

Cleveland County Board of Commissioners
March 19, 2024

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

PRESENT: Kevin Gordon, Chairman
Deb Hardin, Vice-Chair
Johnny Hutchins, Commissioner
Ronnie Whetstine, Commissioner
Doug Bridges, Commissioner
Tim Moore, County Attorney
David Cotton, County Manager
Phyllis Nowlen, Clerk to the Board
Sheriff Alan Norman
Kerri Melton, Assistant County Manager
Chris Martin, Planning Director
Rebecca Johnson, Interim Social Services Director
Philip Steffan, Finance Director
Martha Thompson, Deputy County Attorney
Scott Bowman, Maintenance Director
Colt Farrington, Inspections Director
Sandra Orvig, Shooting Range Director
Tommy McNeilly, Emergency Medical Services Director
Jason Falls, Small Business Development Director
Perry Davis, Fire Marshal/Emergency Management Director

CALL TO ORDER

Chairman Gordon called the meeting to order, and Fire Marshal/Emergency Management Director Perry Davis led the audience in the Pledge of Allegiance and provided the invocation.

AGENDA ADOPTION

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Hardin and unanimously adopted by the Board to, ***approve the agenda as presented.***

PUBLIC COMMENT

Steve Padgett, 215 Eagle Cove Drive, Cherryville—Small Business Development Director, spoke about the new Small Business Center opening in Kings Mountain and its benefits for citizens and small businesses. Mr. Padgett thanked the Board for its continued support of the Small Business Development Center.

CONSENT AGENDA

TAX COLLECTOR'S MONTHLY REPORT

Pursuant to North Carolina General Statute §105-350.7, the Tax Collector shall submit to the governing body, at each of its regular meetings, a report to include the amount collected on each year's taxes with which she is charged, the amount remaining uncollected, and the steps being taking to encourage payment of uncollected taxes. The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during ***February 2024.***

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, ***approve the February 2024 monthly tax report submitted by the Tax Collector.***

TOTAL TAXES COLLECTED FEBRUARY 2024			
YEAR	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
DEF REV	\$0.00	\$0.00	\$0.00
2023	\$2,027,201.11	\$11,881.11	\$2,039,082.22
2022	\$66,233.49	\$1,306.89	\$67,540.38
2021	\$25,192.01	\$689.88	\$25,881.89
2020	\$11,541.53	\$577.78	\$12,119.31
2019	\$4,568.70	\$0.00	\$4,568.70
2018	\$4,608.07	\$0.00	\$4,608.07
2017	\$3,926.81	\$0.00	\$3,926.81
2016	\$8,554.81	\$0.00	\$8,554.81
2015	\$3,070.66	\$0.00	\$3,070.66
2014	\$1,917.70	\$0.00	\$1,917.70
2013	\$0.00	\$0.00	\$0.00
			\$2,171,270.55
TOTALS	\$2,156,814.89	\$14,455.66	\$2,171,270.55
DISCOUNT	\$1.74		\$1.74
INTEREST	\$99,789.60	\$1,043.53	\$100,833.13
TOLERANCE	(\$10.31)	\$0.00	(\$10.31)
ADVERTISING	\$528.00		
GARNISHMENT	\$5,765.96	\$1,259.97	\$12,274.22
NSF	\$26.67		
LEGAL FEES	\$4,035.33		
TOTALS	\$2,266,951.88	\$16,759.16	
MISC FEE	\$0.00		
TAXES COLL	\$2,266,951.88		
DEF	\$12,795.23		
DISC	(\$30.11)		
TOL	\$0.29		
INT	\$1,094.64		
			GRAND TOTAL
			\$2,283,711.04
			\$13,860.05
			\$12,274.22
			\$2,309,845.31
TOTAL TAXES UNCOLLECTED FEBRUARY 2024			
	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
2023	\$3,817,463.16	\$159,407.26	\$3,976,870.42
2022	\$1,182,085.60	\$100,513.17	\$1,282,598.77
2021	\$426,084.65	\$67,167.10	\$493,251.75
2020	\$345,272.99	\$33,911.65	\$379,184.64
2019	\$493,019.29	\$0.00	\$493,019.29
2018	\$251,383.74	\$0.00	\$251,383.74
2017	\$141,820.52	\$0.00	\$141,820.52
2016	\$98,648.00	\$0.00	\$98,648.00
2015	\$94,365.84	\$0.00	\$94,365.84
2014	\$105,494.28	\$0.00	\$105,494.28
2013	\$0.00	\$0.00	\$0.00
	\$6,955,638.07	\$360,999.18	\$7,316,637.25
DEF REV			
TOTAL UNCOLLECTED	\$29,432.94	\$174,555.10	\$203,988.04
	\$6,985,071.01	\$535,554.28	\$7,520,625.29

TAX ADMINISTRATION: ABATEMENTS AND SUPPLEMENTS

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *February 2024*. The monthly grand total for tax abatements was listed as (\$11,203.20), and the monthly grand total for tax supplements was listed as \$30,319.36.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, *approve the February 2024 tax abatements and supplements submitted by the Tax Assessor.*

TAX ADMINISTRATION: PENDING REFUNDS AND RELEASES

The Tax Administration Office requests a refund of \$220.61, pursuant to North Carolina General Statute §105-381. The petitioner, Christopher Lee Cook, was overcharged due to a clerical error. The County Tax Assessor has reviewed the request and advised it is in order for approval.

BUDGET TRANSFERS LEGEND: D = DEPARTMENTAL; L = LATERAL

BUD #	BUDGET TYPE	DATE SUBMITTED BY DEPT	DEPT #	DEPT TO NAME	DEPT #	DEPT FROM NAME	EXPLANATION	BUDGET AMOUNT
1891	D	2/16/2024	027.434	ARPA			Move funds to cover capital equipment	\$ 1,590,183.00
1892	D	2/14/2024	010.411	Commissioners			Move funds to cover awards/appreciation	\$ 2,500.00
1893	L	2/2/2024	014.417	Courts	010.998	Contingency	Transfer funds to cover juvenile detention fees	\$ 195,000.00
1894	L	2/16/2024	010.611	Library	010.412	Manager's Office	Transfer funds to assist with Library Week Exp	\$ 250.00
1895	D	2/21/2024	024.424	Opioid Settlement			Move funds to cover advertising and event exps	\$ 10,000.00
1896	D	2/23/2024	012.550	Primary Care			Move funds to cover controlled property exp	\$ 1,726.00
1897	L	2/26/2024	010.448	Communications	010.998	Contingency	Transfer funds to cover professional services	\$ 12,240.00
1898	D	2/27/2024	010.411	Commissioners			Transfer funds to cover awards/appreciations	\$ 3,000.00
1899	D	2/29/2024	010.413	Finance			Move funds to cover bank charges	\$ 300.00
1900	D	2/29/2024	010.449	Electronic Maint			Move funds to cover repairs on equipment	\$ 2,500.00
1901	D	3/4/2024	060.651	Property/Liability			Move funds to cover ins claims - general & in house	\$ 15,318.00
1902	D	3/4/2024	012.530	Health Admin			Move funds to cover repairs on equipment	\$ 1,000.00
1902	D	3/4/2024	012.544	Dental Clinic			Move funds to cover controlled property exp	\$ 732.00
1902	D	3/4/2024	012.550	Primary Care			Move funds to cover postage	\$ 500.00
1902	D	3/4/2024	013.660	Employee Health			Move funds to cover departmental supplies	\$ 2,000.00
1903	D	3/4/2024	012.539	Family Planning			Move funds to cover contracted services	\$ 500.00

