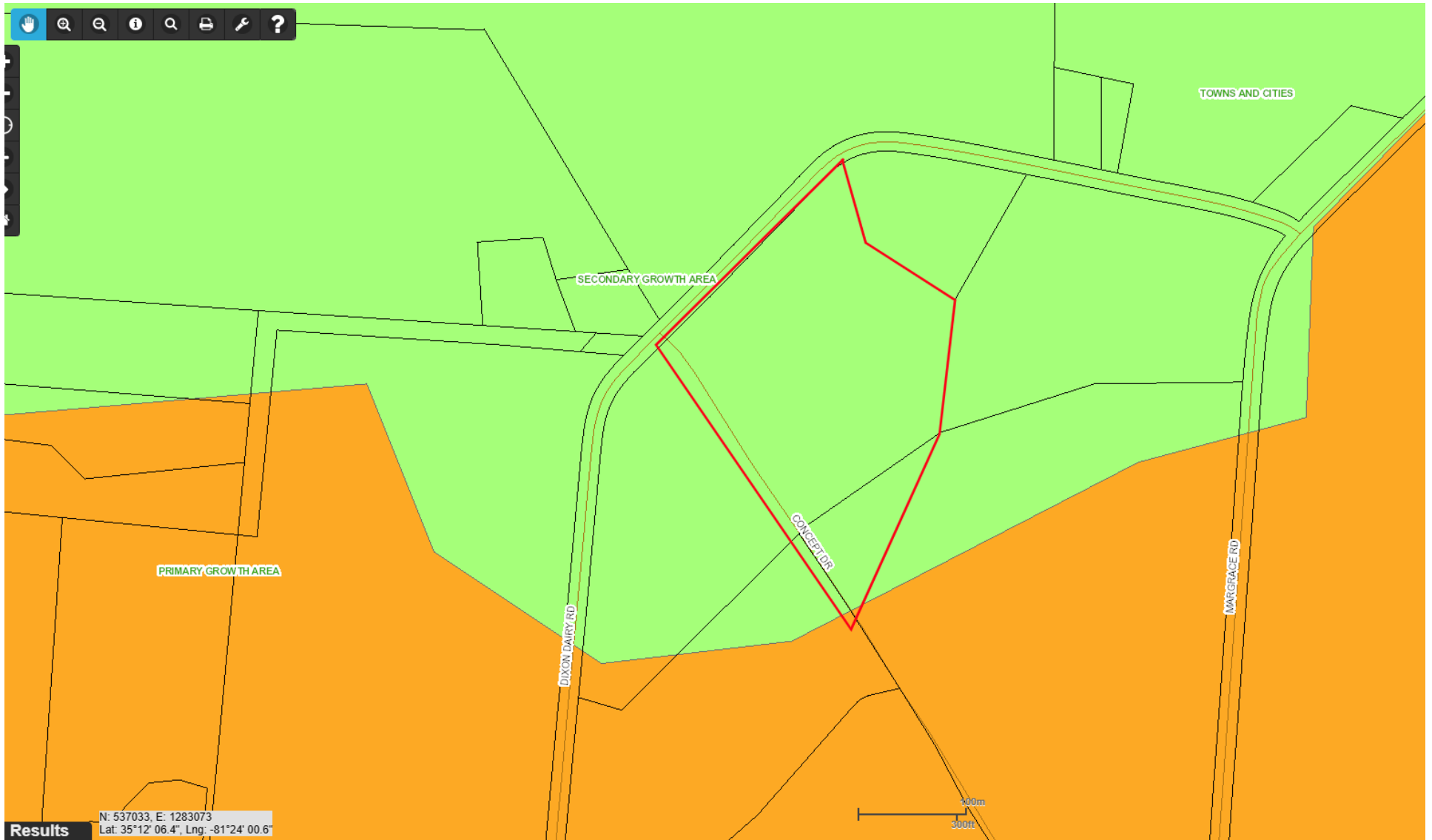
Rezoning Case 25-12: Zoning Map

125 Dixon Dairy Rd.- Re-zoning Request HI to R
Approximate survey area for re-zoning in red



Rezoning Case 25-12: Future Land Use Plan Map

125 Dixon Dairy Rd.- Re-zoning Request HI to R
Approximate survey area for re-zoning in red





PETITION FOR AMENDMENT OF THE ZONING MAP

NOW COMES Neisler Brothers, Inc., Applicant, whose present mailing address is PO Box 99, Kings Mountain, 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: 135 125 Dixon Dairy Rd., Kings Mountain, NC 28086

