

**Cleveland County Board of Commissioners**  
**September 19, 2017**

The Cleveland County Board of Commissioners met in a regular session on this date, at the hour of 6:00 p.m. in the Commission Chamber of the Cleveland County Administrative Offices.

**PRESENT:** Eddie Holbrook, Chairman  
Susan Allen, Vice-Chair  
Jason Falls, Commissioner  
Johnny Hutchins, Commissioner  
Ronnie Whetstine, Commissioner  
Jeff Richardson, County Manager  
Tim Moore, County Attorney  
Phyllis Nowlen, Clerk to the Board  
Brian Epley, Finance Director  
Andrea Leslie-Fite, Assistant County Attorney  
Kerri Melton, Director of Community Services  
Allison Mauney, Human Resources Director

**CALL TO ORDER**

Chairman Eddie Holbrook called the meeting to order and Commissioner Johnny Hutchins led the audience in the Pledge of Allegiance and provided the invocation for the meeting.

**AGENDA ADOPTION**

**ACTION:** Commissioner Falls made the motion, seconded by Commissioner Allen and unanimously approved by the Board to, ***approve the agenda.***

**SPECIAL PRESENTATION**

**Kings Mountain Historical Museum:** Chairman Holbrook recognized Adria Focht, Director and Curator of the Kings Mountain Historical Museum. Ms. Focht gave an update to the Board about the Kings Mountain Historical Museum.





### Annual Model Train Display: Community Holiday Tradition for 15 Years



### Educational Programs for Adults



### Educational Programs for Children & Adults with Disabilities



### Community Events



### Special Group Tours



### Historic Interpretation



### OUTREACH: Bringing History out into the Community



### Historic Preservation: Three Historic Buildings



### Collections Management: Archives



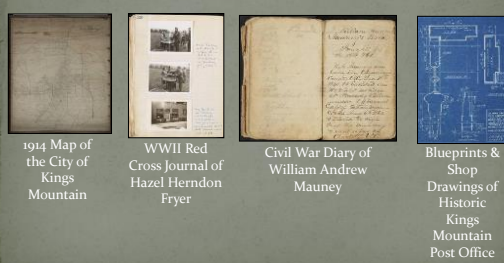
### Collections Management: Photographs



### Collections Management: Objects



### Digitization Efforts: Public Accessibility through DigitalNC.org



### Grant News

KMHM has partnered with the City of Kings Mountain and the Mauney Memorial Library (MML) to win a \$44,556 grant from the federal Institute of Museum and Library Sciences (IMLS) under the provisions of the Library Services and Technology Act (LSTA) as administered by the State Library of North Carolina, a division of the Department of Natural and Cultural Resources.

The grant project is intended to increase access to and use of the holdings of the library and the museum by building the technological capacity and supplying the manpower needed to digitize local historical collections. The grant will provide the required equipment and supplies, such as computers and a networked server, and will allow employment of temporary staff members to complete the scanning, photographing, and record improvements needed to complete the project.

The online collections catalog that will result from this grant will focus on the resources that are most relevant to this community, and will be published on DigitalNC.org. This project meets the mission-critical goals of the library, the museum, and LSTA by improving the public's ability to discover information and to obtain information resources only available through our holdings, thus supporting lifelong learning and education in our community.

Online access to the collections held by KMHM and MML will be a great benefit to community members, enabling them to browse and research our collections of original historical artifacts that reflect this region's unique cultural heritage and identity. Publishing our collections content online will also extend our reach to an international audience, and digitally preserving our collection will ensure that valuable historical information is secure in perpetuity.

### More Grant News

KMHM recently received a Levine Scholars Program Grant to improve the storage of three-dimensional objects in our collection. Dozens of new volunteers were recruited to assist with the civic engagement project which afforded KMHM \$6K worth of archival-grade storage equipment and supplies.