TRAVEL AND TOURISM: BUDGET AMENDMENT (BNA #043)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.422.4.510.60		Travel & Tourism/Events-Vendor	\$8,069.00	
010.422.5.510.00		Travel & Tourism/Events	\$8,069.00	

Explanation of Revisions: Budget allocation of \$8,069 in budget revenues over the original budget amount to cover the Liver Much Festival expenses.

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #044)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
011.507.5.512.00		Public Assistance/Public Assistance	\$37,208.00	
011.507.4.310.00		Public Assistance/Public Assistance – Federal	\$37,208.00	

Explanation of Revisions: Budget allocation of \$37,208 in federal public assistance funds to be used for emergency placement cases.

ANIMAL SERVICES: BUDGET AMENDMENT (BNA #045)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.542.4.991.00		Animal Services/Fund Balance Appropriated	\$2,000.00	
010.542.5.790.00		Animal Services/Donations-Contributions	\$2,000.00	

Explanation of Revisions: Budget allocation of \$2,000 in donation money to be used for the purchase of dog food to give out to pet owners in need.

COOPERATIVE EXTENSION: BUDGET AMENDMENT (BNA #046)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.495.4.810.99		Cooperative Extension/Dairy Steer Proj-Contrib	\$9,730.00	
010.495.5.790.99		Cooperative Extension/Dairy Steer Proj-Contrib	\$9,730.00	

Explanation of Revisions: Budget allocation of \$9,730 in donation funds received for the Youth Dairy Steer project program.

SHERIFF'S OFFICE: BUDGET AMENDMENT (BNA #047)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.438.4.310.00	16585-24NCVRW	Law Enforcement Grants/Federal Govt Grants	\$5,000.00	
010.438.5.700.00	16585-24NCVRW	Law Enforcement Grants/Grants	\$5,000.00	

Explanation of Revisions: Budget allocation of \$5,000 in grant funds received from the National Association of VOCA (Victim of Crimes Assistance) to be used to promote and enhance community awareness.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #048)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
012.546.4.310.00		COVID/Federal Govt Grants	\$81,033.00	
012.546.5.210.00		COVID/Department Supplies	\$10,517.00	
012.546.5.230.00		COVID/Medicine-Supplies	\$15,516.00	
012.546.5.311.00		COVID/Education-Cert-Train	\$5,000.00	
012.546.5.370.00		COVID/Advertising-Promotions	\$50,000.00	

Explanation of Revisions: Budget allocation of \$81,033 in grant funds received from the NC Department of Health and Human Services Epidemiology/Immunization branch. Funds will be used to maintain access to COVID-19 vaccines for uninsured/underinsured adults through the CDC Bridge to Access Program. Funds will also be used towards advertising campaigns, equipment, and medical supplies to be utilized by the clinic.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #049)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
012.548.4.540.95		CODAP/Contracted Revenue	\$8,500.00	
012.548.5.310.95		CODAP/Travel-Training	\$2,575.00	
012.548.5.311.95		CODAP/Education-Cert-Train	\$2,470.00	
012.548.5.370.95		CODAP/Advertising-Promotions	\$575.00	
012.548.5.581.95		CODAP/Awards-Appreciation	\$2,880.00	

Explanation of Revisions: Budget allocation of \$8,500 in Substance Abuse Block grant funds awarded by Partners Behavioral Health. Funds will be used to support youth substance abuse and prevention activities.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #050)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
012.548.4.410.00		CODAP/Other Revenues	\$40,000.00	
012.548.5.230.01		CODAP/Prescription Drugs	\$12,000.00	
012.548.5.370.00		CODAP/Advertising-Promotions	\$28,000.00	

Explanation of Revisions: Budget allocation of \$40,000 in Neonatal Abstinence Syndrome (NAS) grant funds from Kintegra to provide services and support to reduce the incidence and impact of NAS. Funds will be utilized to increase access to Naloxone as well as educate the community about opioid abuse disorder and connect residents with available resources.

FINANCE DEPARTMENT: BUDGET AMENDMENT (BNA #051)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
493.250.4.350.00		Cap Proj-Justice Center/State Govt Grants	\$38,000,000.00	
493.250.5.991.00		Cap Proj-Justice Center/Construct in Progress	\$38,000,000.00	

497.253.4.350.00	Cap Proj-E911 Center/State Govt Grants	\$2,000,000.00
497.253.5.991.00	Cap Proj-E911 Center/ Construct in Progress	\$2,000,000.00

Explanation of Revisions: Budget allocation \$40,000,000 in grant funds received from the NC General Assembly through the state budget. Funds will be used for the Justice Center/EOC/E-911 facilities. This was part of House Bill 259 approved on September 20, 2023. SOW for these projects have been approved and the funding allocated per project has been approved by State via Contract #20158.

EMERGENCY MEDICAL SERVICES: BUDGET AMENDMENT (BNA #052)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.437.4.410.00		Public Safety Grants/Local & Other Grants	\$5,597.00	
010.437.5.700.00		Public Safety Grants/Grants	\$5,597.00	

Explanation of Revisions: Budget allocation of \$5,597 in grant funds awarded from Wake Forest University Health Services to be used for search and rescue packs and MRE meals. The grant is reimbursement-based.

SHERIFF’S OFFICE: SERVICE WEAPON REMOVAL REQUESTS

Sheriff Alan Norman requested retiring Lieutenant John McIntyre be presented with his departmental service weapon. Lieutenant McIntyre will retire on July 1, 2024, after 30 years of full-time law enforcement service with the Cleveland County Sheriff’s Office. The service weapon requested to be removed from inventory is a Glock 9mm, Model 17, serial number BDKT-764, and County asset number 201229.

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board, ***to approve the request to remove the service weapon from the County inventory and issue it to Lieutenant John McIntyre.***

Sheriff Alan Norman requested retiring Major Rodney Fitch be presented with his departmental service weapon. Major Fitch will retire on April 1, 2024, after 30 years of full-time law enforcement service with the Cleveland County Sheriff’s Office. The service weapon requested to be removed from inventory is a Glock 9mm, Model 17, serial number BDKT-878, and County asset number 201190.