Parcel(s): ID# 11496 containing 15.8 acres.
(if a portion of property attach survey)

2. That said property above described is presently zoned HI 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
<i>Gerald & Stella Putnam</i>	Gerald & Stella Putnam	123 Dixon Dairy Rd.
<i>Matthew & Kelly Bell</i>	Matthew & Kelly Bell	206-1 Dixon Dairy Rd.
<i>Mickey & Constance Bell</i>	Mickey & Constance Bell	206 Dixon Dairy Rd.

Respectfully submitted this 21st day of June, 2025

SIGNED: Neisler Brothers, Inc. by: Polly P. Moreau, President Signed by: Pauline Page Moreau

E-MAIL: neislerbrothers@att.net

PHONE NUMBER: 704-739-3286

For office use:

Payment Code: ZP 11 Map Amendment

Fee: \$300

Paid on: 7-24-25 ZP: 189109 Case #: 25-12

COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

KMETJ Relinquishment Case 25-13: Apply Zoning & Future Land Use Plan Designations to Parcels 12261 & 62806

Department:

Agenda Title: KMETJ Relinquishment Case 25-13: Apply Zoning & Future Land Use Plan Designations to Parcels 12261 & 62806

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> 25-13_1_Staff_Report_PB.pdf	Staff Report
<input type="checkbox"/> 25-13_KM_Letter_for_Relinquishment.pdf	KM Letter
<input type="checkbox"/> 25-13_Map_Aerial.pdf	Aerial Map
<input type="checkbox"/> 25-13_Map_Zoning.pdf	Zoning Map
<input type="checkbox"/> 25-13_Map_Land_Use_plan.pdf	Future Land Use Plan Map

STAFF REPORT

To: Planning Board

From: Chris Martin, Planning Director

Date: August 26, 2025

Consideration: Adopt zoning districts and future land use designations

Location: Parcels 12261 and 62806

Summary Statement: Please consider applying the Residential (R) zoning district for Parcel 12261, Restricted Residential (RR) for Parcel 62806, and Secondary Growth land use plan designation for both parcels.

These two parcels were relinquished from the City of Kings Mountain and will now be under the planning jurisdiction of Cleveland County. The County will be responsible for providing planning services and building inspections.

Review: Parcel 12261 is a 30-acre tract addressed as 130 Tack Ct off Putnam Lake Rd. and is owned by Jack Neal Scism Jr. It adjoins parcels that were previously relinquished by the city. The surrounding uses consist of agricultural and single-family residences.

Parcel 62806 is a 0.21-acre tract that is a strip of land serving as access for the home on Parcel 12367, addressed as 330 Oak Grove Rd. The parcel is owned by Dale Eugene Riviere and Meghan Miller Riviere.

Staff have evaluated the parcels and surrounding areas and created the proposed zoning map and land use map for your review. Consideration was given to the existing uses of the parcels, surrounding uses, and the zoning district Kings Mountain applied. You will find that most of the areas are residential and agricultural in nature.

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 September 16, 2025 meeting.



Chris Martin, Planning Director
Cleveland County Government
8/13/2025

Chris,

On January 28, 2025 The City of Kings Mountain's City Council voted to relinquish 237 parcels from its ETJ to the County's development jurisdiction. Among those were multiple parcels on the northern side of Oak Grove Road near the intersection with Scism Road. Parcel 62806 is a 0.21-acre tract, along Oak Grove Road, that was inadvertently missed by both the City and the County during discussions on which parcels would be included in the relinquishment. Even though it was not on any list, it is obvious, when one looks at the map, that this parcel was to be included. Parcels on the west, east, and north of it were a part, including parcel 12367, which is owned by the same person as 62806 and is the parcel that 62806 uses to connect to Oak Grove Road.