### Training the Next Generation of Museum Professionals



### KMHM By the Numbers 2016

- KMHM hosted 3 changing exhibits in 2016 & presented 60 free educational programs including:
  - 24 special events
  - 18 outreach programs
  - 18 group tours
- 204 new artifacts were added to KMHM's growing collection of photographs, archives, and objects in 2016
- 4 University students completed KMHM's internship program in 2016
- 2,220 volunteer hours contributed in 2016
- An average of 2,500 users engaged on KMHM's social media sites weekly

### Kings Mountain Historical Museum's Financial Statement: Profit & Loss January 1 - December 31, 2016

Kings Mountain Historical Museum's Financial Statement: Profit & Loss January 1 - December 31, 2016	
<b>Income</b>	
Museum Memberships	2,975.00
Exhibit & Event Sponsorships	700.00
Annual Fundraiser	38,297.60
Contributions	4,894.77
Gift Shop	1,305.95
Grants	34,400.00
<b>Total Income</b>	<b>82,573.32</b>
<b>Expenses</b>	
Advertising	3,398.98
Facility Operations	18,089.19
General & Administrative	9,964.09
Program Services	3,930.60
Payroll	54,782.69
Professional Fees	775.00
<b>Total Expenses</b>	<b>90,240.55</b>
<b>Net Operating Income</b>	<b>-7,667.23</b>
<b>Other Income (Interest Income)</b>	<b>36.27</b>
<b>Net Income</b>	<b>-7,630.96</b>



### Meet the Team

**Board of Directors 2017**  
 Susan Champion (President)  
 Jan Harris (Vice President)  
 Lynn Edrledge (Treasurer)  
 Wayne Thompson (Secretary)  
 Priscilla Mauney (Board Representative)  
 Kevin Burke  
 Chancy Gomer  
 Donald Crawford  
 Eselle Grabert  
 Larry Hamrick, Sr.  
 Reba Harper  
 Mary Ann Hendricks  
 Paul Ingram  
 Wendy Isbell  
 Mike Kidder  
 Anna Linberger  
 Ellis Neill  
 Margot Plouk  
 Stella Putnam  
 Ted Trahan

**Staff 2017**  
 Adria Focht, Director & Curator  
 Norma Dewey, Administrative Assistant  
 Vienna Hambs, Collections & Visitor Assistant  
 Shyla Butler, Visitor Assistant  
 Eselle Grabert, Visitor Assistant  
 Jane Tolbert, Visitor Assistant  
 Tom Urig, Visitor Assistant



KMHM Board of Directors 2017

### THE ARTS MEAN BUSINESS

- In addition to the important aspects of preservation, education, and quality of life that the museum brings to the community, **there is a significant return on investment for supporting arts & culture in terms of economic impact.**
- N.C. tourism generated record visitor spending in 2016 with a total of \$22.9 billion, a 4.3 percent increase from 2015. Tourism industry-supported employment topped 218,000 jobs to set another record for the state. Nearly 50 million people from across the U.S. visited N.C. destinations last year. The money they spent supported 218,340 jobs and more than 45,000 businesses.

### THE ARTS MEAN BUSINESS

- State tax receipts from visitor spending in 2016 rose 5.2 percent to nearly \$1.2 billion. Visitors spent nearly \$63 million per day in N.C. last year and contributed about \$5.1 million per day in state and local tax revenues as a direct result of that spending.
- On average, **museums return \$5 in tax revenue for every \$1 they receive in government funding.**
- Worldwide, museums host ~850 million visitors each year, more than all major league sporting events and theme parks combined.