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board, ***to approve the request to remove the service weapon from the County inventory and issue it to Major Rodney Fitch.***

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING FOR TUESDAY, APRIL 2, 2024, FOR CASE 24-06; REQUEST TO REZONE A PORTION OF PARCEL 66377 FROM RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS – CONDITIONAL USE (NB-CU) FOR A FARM FOOD/GROCERY STORE

Travis Bumgardner is requesting to rezone 0.5 acres of parcel 66377 from Residential (R) to Neighborhood Business—Conditional Use (NB-CU) to operate a farm food/grocery store. A site plan displaying the proposed use of the property has been submitted. The property lies along Washburn Road near the intersection of Washburn Switch Road, northwest of the City of Shelby, and is zoned Residential (R). The portion Mr. Hamrick is purchasing and requesting to rezone is currently vacant. The surrounding zoning district is Residential (R) along Washburn Rd with Heavy Industrial (HI) nearby along Washburn Switch Road. Surrounding uses are mostly single-family

dwellings, with industrial uses to the south and a solar facility to the east. The Land Use Plan designates this area as Primary Growth.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve setting the public hearing as requested.***

FOOTHILLS PUBLIC SHOOTING COMPLEX: GO OUTSIDE (GO) GRANT

The North Carolina Youth Outdoor Engagement Commission provides outdoor learning opportunities for youth across the state. This state-wide grant program directly supports the construction of outdoor learning facilities and experiential learning trips and programs. Cleveland County has been awarded a \$70,000 GO Grant.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***accept the \$70,000 Go Outside (GO) Grant.***

E-911 COMMUNICATIONS: NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NC DOT) APPLICATIONS

Cleveland County must submit encroachment agreements to the North Carolina Department of Transportation for the E-911/Emergency Operations Center Project.

- Two-Party Encroachment – Sidewalk installation within the road right-of-way
- Three-Party Encroachment – Public water installation within the road right-of-way
- Driveway Permit – Supports and works on the driveway entrances

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the E-911 Communications NC DOT applications.***

ROUTE Fallston Road (NC-18) PROJECT Cleveland County 911 Center & EOC COUNTY OF Cleveland STATE OF NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION THREE PARTY RIGHT OF WAY
 -AND- ENCROACHMENT AGREEMENT ON
 Cleveland County PRIMARY AND SECONDARY SYSTEM
 311 East Marion Street, Shelby, NC 28151
 -AND-
 City of Shelby
 300 S Washington Street, Shelby, NC 28150

THIS AGREEMENT, made and entered into this the _____ day of _____, 20____, by and between the Department of Transportation, party of the first part; and Cleveland County party of the second part; and City of Shelby party of the third part,

WITNESSETH

THAT WHEREAS, the party of the second part desires to encroach on the right of way of the public road designated as Route(s) Fallston Road (NC-18), located at the west corner of Falcon Road (NC-18) and Ivywood Drive (SR-1642)

with the construction and/or erection of: approximately 600 LF of concrete sidewalk within the NC-18 right of way.

During the performance of this contract, the second party, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

- Compliance with Regulations:** The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials or leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- Information and Reports:** The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,
 - withholding of payments to the contractor under the contract until the contractor complies, and/or
 - cancellation, termination or suspension of the contract, in whole or in part.
- Incorporation of Provisions:** The contractor shall include the provisions of paragraphs "a" through "f" in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department of Transportation to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

That when title to the subject that constitutes the aforesaid encroachment passes from the party of the second part and vests in the party of the third part, the party of the third part agrees to assume all responsibilities and rights and to perform all obligations as agreed to herein by the party of the second part.

R/W (166) - Party of the Second Part certifies that this agreement is true and accurate copy of the form R/W (166) incorporating all revisions to date.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed the day and year first above written.

DEPARTMENT OF TRANSPORTATION
BY: _____
DIVISION ENGINEER

WITNESS:
Cleveland County
Phyllis Nowlen, Clerk to the Board
Phyllis Nowlen

Cleveland County
Kevin Gordon, Chairman
311 East Marion Street, Shelby, NC 28151

Second Party

WITNESS:

City of Shelby
Rick Howell, City Manager
300 S Washington Street, Shelby, NC 28150

Third Party

Assembly has delegated the disbursement and oversight of the state grant to Cleveland County. The funding will be dispersed as follows:

County of Cleveland			
Fire Agency Funding Disbursement(s)			
Fire Agency	State Grant Disbursement	Direct Allocation	Total by Fire Agency
Bethlehem	\$250,000	\$75,000	\$325,000
Boiling Springs	\$0	\$75,000	\$75,000
Casar	\$0	\$75,000	\$75,000
Cleveland	\$250,000	\$75,000	\$325,000
Fallston	\$0	\$75,000	\$75,000
Grover	\$250,000	\$75,000	\$325,000
Lawndale	\$0	\$75,000	\$75,000
Number Seven	\$175,000	\$75,000	\$250,000
Number Three	\$250,000	\$75,000	\$325,000
Oak Grove	\$0	\$75,000	\$75,000
Polkville	\$225,000	\$75,000	\$300,000
Shanghai	\$0	\$75,000	\$75,000
Waco	\$0	\$75,000	\$75,000
Totals	\$1,400,000	\$975,000	\$2,375,000
Revenue Sources			
State Grant	\$ 1,400,000	\$ -	\$ 1,400,000
Service District Fund Balance	\$ -	\$ 750,000	\$ 750,000
Local Funds	\$ -	\$ 225,000	\$ 225,000
Delta Expenditures (Over)/Under Revenues	\$ -	\$ -	\$ -

VOLUNTEER FIRE DEPARTMENTS: BUDGET AMENDMENT (BNA #056)

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
028.452.4.991.00		County Fire/Fund Balance Appropriated	\$750,000.00	
028.452.5.700.00		County Fire/Grants	\$750,000.00	
010.410.4.991.00		General Revenues/Fund Balance Appropriated	\$225,000.00	
010.445.5.700.00		Grants/Grant	\$225,000.00	

Explanation of Revisions: The budget amendment allocates \$750,000 in direct fire fund allocation to the 13 Volunteer Fire Departments in Cleveland County.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, *approve and disperse the allocated grant funds to the 13 Volunteer Fire Departments in Cleveland County.*

PUBLIC HEARING

PLANNING DEPARTMENT: REQUEST TO CONSIDER FOUR AMENDMENTS TO CHAPTER 12 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

- **CASE 23-19: TEXT AMENDMENT TO SECTION 12-124 – MODIFYING RURAL AGRICULTURE (RA) ZONING DISTRICT**
- **CASE 23-07: TEXT AMENDMENT TO SECTION 12-124 – ADDING RURAL RESIDENTIAL (RU) ZONING DISTRICT**
- **CASE 23-08: TEXT AMENDMENT TO SECTION 12-21 and 12-124 – PRIVATE STORAGE BUILDING**
- **CASE 23-09: TEXT AMENDMENT TO SECTION 12-137 – RURAL HOME OCCUPATION**

CASE 23-19: TEXT AMENDMENT TO SECTION 12-124 – MODIFYING RURAL AGRICULTURE (RA) ZONING DISTRICT

Chairman Gordon called Planning Director Chris Martin to the podium to present proposed amendments to Chapter 12 of the Cleveland County Unified Development Ordinance (UDO). At the July 11, 2023, regular Commissioners meeting, the Board discussed the Rural Agriculture (RA) zoning district and the number of uses

permitted within it. Commissioners gave staff direction to work with the Planning Board to evaluate the district and see that the list of uses is compatible with the district and its intent.