The City has no interest in this parcel and it was clearly an oversight. Please change the jurisdictional district of this parcel from The City of Kings Mountain ETJ to Cleveland County.

Let me know if you have any questions.

A handwritten signature in black ink that reads "Henry Earle".

Henry Earle, Planning Director
City of Kings Mountain

Zoning Case 25-13

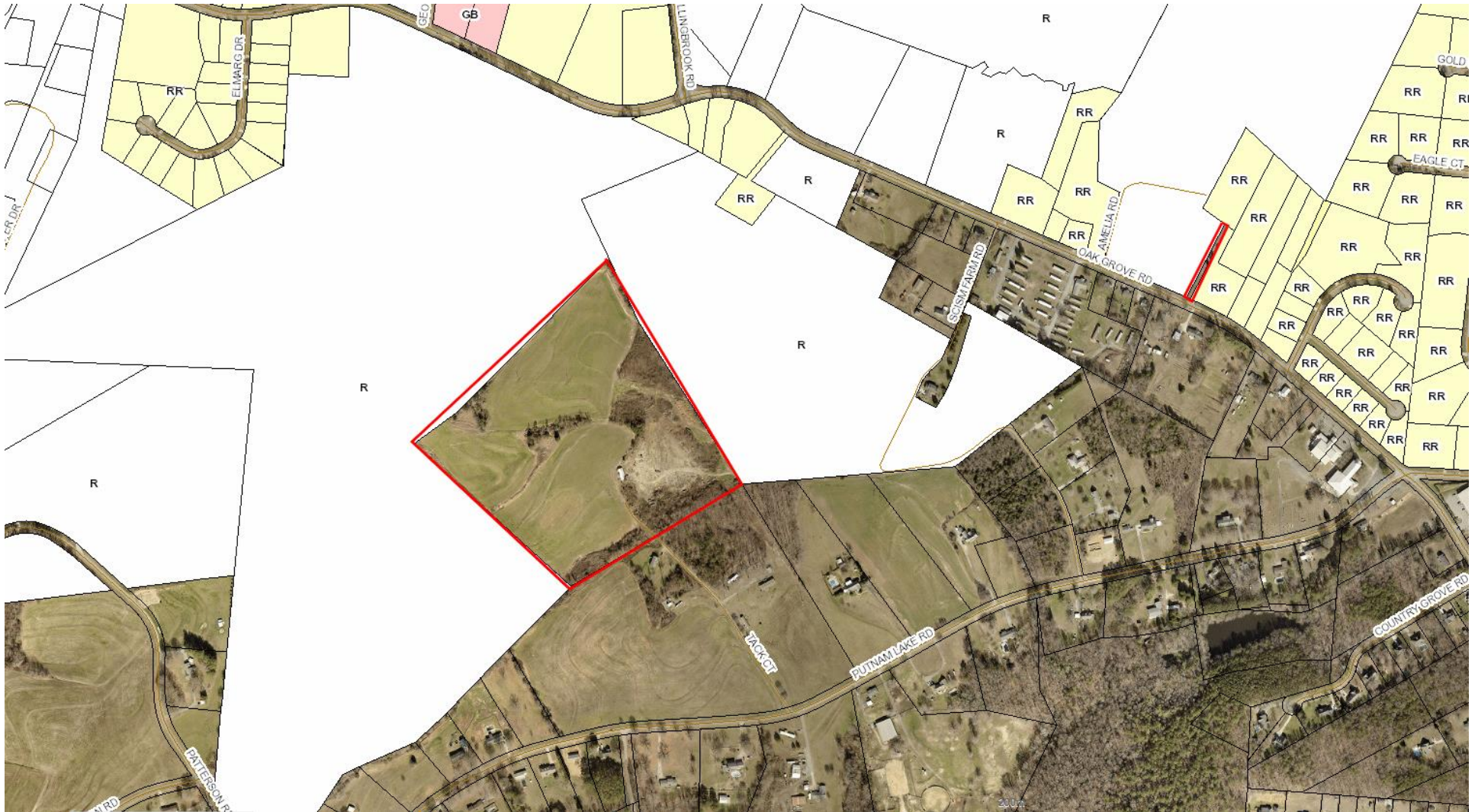
Zoning Case 25-13: Future Land Use Plan Map