### KMHM By the Numbers 2016

- In NC, visitors spend an average of \$24.60 per person in the community beyond the cost of museum admission.
- KMHM's out-of-town visitors spend an average of \$123 per group (\$30.75 per person) in the community before & after attending KMHM's programs.** (Based on 2016 Arts & Economic Prosperity Survey. Expenditures included meals, transportation, souvenirs, and overnight accommodations.)
- In 2016, 30% of KMHM's visitors were from Kings Mountain & 70% were visiting from out-of-town

### KMHM By the Numbers 2016

- 6,799 visitors reached in 2016 through KMHM's exhibits, events, and outreach programs – a 22% increase from 2015.
- KMHM's 2016 visitors came from at least 25 different states across the nation and 3 foreign countries
- KMHM's visitation has **MORE THAN DOUBLED** since 2012.

### QUESTIONS?

## THANK YOU!

The Kings Mountain Historical Museum offers three free exhibits to the public each year. The museum celebrated its 30<sup>th</sup> Anniversary in March. Some of the most popular yearly events held at the museum is The Battle of Kings Mountain and the Model Train Display. In 2016, 30% of Kings Mountain Historical Museum visitors were from the local area and 70% were visiting from out of town. Ms. Focht advise the museum continues to grow about 20% each year and invited everyone to visit and learn about the local history.

**Cleveland Community College:** Commissioner Falls introduced Dr. Bill Aiken, Interim President of Cleveland Community College. Dr. Aiken thanked the Board for their continued support of the college. One of his primary goals while at the College is building the workforce which in turn helps build and support the community. Dr. Aiken wants to continue to build and strengthen the relationship between the College and the County. He wants the community to know the College is no longer in a state of limbo, they are moving forward and will continue to move in a positive direction. The enrollment at the College is stable with 1,900 full time students and they are about to break ground on a new advanced manufacturing building.

### CITIZEN RECOGNITION

No citizens registered to speak.