The 2005 and 2021 Land Use Plans (LUPs) both encourage policies for the most rural parts of the county, which promote maintaining the rural character while providing more flexibility in uses. The Rural Agricultural District was first adopted in 1997 before county-wide zoning, covering an area between Waco and Fallston totaling approximately 13,500 acres. Several phases followed, expanding the original district and adding separate areas of the Rural Agriculture (RA) district across the County. The district now covers approximately 15,762 acres. The Town of Mooresboro used the Rural Agriculture (RA) district as its base district. Per Section 12-121 of the county's UDO, the purpose of the Rural Agriculture (RA) district is to accommodate agricultural and residential uses in the rural parts of the county at a maximum of one dwelling per three acres. Given the very low density of development, a limited number of nonresidential uses are also allowed in this district, which are not permitted in the other residential zoning districts.

After several regular meetings and much discussion, the Planning Board recommended approving the modified list, commenting that the eliminated uses were incompatible with the defined purpose of the Rural Agriculture zoning district. They also believe the proposed rural residential district achieves the Land Use Plan goals consistent with the Board of Commissioners' direction. The following information and PowerPoint were presented to the Commissioners.

Case 23-19
Rural Agriculture Zoning District

Direction

- **July 11, 2023: The Board of Commissioners directed staff and the Planning Board to:**
 - Evaluate the purpose of the Rural Agriculture District
 - Evaluate uses to ensure support of vision

Proposal

Amend the Rural Agriculture zoning district to limit the permitted uses to those that are consistent with the purpose of the district.

Rural Agriculture

- Began in 1997 as a citizen led effort
- No County wide zoning at that time
- **Purpose: To accommodate agricultural and residential uses in the rural areas of the county at a maximum of one (1) dwelling per three (3) acres. Given the very low-density of development, a limited number of nonresidential uses are also allowed in this district, which are not permitted in the other residential zoning districts. (Section 12-121 UDO)**

Regulations

- **Three acre minimum**
- **50 ft front setback**
- **Permitted Uses include:**
 - Site built and manufactured homes
 - Various agricultural, commercial, and light industrial uses

Rural Agriculture - Green

Cleveland County Zoning Map March 2024

Non Residential Permitted Uses



Sand Mining	Construction	Trade Contractors	Winery	Distillery	Restaurants	Wood Prod. Man.
Printing Services	Farm Products	Automobile Sales	RV Dealers	Auto Parts Retail	Tire Shops	Lawn and Garden
Grocery stores	Health retail	Gas Stations	Florists	Office Supplies	Used Merchandise	Misc. Retail
Library	Credit Services	Waste Collection	Waste Treatment	Schools	Veterinary Office	Other Professional
Technical and Trade	Health Care	Nursing Care	Assisted Living	Child Day Care	Spectator Sports	Museum
Zoo	Agriculture	Nature Parks	Golf Course	Marina	Airparks	Other Recreation
Bed and Breakfast	Green House	Auto Repair	Personal Goods Repair	Dry Cleaners	Death Services	Kennels
Churches	Social Clubs	Public Safety				

Proposed Amendment



Eliminates

Construction
Restaurants
Printing Services
RV Dealers
Tire Shops
Health retail
Office Supplies
Misc. Retail
Waste Collection
Other Professional
Health Care
Auto Repair
Dry Cleaners

Retains

Sand Mining
Distillery
Lawn and Garden
Library
Veterinary Office
Assisted Living
Museum
Agriculture
Golf Course
Airparks
Bed and Breakfast
Kennels
Public Safety Facilities

Winery
Farm Products
Florists
Schools
Nursing Care
Child Day Care
Zoo
Nature Parks
Marina
Green House
Death Services
Churches

Staff Comments



The proposed amendment will provide for more compatible uses in the rural agriculture district while maintaining the desired character and preservation of farmland.

Planning Board



- Recommendation - Approve
- The uses eliminated were not compatible with the defined purpose of the Rural Agriculture zoning district.

Section 12-124 Table of Uses

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
RESIDENTIAL										
Residential Single-Family	0	Z	Z	Z	Z	Z				
Modular Home	0	Z	Z	Z	Z	Z				
Manufactured Homes	0	Z	Z	Z	Z	Z				
Manufacture Home Parks	0				Z					
Two-Family (Duplex)	0	Z	Z	Z	Z	Z				
Multi-Family Housing	0				Z	Z	Z			
Family Development	0	Z								
Industrial Occupational Housing	0								S	S
AGRICULTURAL										
Crop production	111									
Greenhouse, Nursery and Floriculture	1114									
Animal Production	112									
Forest Nursery and Products	113									
Agriculture and Forestry Support Activities	115	Z				Z	Z	Z		
MINING										
Mining and Quarrying	2120									Z
Construction Sand	2123	Z				Z	Z	Z	Z	Z
Mining Support Activities	2131									Z
UTILITIES										
Electric Power Generation/Distribution	2211					Z	C	Z	Z	
Solar Electric Power Generation	221114							Z	Z	
Natural Gas Distribution	2212					Z		Z	Z	
Water and Sewer Treatment (Major)	2213					S		S	S	S
Water and Sewer Treatment (Minor)	2213	S	S	S	S	S	S	S	S	S
CONSTRUCTION										
Residential Building Construction	23611	Z-				Z		Z		
Nonresidential Building Construction	23620	Z-				Z		Z		
Heavy and Civil Engineering Construction	23700					Z		Z		
Specialty Trade Contractors	23800	Z-				Z		Z		
MANUFACTURING										
Food	31100								Z	Z
Beverage and Tobacco Products	31200								Z	
Winery	31200	Z							Z	Z
Distillery	31200	Z							Z	
Textiles	31300								Z	Z
Textile Products	31400								Z	Z
Apparel	31500								Z	Z
Leather and Allied Products	31600								Z	Z
Wood Products	32100	S-							Z	
Paper	32200								Z	
Printing and Related Support Activities	32310	Z-				Z	Z	Z	Z	Z
Petroleum and Coal Products	32410									Z