Apply zoning and future land use plan designations to relinquished
Kings Mountain ETJ parcels 12261 & 62806 shown in red:



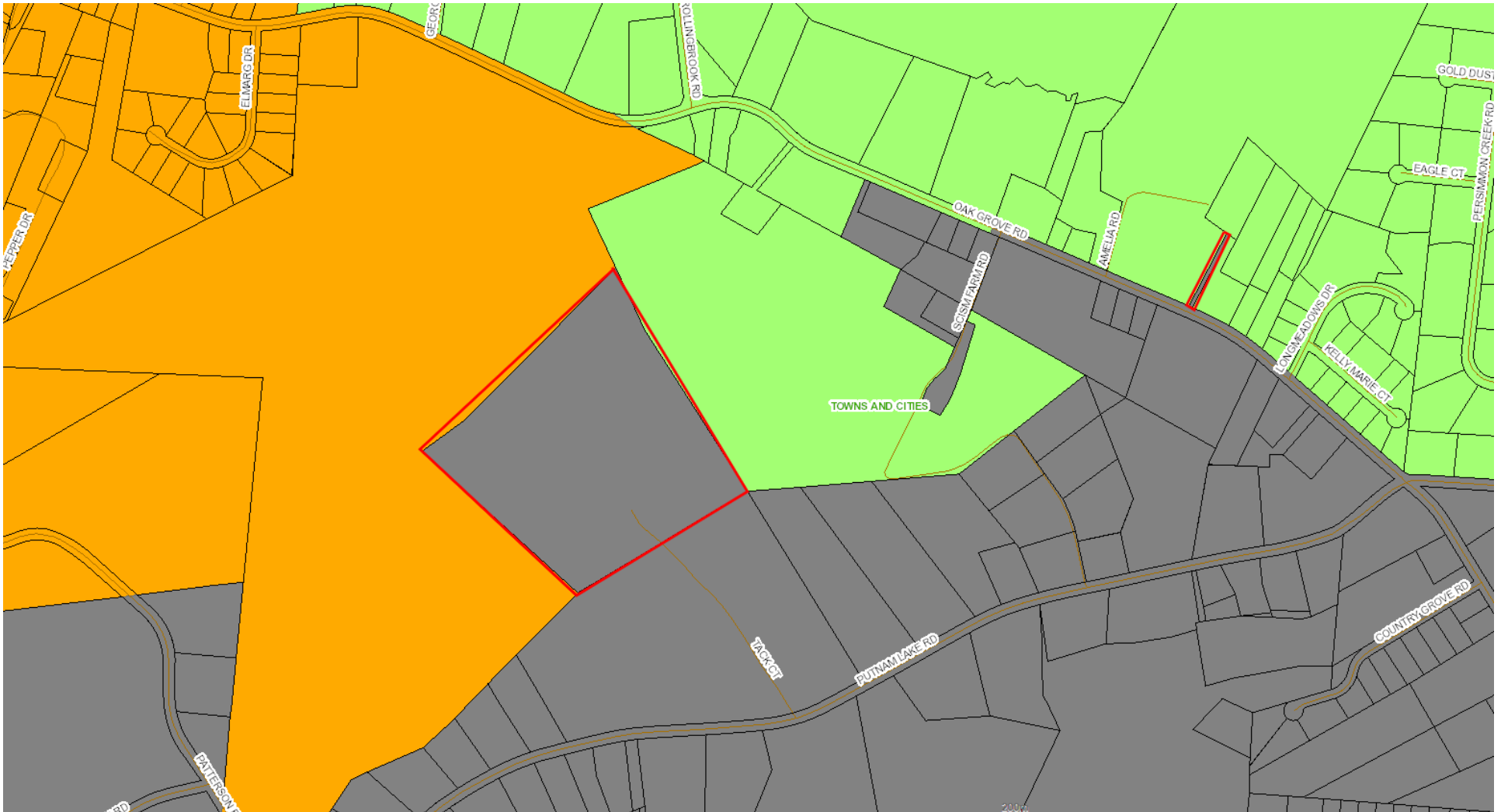
Zoning Case 25-13: Zoning Map

Apply zoning and future land use plan designations to relinquished Kings Mountain ETJ parcels 12261 & 62806



Zoning Case 25-13: Future Land Use Plan Map

Apply zoning and future land use plan designations to relinquished
Kings Mountain ETJ parcels 12261 & 62806



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Preliminary Plat Review: Lake Ridge Subdivision, off of Thamon Rd.

Department:

Agenda Title: Preliminary Plat Review: Lake Ridge Subdivision, off of Thamon Rd.

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Staff_Report_-_Lakewood_Ridge.pdf	Staff Report
<input type="checkbox"/> TRC_Comments_7-25.pdf	Comments
<input type="checkbox"/> Lakewood_(Hearing_Copy).pdf	Survey

STAFF REPORT

To: Planning Board

Date: August 26, 2025

From: Chris Martin, Planning Director

Subject: Preliminary Plat Approval, Lakewood Ridge Subdivision

Location: Parcel 16583 & 16490 off Thamon Rd. by Moss Lake

Summary-

- 24.44 acre site single phase cluster subdivision with 11.95 acres of greenspace.
- Average Lot size is 0.4 acres and with a proposed density of .98 units per acre.
- Area is served by municipal water and private septic.
- A portion of the parcels are in a Critical Area Watershed.

TRC Comments- See attached

Requested Board Action: Discuss, comment, and consider allowing the applicant to begin development.



Technical Review Committee