### CONSENT AGENDA

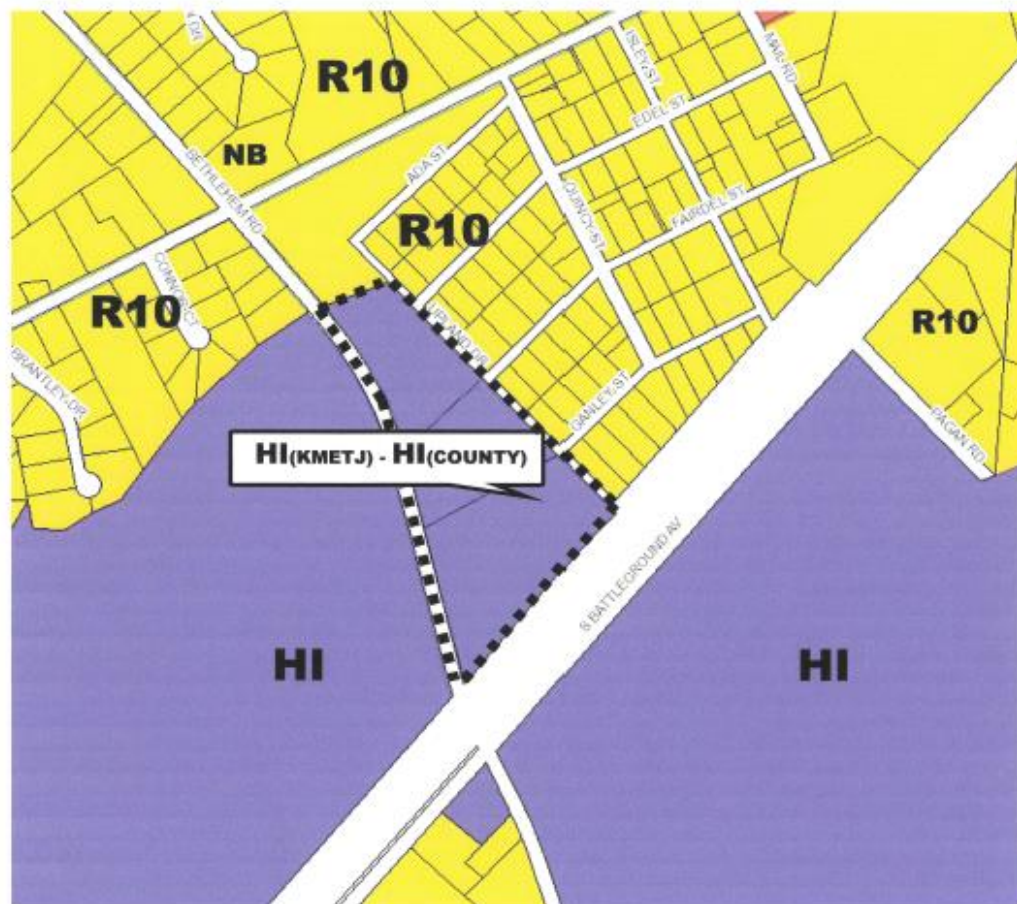
#### APPROVAL OF MINUTES

The Clerk to the Board included the Minutes of the *September 5, 2017 regular meeting*, in Board Members packets.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and passed unanimously by the Board to, *approve the minutes as written.*



a future use in our Land Use Plan and will also need a designation applied. Light and Heavy Industry designation would match the uses of this property and is consistent with the County's current land use designation to the south. Staff is recommending designation to the Heavy Industrial/zoning. This designation has the most compatibility with its current zoning and would ensure the smoothest transition.



**REZONING CASE 17-05**

Existing: HI (KMETJ)  
Proposed: Heavy Industrial (HI)

Planning Board Recommendation  
Public Hearing

R	Residential	NB	Neighborhood Business
RR	Restricted Residential	GB	General Business
RM	Manufactured Homes & Parks	LI	Light Industrial
RA	Rural Agricultural	HI	Heavy Industrial

Chairman Holbrook opened the floor to the Board for questions. Commissioner Hutchins inquired on why the property is being zoned as light and heavy industrial and does the land use follow the zoning guidelines. Mr. Martin replied *“the land use plan is designated as light/heavy industrial. The zoning would be heavy industrial. Land use plan differs from regular zoning. The heavy industrial does follow and is compliant with the light/heavy land use designation”* Mr. Martin added there is no designation for heavy industrial only. Commissioner Hutchins stated, *“this changes nothing as far as the use for the property right now.”* Mr. Martin stated that was correct.