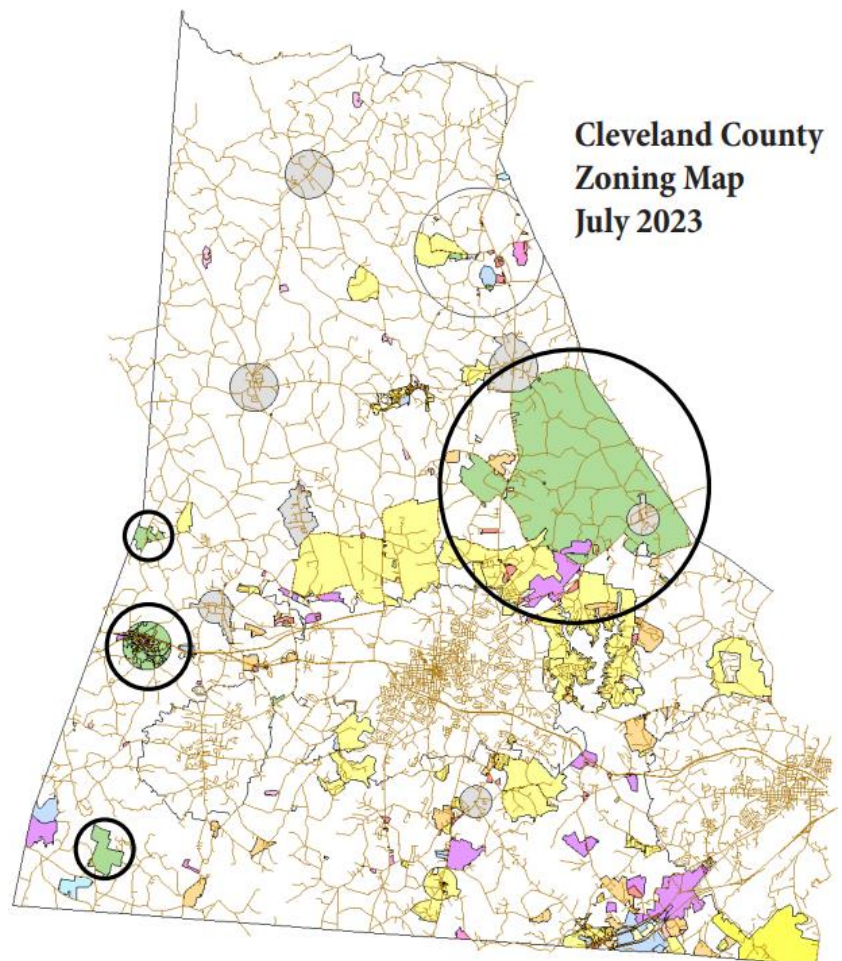
	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
Chemical	32500									Z
Plastics and Rubber	32600								Z	Z
Non-metallic Mineral Products	32700								Z	Z
Primary Metals	33100								Z	
Fabricated Metal Products	33200								Z	Z
Machinery	33300								Z	
Computer and Electronic Products	33400								Z	Z
Electrical Equipment, Appliances	33500								Z	Z
Transportation Equipment	33600								Z	
Furniture Products	33700								Z	Z
Miscellaneous	33900								S	Z
WHOLESALE TRADE										
Auto Parts	42310								S	S
Furniture and Home Furnishings	42320					Z			Z	Z
Lumber and Construction Materials	42330								Z	Z
Professional and Commercial Equipment	42340								Z	Z
Metal and Mineral	42350								Z	
Electrical Goods	42360					Z			Z	Z
Hardware, Plumbing, Heating Equip.	42370								Z	Z
Machinery, Equipment and Supplies	42380								Z	Z
Paper and Paper Products	42410								Z	
Drugs and Sundries	42420					Z			Z	Z
Apparel and Piece Goods	42430					Z			Z	Z
Grocery	42440					Z			Z	Z
Farm Products	42450	Z				Z			Z	Z
Chemical and Allied	42460								Z	
Petroleum and Related Products	42470								Z	
Alcoholic Beverage	42480					Z			Z	Z
RETAIL TRADE										
Automobile Dealers—New and Used	44110	Z-				S	Z	Z	Z	
Recreational Vehicle Dealers	44120	Z-				S	Z	Z	Z	
Auto Parts, Tires and Accessories	44130	Z-					Z	Z	Z	
Furniture	44210						Z	Z		
Home Furnishings	44220						Z	Z		
Electronics and Appliances	44310						Z	Z	Z	
Building Materials and Supplies	44410						Z	Z	Z	Z
Lawn and Garden Supplies	44420	Z					Z	Z	Z	
Grocery	44510	Z-				Z	Z	Z	Z	
Specialty Foods	44520	Z-				Z	Z	Z		
Alcoholic Beverages	44530						Z	Z		
Health and Personal Care	44610	Z-				S	Z	S	Z	
Convenience Food/Gas	44710	Z-				S	Z	Z	Z	Z
Clothing	44810						Z	Z	Z	
Jewelry	44830						Z	Z	Z	
Sporting Goods	45110					Z	Z	Z		

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
Books and Music	45120	Z				Z	Z	Z		
Department Store	45210					Z	Z			
General Merchandise	45290					Z	Z			
Florists	45310	Z				Z	Z	Z		
Office Supplies/Gifts	45320	Z				Z	Z	Z		
Used Merchandise	45330	Z				Z	S			
Other Miscellaneous Retail	45390	Z				Z	Z	Z		
Internet/Mail Order	45410	Z				Z	Z	Z		
Vending Machine Operator	45420					Z	Z			
Fuel Dealer—Oil and Gas	45430					Z	Z	Z	Z	
TRANSPORTATION AND WAREHOUSING										
Airport—Scheduled Air Transport	48110								S	S
Airport—Non-Scheduled Air Transport	48120								S	S
Rail Transportation	48210					Z	Z	Z	Z	
General Freight Trucking	48410					Z	Z	Z	Z	
Specialized Freight Trucking	48420					Z	Z	Z	Z	
Urban Transit System	48510					Z	Z	Z	Z	
Rural Bus Transportation	48520					Z	Z	Z	Z	
Taxi and Limousine Service	48530					Z	Z			
School Bus Transportation	48540					Z	Z			
Charter Bus	48550					Z				
Pipeline—Oil and Gas	48600							Z	Z	
Transportation Support	48800					Z				
Postal Service	49100					Z	Z	Z	Z	Z
Couriers and Messengers	49200					Z	Z	Z	Z	
Warehousing and Storage	49300					Z	Z	Z	Z	
INFORMATION										
Publishing/Information/News	51100					Z	Z	Z	Z	Z
Motion Picture and Video	51210					Z	Z	Z		
Sound Recording	51220					Z	Z	Z		
Radio and TV Broadcasting	51510					Z	Z	Z	Z	
Cable TV Distribution	51520					Z	Z	Z	Z	
Telecommunications	51721					Z	Z	Z	Z	Z
Amateur Radio Tower	51721	S	S	S	S	S	S	S	S	S
Data Centers	518210								Z	Z
Library	51912	Z	Z	Z	Z	Z	Z	Z		
FINANCE AND INSURANCE										
Central Bank	52100					Z	Z	Z	Z	Z
Credit and Related Activities	52200	Z				Z	Z	Z		
Securities and Commodities	52300					Z	Z	Z		
Insurance and Related Activities	52400					Z	Z	Z		
Funds, Trusts and Other Financial	52500					Z	Z	Z		
REAL ESTATE, RENTAL AND LEASING										
Real Estate Agents and Brokers	53120					Z	Z	Z		
Property Managers	53130					Z	Z	Z		