Subject Property Name: Lakewood Ridge
Address: 153 Thamon Road
Parcel Number: 16583
Owner: Vista Resources LLC

Environmental Health

Reviewer: Nathan McNeilly

Comments:

1. Based on the layout of property lines in this proposed subdivision , septic design will likely be complex. The number of bedrooms may be restricted as the lots are small, and contour is generally running parallel with the road. However, each septic system would be evaluated individually based upon the characteristics of the individual site.

2. Current Environmental Health Certificate states the following:

I hereby certify that the lots in this subdivision have been issued improvement permits for the installation of on-site sewage treatment and disposal systems as specified in Law and Rules for Sewage Treatment and Disposal Systems 15A NCAC 18A. 1900. Permits are valid for a specified period of time as provided by law, and should be reviewed prior to purchase.

This should be amended to reference the current onsite wastewater rules 15A NCAC 18E. and should read as follows:

Environmental Health Certificate

I hereby certify that the lots in this subdivision have been issued improvement permits for the installation of on-site sewage treatment and disposal systems as specified in Law and Rules for Sewage Treatment and Disposal Systems 15A NCAC 18E. Permits are valid only for a specified period of time as provided by law, and should be reviewed prior to purchase.

Fire Marshal

Reviewer: Perry Davis

Comments:

County Water

Reviewer: Brad Cornwell

Comments:

Building Inspections

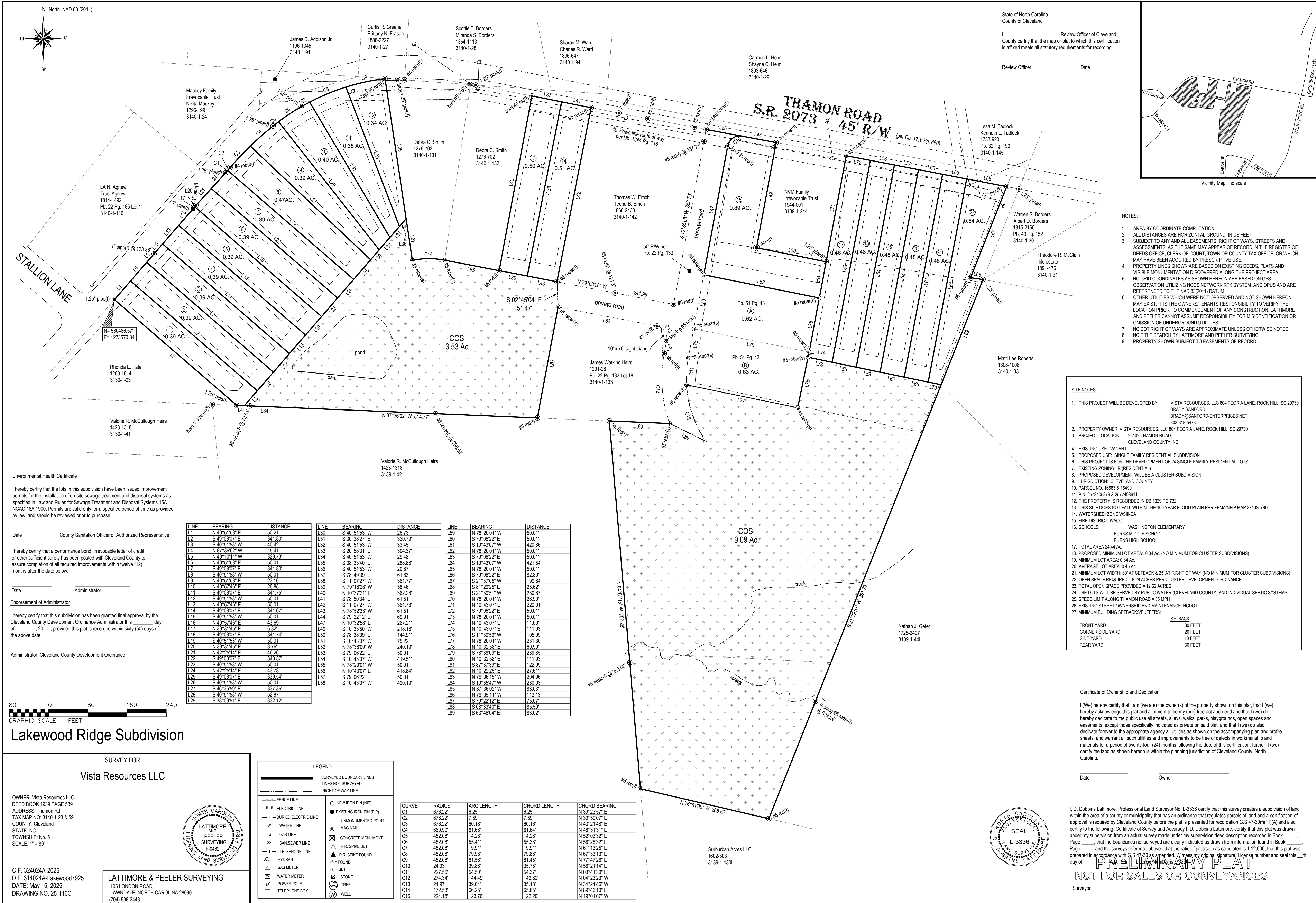
Reviewer: Colt Farrington

Comments:

Planning

Reviewer: Chris Martin

Comments:



COUNTY OF CLEVELAND, NORTH CAROLINA

AGENDA ITEM SUMMARY

Preliminary Plat Review: Red Maple Reserve Subdivision, off Lavender Rd.

Department:

Agenda Title: Preliminary Plat Review: Red Maple Reserve Subdivision, off Lavender Rd

Agenda Summary:

Proposed Action:

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Staff_Report_-_Red_Maple_Reserve.pdf	Staff Report
<input type="checkbox"/> Red_Maple_Survey_(Hearing_Copy).pdf	Survey

STAFF REPORT

To: Planning Board

Date: August 26, 2025

From: Chris Martin, Planning Director

Subject: Preliminary Plat Approval, Red Maple Reserve Subdivision

Location: Parcel 7491 located off Lavender Rd.