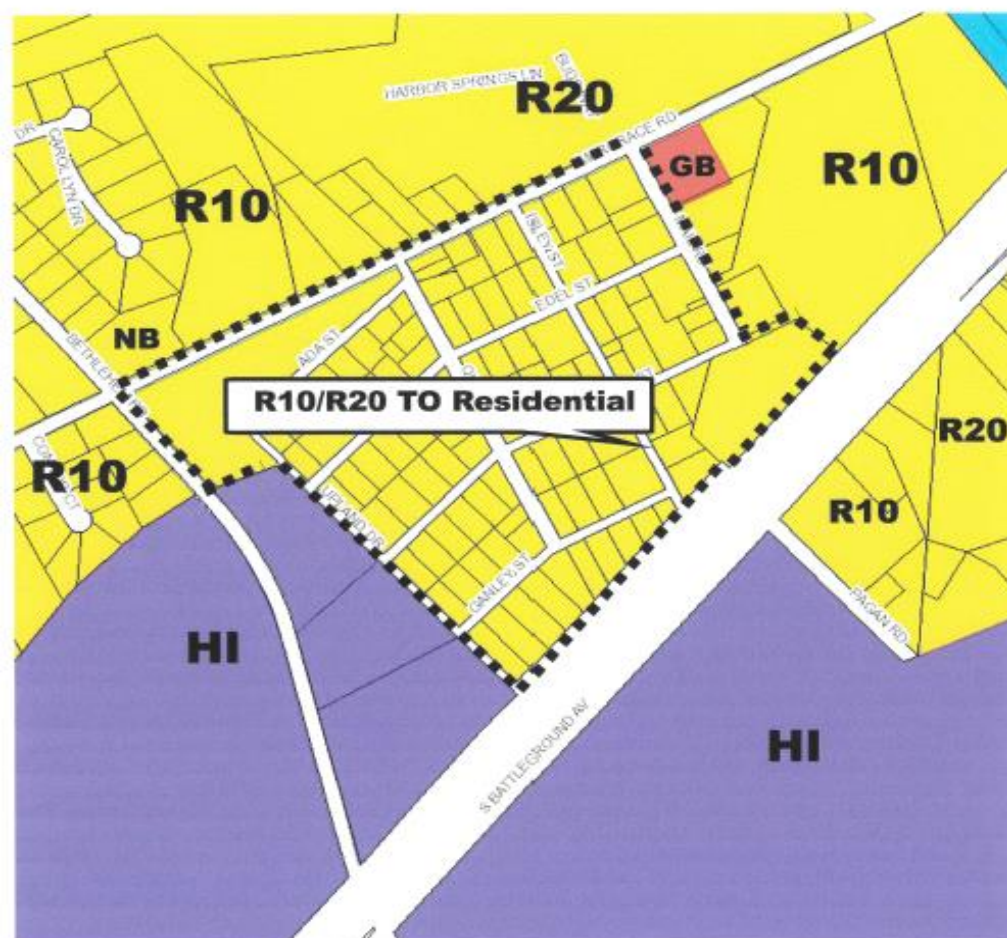
Chairman Holbrook opened the Public Hearing at 6:26 pm for anyone wanting to speak for or against the rezoning case 17-05. No citizen chose to speak. Chairman Holbrook closed the Public Hearing at 6:27 pm. (Legal Notice was published in the Shelby Star on Friday, September 8, 2017 and Friday, September 15, 2017).

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Falls, and passed unanimously by the Board to, *adopt the heavy industrial zoning to the properties and apply the light/heavy industrial land use designation.*



**PLANNING DEPARTMENT: ZONING CASE 17-06; 109 PARCELS ON MARGRACE ROAD**

Chairman Holbrook called Chris Martin, Senior Planner for Cleveland County, to the podium. Mr. Martin stated The Planning Department is requesting applying the County’s Residential (R) zoning district to properties located on Margrace Rd in the Mid Pine Community which are currently zoned by the City of Kings Mountain as residential-10 (R-10) and Residential-20 (R-20). The property was relinquished by the City of Kings Mountain from their Extra Territorial Jurisdiction (ETJ) to the County’s jurisdiction, and therefore will need our zoning ordinances applied to it. On July 25, 2017, the Kings Mountain City Council voted unanimously to relinquish approximately 65 acres within their ETJ located south of Kings Mountain along Margrace Rd. This relinquishment is residential in nature and contains: 109 parcels, 78 houses, 42 manufactured homes (19 of which are in a manufactured home park) and a church. The areas surrounding the property are zoned as Residential-10 (R-10) and Residential-20 (R-20) to the North, East, and West, while Industrial zoning lies along the southern area. This area consists of mostly mixed residential uses, with the rail road and a scrap metal industry to the south. Since this property was in the Kings Mountain ETJ, it is not designated as a future use in our Land Use Plan and will also need a designation applied. Residential designation would match the uses of this neighborhood and the surrounding area. Staff is recommending a zoning designation of Residential. This designation has the most compatibility with its current zoning and would ensure the smoothest transition. Zoning ordinances and building codes will now be applied to this area. Zoning to Residential (R) will allow the property owners to continue using these properties in a conforming manner. Staff is also recommending this area be designated as Residential on the County’s Land Use Plan.