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
Auto Rental and Leasing	53210					Z	Z	Z		
Consumer Goods Rental	53220					Z	Z	Z		
General Rental Centers	53230					Z	Z	Z		
Equipment Rental	53240					Z	Z	Z		
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES										
Legal Services	54110					Z	Z	Z		
Accounting/Tax Payroll Services	54120					Z	Z	Z		
Architectural, Engineering and Related	54130					Z	Z	Z		
Specialized Design Services	54140					Z	Z	Z		
Computer Systems Design and Related	54150					Z	Z	Z		
Consulting Services	54160					Z	Z	Z		
Scientific Research and Development	54170					Z	Z	Z		
Advertising and Related	54180					Z	Z	Z		
Veterinary Office/Clinic/Practice	54194	Z				Z	Z	Z	Z	Z
Other Professional/Technical Service	54199	Z				Z	Z	Z	Z	Z
MANAGEMENT OF COMPANIES AND ENTERPRISES										
Management of Companies/Enterprises	55110					Z	Z	Z		
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT AND REMEDIATION										
Office Administrative Services	56110					Z	Z	Z		
Facilities Support Services	56120					Z	Z	Z		
Employment Services	56130					Z	Z	Z		
Business Support Services	56140					Z	Z	Z		
Travel Arrangement and Reservations	56150					Z	Z	Z		
Investigation and Security	56160					Z	Z	Z		
Services to Buildings and Dwellings	56170					Z	Z	Z	Z	Z
Other Support Services	56190					Z	Z	Z		
Waste Collection	56210	S							Z	Z
Waste Treatment and Disposal	56220	S							Z	Z
Remediation	56290	S							Z	Z
EDUCATIONAL SERVICES										
Elementary and Secondary Schools	61110	Z	Z	Z	Z	Z				
College and University	61130					Z	Z	Z		
Business School	61140					Z	Z	Z		
Technical and Trade	61150	Z				Z	Z	Z		
Other Schools and Instruction	61160	S				Z	Z	Z		
HEALTH CARE AND SOCIAL ASSISTANCE										
Ambulatory Health Care Services	62100	Z				Z	Z			
Hospitals	62200					Z	Z			
Nursing Care Facility	62311	Z	Z	Z	Z	Z	Z	Z		
Family Care Home	62311	Z	Z	Z	Z	Z				
Residential Mental Health Facility	62320					S	S	S		
Assisted Living Facility	62331	Z	Z	Z	Z					
Group Home	62399	S	S	S	S					
Child Care Institution	62399		S			S				
Individual and Family Assistance	62410	S				Z	Z	Z		

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
Food, Housing, Emergency Relief	62420					S	S			
Temporary Dependent Care Facility	62422	S	S	S	S					
Vocational Rehabilitation Service	62431								Z	Z
Child Day Care	62441	Z	Z	Z	Z	Z	Z	Z		
ARTS, ENTERTAINMENT AND RECREATION										
Performing Arts	71110					Z	Z			
Spectator Sports	71121	S				Z	Z	Z	Z	Z
Racetrack	71121								S	S
Promoter/Agent/Manager	71130					Z				
Museum/Historical Site	71211	Z	Z	Z	Z	Z	Z	Z	Z	Z
Zoo/Botanical Gardens	71213	S	S	S	S	S	S			
Nature Park	71219	Z	Z	Z	Z					
AMUSEMENT, GAMBLING AND RECREATION INDUSTRIES										
Amusement Parks and Arcades	71310					Z	Z			
Gambling and Video Gaming Machine(s)	71320					S				
Golf Course and Country Club	71391	S	S	S	S	Z	Z	Z		
Marina	71393	S	S	S	S	Z	Z	Z		
Private Airpark	0	S	S	S	S	Z	Z	Z	Z	Z
Fitness and Recreational Sport Center	71394					Z	Z	Z	Z	Z
Bowling	71395					Z	Z			
Other Amusement and Recreation	71399	Z	S	S	S	Z	Z	Z	Z	Z
ACCOMMODATION AND FOOD SERVICES										
Hotel/Motel	72111					Z	Z			
Bed and Breakfast Inn	72119	Z	Z	Z	Z	Z	Z	Z		
Recreational Vehicle Parks	72120					Z	Z			
Campground w/out RV	72120	S				Z	Z			
Rooming and Boarding House	72130	Z	Z	Z						
Special Food Services	72230	Z				Z	Z	Z	Z	
Bar/Tavern	72241					S	S	S	S	S
Restaurant	72250	Z				Z	Z	Z	Z	
OTHER SERVICES										
Auto Repair	81110	S				S	Z	Z	Z	Z
Electronic Repair and Maintenance	81120					Z	Z	Z		
Commercial Equipment Repair	81131					Z	Z	Z		
Personal and Household Goods Repair	81141	Z				Z	Z	Z	Z	
Personal Care Service	81210	Z				Z	Z	Z		
Death Care Service	81220	Z				Z	Z	Z		
Dry cleaning and Laundry	81230	Z				Z	Z	Z	Z	
Other Personal Service	81290					Z				
Kennels/Animal Boarding	812910	S	S	S	S	Z				
Religious Organizations/Churches	81311	Z	Z	Z	Z	Z	Z	Z		
Grant Making and Giving	81320					Z	Z	Z		
Social Advocacy Organization	81330					Z	Z	Z		
Civic and Social Organization	81341	S	S	S	S	Z	Z	Z	Z	Z
PUBLIC ADMINISTRATION										

	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
General Government	92110					Z	Z	Z	Z	Z
Public Safety Facilities	92210	Z	Z	Z	Z	Z	Z	Z	Z	Z
Detention Center (County)	92214					Z	Z		Z	Z
Correctional Institution (State and Federal)	92214								Z	Z
Human Resource Programs	92310					Z	Z	Z	Z	Z
Environmental Quality Programs	92410					Z	Z	Z	Z	Z
Housing/Community Development	92510					Z	Z	Z	Z	
Economic Programs	92610					Z	Z	Z	Z	Z




CASE 23-07: TEXT AMENDMENT TO SECTION 12-124 – ADDING RURAL RESIDENTIAL (RU) ZONING DISTRICT

This proposed district has subdivision standards that assist in maintaining the rural character of properties within the zoning district. Also included is a list of permitted uses. Highlights of the district include a one-acre minimum lot size, single-family development, and, due to larger lot size, some non-residential uses such as kennels, lawn and garden retail, churches, and veterinary offices.