Summary-

- 25.71-acre site single phase subdivision with 31 lots.
- Average Lot size is 0.75 acres.
- Area is served by municipal water and private septic.
- Proposed internal road name is Pinewood Place

Requested Board Action: Discuss, comment, and consider allowing the applicant to begin development.

agency all utilities as shown on the accompanying plan and profile sheets; and warrant all such utilities and improvements to be free of defects in workmanship and materials for a period of twenty-four (24) months following the date of this certification; further, I (we) certify the land as shown hereon is within the planning jurisdiction of Cleveland County, North Carolina.

Date _____ Owner (Notarized) _____

Certificate of Survey and Accuracy:
I hereby certify that this map (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (a deed description recorded in Book _____, Page _____ of the Cleveland County Registry) (other); that the error of closure as calculated by latitudes and departures is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____, and that this map was prepared in accordance with section 47-30 of the General Statutes, as amended. Witness my original signature, registration number and seal this _____ day of _____, 20____.

Division of Highways District Engineer Certificate:
I hereby certify that the streets shown on this plat have been designed in accordance with at least the minimum specifications and standards of NCDOT.

Date _____ District Engineer _____

Environmental Health Certificate:
I hereby certify that the lots in this subdivision have been issued improvement permits for the installation of on-site sewage treatment and disposal systems as specified in Law and Rules for Sewage Treatment and Disposal Systems 15A NCAC 18A.1900. Permits are valid only for a specified period of time as provided by law, and should be reviewed prior to purchase.

Date _____ County Sanitation Officer or Authorized Representative _____

Endorsement of Planning Board:

I hereby certify that this subdivision has been granted final approval by the Cleveland County Planning Board this _____ day of _____, 20____, provided this plat is recorded within sixty (60) days of the above date.

Chairman, Cleveland County Planning Board _____

Endorsement of Administrator:

I hereby certify that this subdivision has been granted final approval by the Cleveland County Development Ordinance Administrator this _____ day of _____, 20____, provided this plat is recorded within sixty (60) days of the above date.

Administrator, Cleveland County Development Ordinance _____

One of the following endorsements shall be shown on the plat, indicating if the required improvements have either been completed prior to final plat approval or a bond, or other surety posted with the administrator. I hereby certify that a performance bond, irrevocable letter of credit, or other sufficient surety has been posted with Cleveland County to assure completion of all required improvements within twelve (12) months after the date below.

Date _____ Administrator _____

I hereby certify that all required improvements required by Cleveland County have been installed according to all public agency specifications.

Date _____ Engineer _____

Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Cleveland County, North Carolina and that this plat has been approved by _____ on _____ for recordation in Cleveland County Deeds Office.

Date _____ Subdivision Administrator
Cleveland County, North Carolina

_____, Review Officer of Cleveland County, Certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

CURVE	FROM	TO	ARC LENGTH	CHORD BEARING	CHORD BEARING
C1	1248.17	1250.44	1250.44	S 73° 49' 15" E	S 73° 49' 15" E
C2	1733.60	1845.59	1845.59	S 73° 49' 15" E	S 73° 49' 15" E
L106	1248.17	1250.44	1250.44	S 73° 49' 15" E	S 73° 49' 15" E
L107	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L108	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L109	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L110	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L111	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
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L162	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
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L184	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L185	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L186	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L187	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L188	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L189	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L190	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L191	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L192	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L193	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L194	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L195	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L196	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L197	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L198	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L199	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L200	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L201	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L202	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L203	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L204	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L205	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L206	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L207	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L208	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L209	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L210	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L211	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L212	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L213	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L214	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L215	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L216	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L217	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L218	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L219	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L220	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L221	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L222	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L223	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L224	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L225	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L226	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L227	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L228	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L229	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L230	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L231	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L232	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L233	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L234	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L235	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L236	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L237	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L238	1250.44	1250.44	0.00	S 73° 49' 15" E	S 73° 49' 15" E
L239	1250.44				