**REZONING CASE 17-06**  
Existing: R10/R20 (KMETJ)  
Proposed: Residential (R)  
Planning Board Recommendation  
Public Hearing



R	Residential	NB	Neighborhood Business
RR	Restricted Residential	GB	General Business
RM	Manufactured Homes & Parks	LI	Light Industrial
RA	Rural Agricultural	HI	Heavy Industrial

Chairman Holbrook opened the floor to the Board for questions. Commissioner Falls asked if anyone had inquired why the City of Kings Mountain did not also relinquish the property across the road that is also classified as R10 and R20. Mr. Martin said that question had not been asked. Commissioner Hutchins stated Margrace Road services both sides of the neighborhood. The City of Kings Mountain has split the community; therefore, half the neighborhood will be in the city and the other half will be county's jurisdiction. Commissioner Hutchins doesn't think this was a good decision. He added, if Kings Mountain is unable to maintain the neighborhood, the County, in the near future, should acquire more of the surrounding ETJ. Chairman Holbrook asked Mr. Martin to follow up on Commissioner Falls' question and communicate back to the Board. Commissioner Falls also stated, for verification, *"there is a time line that must be followed and the County must take action on this area or it becomes un-zoned."* Mr. Martin replied *"this was correct. General Statute states when a town or city relinquishes jurisdiction, the city or towns zoning is maintained up to 60 days or until the county applies there zoning. If the county fails to apply its zoning, the property becomes un-zoned."*

Chairman Holbrook opened the Public Hearing at 6:31 pm for anyone wanting to speak for or against the rezoning case 17-06. No citizen chose to speak. Chairman Holbrook closed the Public Hearing at 6:32 pm. (Legal Notice was published in the Shelby Star on Friday, September 7, 2017 and Friday, September 15, 2017).

Commissioner Hutchins stated the relinquished property has been a concern. Staff has driven through the area. It is going to be challenging for the County to survey and enforce the multitude of code violations. Commissioner Hutchins asked Chris Martin to take an aerial map of the neighborhood and make a correlating legend with each structure and owner information listed. This may help with the inspections and code enforcement. Chairman Holbrook asked Mr. Martin to keep the Board up to date with the progress of the neighborhood. Commissioner Falls also requested a dialog be kept between the County and City of Kings Mountain as this issue is progressing. County Manager Jeff Richardson advised the Board he gave the City Manager of Kings Mountain the expectations Cleveland County has with not only this relinquished property but any other related issues from this point moving forward.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstone, and unanimously adopted by the Board to, *adopt the Residential zoning and land use designation to the properties noted by Chris Martin, Senior Planner.*

#### **VETERAN'S ADVISORY BOARD**

Clerk to the Board, Phyllis Nowlen, presented Commissioners with a list of applicants for the Veteran's Advisory Board.

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Falls, and unanimously adopted by the Board, *to appoint Donald Schenck to serve as a member of this board*, for a period of three-years, scheduled to conclude June 30, 2020.

**CLOSED SESSION**

**ACTION:** Commissioner Allen made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, *to go into closed session per NCGS 143-318.11(a)(4) to discuss potential Economic Development matter and per NCGS 143-318.11(a)(6) to consider the qualifications of an individual public officer.* (Copy of closed session minutes found in Closed Session Minute Book)

**RECONVENE IN REGULAR SESSION**

**ACTION:** Commissioner Hutchins made the motion, seconded by Commissioner Whetstine, and unanimously adopted by the Board, *to reconvene in open session.*

Chairman Holbrook announced no action was taken during the closed session.

**COMMISSIONER REPORTS**

Commissioners had nothing to report at this time.

**ADJOURN**

There being no further business to come before the Board at this time, Commissioner Hutchins made the motion, seconded by Commissioner Allen, and unanimously adopted by the Board, *to adjourn the meeting.* The next meeting of the Commission is scheduled for *Tuesday, October 3, 2017 at 6:00 p.m. in the Commissioners Chamber.*

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*Eddie Holbrook, Chairman  
Cleveland County Board of Commissioners*

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*Phyllis Nowlen, Clerk to the Board  
Cleveland County Board of Commissioners*