Recreational vehicle (RV) parks are proposed in the Rural Residential (RU) district while being eliminated as a use in the Neighborhood Business (NB) district. If the Rural Residential district is approved, RV Parks would be allowed in two districts: the General Business (GB) district and the Rural Residential (RU) district. Staff and the Planning Board believe this will help RV Parks be located in more compatible zoning districts, depending on whether they are a recreational type of park or used for temporary housing. The procedure to change zoning to Rural Residential (RU) is initiated by the property owner. They would submit a rezoning application, and public notice would be given. Next, the request would be reviewed by the Planning Board, which would give its recommendation to the Board of Commissioners, who would hold a public hearing and take action on the request.

The Planning Board reviewed the proposal over several regular meetings and, after much discussion regarding the district's purpose and which uses would be compatible, recommended approval as proposed. The Planning Board believes the proposed Rural Residential (RU) district achieves the goals of the LUP and is consistent with the Board of Commissioners' direction. The following information and PowerPoint were presented to the Commissioners.

Case 23-07
Rural Residential Zoning District
Text Amendment



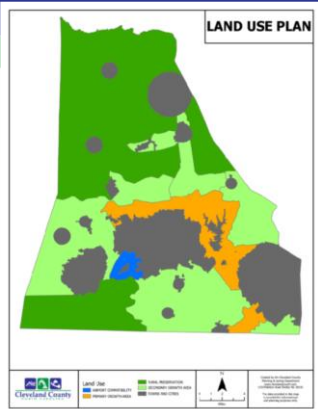
Direction

- Board of Commissioner direction
 - Rural Preservation
 - Targets Rural Areas
 - Preserves Rural Character
 - Preserves Natural Resources
 - Promotes Farmland Preservation
 - Flexibility of Uses

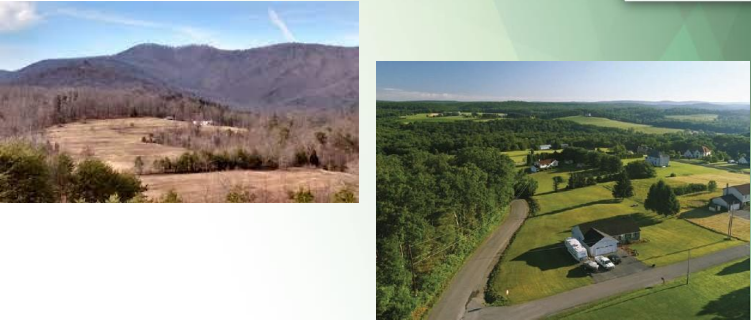
Land Use Plan

The Rural Preservation future land use category is intended to promote the protection of agricultural lands, natural resources, and scenic views. The landscape of the rural preservation area is predominantly agricultural and forest lands with sparse residential settlement. Crossroads communities within the rural preservation areas contain clusters of civic and rural commercial uses that provide needed goods and services to residents.

Where?



Character



Definition

Section 12-121(b)

- *RU-Rural Residential.* This district accommodates low-density single family detached dwellings, modular homes, and manufactured homes at a maximum density of one dwelling unit per acre. The district promotes agricultural uses and supporting commercial uses that also help preserve the rural character, and preservation of natural resources and scenic views of the surrounding area.

Development Standards



To maintain Rural Character:

- 1 acre for new lots
- 100ft of road frontage
- 50 feet setback

District	Minimum Square Feet
RA	130,680 (3 acres)
RU	43,560 (1 acre)
RR	21,780 (½ acre)
R	21,780 (½ acre)
RM	21,780 (½ acre)
N-B	No Minimum*
G-B	No Minimum*
L-I	No Minimum
H-I	No Minimum

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Proposed uses in Rural Residential



Zoning Permit

House
Museum
Winery
Manufactured Homes
Duplex
Nursing Home
Daycare
Agriculture
Church
School
Farm Products Retail
Lawn and Garden Retail
Nature Park
Bed and Breakfast
Public Safety

Special Use Permit

Distillery
Zoo
Kennels
Golf Course
RV Parks
Primitive Campgrounds

20

Zoning Districts - 10



Residential	Neighborhood Business
Restricted Residential	General Business
Manufactured Homes and Parks	Corridor Protection
Rural Agriculture	Light Industrial
Rural Residential (RU)	Heavy Industrial

21

District Comparison



Residential

- Residential, all types (1/2 acre)
- Very limited non-residential
- Agriculture

Rural Residential

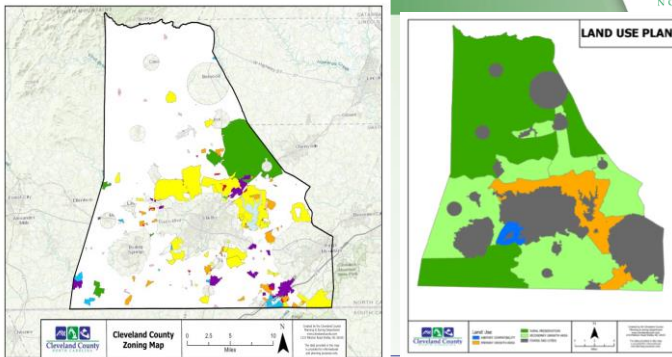
- Residential low-density (1 acre)
- Limited Commercial (maintains rural character)
- Agriculture

Rural Agriculture

- Mixed Use low-density (3 acres)
- Commercial
- Residential
- Agriculture

22

Current Zoning Districts



23

Procedure to change to RU



Requires Rezoning

- Application
- Public Notice
- Planning Board
- Board of Commissioners with Public Hearing

24

Planning Board



• Recommends Approval

- Consistent with guidance of the Land Use Plan
- Consistent with Board of Commissioners vision.

25

Sec. 12-121. Zoning districts established.

The following zoning districts are hereby established:

- RA—Rural Agricultural.** The purpose of this district is to accommodate agricultural and residential uses in the rural areas of the county at a maximum of one (1) dwelling per three (3) acres. Given the very low-density of development, a limited number of nonresidential uses are also allowed in this district, which are not permitted in the other residential zoning districts.
- RU—Rural Residential.** This district accommodates low-density single family detached dwellings, modular homes, and manufactured homes at a maximum density of one dwelling unit per acre. The district promotes agricultural uses and supporting commercial uses that also help preserve the rural character, and preservation of natural resources and scenic views of the surrounding area.
- RR—Restricted Residential.** This district is the most restrictive residential, district intended to accommodate low-density single-family detached dwellings and modular homes at a maximum density of two (2) dwelling units per acre.
- R—Residential.** The purpose of this district is to accommodate low-density single-family detached dwellings, modular homes, manufactured homes at a maximum density of two (2) dwelling units per acre. Multi-family housing is also permitted in this district, but may be exempt from the density requirements depending on location.
- RM—Residential Manufactured Homes and Parks.** This district accommodates the widest variety of residential uses including low-density single-family detached dwellings, modular homes, manufactured homes and manufactured home parks.
- NB—Neighborhood Business.** This purpose of this district is to accommodate small, limited retail and service land uses that provide goods and services to surrounding residential neighborhoods. Residential uses are also permitted at a maximum density of two (2) dwelling units per acre. The intent of this district is to encourage the location of convenience retail establishments, professional services, and offices that will be compatible with surrounding residential uses, discourage intensive land uses which require large land area; and limit the location of large traffic generating uses to arterial streets.
- GB—General Business.** The purpose of this district is to accommodate a wide variety of retail; business, professional, and personal services; office; and limited wholesale and warehousing uses. These uses are generally located on arterial streets with the capacity for additional commercial traffic.
- CP—Corridor Protection.** This overlay district is designed to promote well-planned, economically viable development that is compatible with and will enhance the visual appeal of the area by avoiding uncoordinated, strip development along arterial streets. It will also support safe and efficient traffic flow through these areas. The district boundaries shall extend along arterial streets, for a distance of five hundred (500) feet from and perpendicular to each side of the highway right-of-way.
- LI—Light Industrial.** The purpose of this district is to accommodate limited manufacturing, warehousing, wholesaling, and related commercial and service activities which have little or no adverse impact upon adjoining residential, business and industrial properties. Other land uses allowed within this district should be limited to those uses that support light industrial uses.
- HI—Heavy Industrial.** The purpose of this district is to accommodate a wide range of assembling, fabricating, manufacturing uses, and support retail and service uses. This district is established for the purpose of providing appropriate locations and development regulations for uses that may require special measures to ensure compatibility with adjoining residential or business properties.

Sec. 12-171. Minimum lot size.

- (a) Subject to subsections (b) and (c) all lots in the following zoning districts shall meet the following minimum area requirements:

District	Minimum Square Feet
RA	130,680 (3 acres)
RU	43,560 (1 acre)
RR	21,780 (½ acre)
R	21,780 (½ acre)
RM	21,780 (½ acre)
N-B	No Minimum*
G-B	No Minimum*
L-I	No Minimum
H-I	No Minimum

*Except residential uses which require twenty-one thousand seven hundred eighty (21,780) square feet.

R, RM, and RR district lots shall have a minimum width of eighty (80) feet at the building line and twenty-five (25) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet. The RA district lots shall have a minimum width of one hundred twenty-five (125) feet at the building line and fifty (50) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet. **The RU district shall have a minimum width of one hundred (100) feet at the street right of way, a minimum width of eighty (80) feet at the building line, and a minimum depth of one hundred fifty (150) feet.**

- (b) Lots in the R, RM, and RR districts and lots in the NB district that are used for residential purposes that are served by both public water and sewer, shall have a minimum usable area of fifteen thousand (15,000) square feet, and the same width standards as above.
- (c) The minimum lot sizes set forth in this section are permissible only if and to the extent that adequate water and sewer facilities are or can be made available to serve every lot in accordance with the provisions of article XII of this chapter.
- (d) All rights-of-way or easements deeded or reserved shall be excluded when determining lot areas.

Sec. 12-140. - Temporary dependent care residences.

- (a) In the R, RA, RM, RU and RR districts, one (1) manufactured home may be permitted in a rear yard on a temporary basis provided the board of adjustment issues a conditional use permit after finding that a personal hardship situation justifying such a special exception exists. Such hardship shall involve the need to care for elderly parents or other dependents of the family occupying the principal building. Reasons justifying separate quarters shall be incompatibility, contagious disease, illness, or lack of adequate space within the principal building.

Sec. 12-173. Building setback requirements.

- (a) Subject to section 12-174 and the other provisions of this article, the minimum principal building setback requirements shall be as follows:

From street right-of-way	30 feet
From street right-of-way	50 feet (RA and RU district)
From side property line	10 feet

From rear property line	30 feet
From side property line on corner lot	20 feet
From lot front on arterial	40 feet

Section 12-124 Table of Uses

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
RESIDENTIAL											
Residential Single-Family	0	Z	Z	Z	Z	Z	Z				
Modular Home	0	Z	Z	Z	Z	Z	Z				
Manufactured Homes	0	Z	Z		Z	Z	Z				
Manufacture Home Parks	0						Z				
Two-Family (Duplex)	0	Z	Z		Z	Z	Z				
Multi-Family Housing	0				Z	Z	Z				
Family Development	0		Z								
Industrial Occupational Housing	0									S	S
AGRICULTURAL											
Crop production	111										Exempt
Greenhouse, Nursery and Floriculture	1114										Exempt
Animal Production	112										Exempt
Forest Nursery and Products	113										Exempt
Agriculture and Forestry Support Activities	115	Z	Z				Z	Z	Z		
MINING											
Mining and Quarrying	2120										Z
Construction Sand	2123		Z					Z	Z	Z	Z
Mining Support Activities	2131										Z
UTILITIES											
Electric Power Generation/Distribution	2211							Z	C	Z	Z
Solar Electric Power Generation	221114									Z	Z
Natural Gas Distribution	2212							Z		Z	Z
Water and Sewer Treatment (Major)	2213							S		S	S
Water and Sewer Treatment (Minor)	2213	S	S	S	S	S	S	S	S	S	S
CONSTRUCTION											
Residential Building Construction	23611		Z					Z		Z	
Nonresidential Building Construction	23620		Z					Z		Z	
Heavy and Civil Engineering Construction	23700							Z		Z	
Specialty Trade Contractors	23800		Z					Z		Z	
MANUFACTURING											
Food	31100									Z	Z
Beverage and Tobacco Products	31200									Z	Z
Winery	31200	Z	Z							Z	Z
Distillery	31200	S	Z							Z	
Textiles	31300									Z	Z
Textile Products	31400									Z	Z
Apparel	31500									Z	Z
Leather and Allied Products	31600									Z	Z
Wood Products	32100		S							Z	
Paper	32200									Z	
Printing and Related Support Activities	32310		Z					Z	Z	Z	Z
Petroleum and Coal Products	32410										Z

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
Chemical	32500										Z
Plastics and Rubber	32600									Z	Z
Non-metallic Mineral Products	32700									Z	
Primary Metals	33100									Z	
Fabricated Metal Products	33200									Z	Z
Machinery	33300									Z	
Computer and Electronic Products	33400									Z	Z
Electrical Equipment, Appliances	33500									Z	Z
Transportation Equipment	33600									Z	
Furniture Products	33700									Z	Z
Miscellaneous	33900									S	Z
WHOLESALE TRADE											
Auto Parts	42310									S	S
Furniture and Home Furnishings	42320							Z		Z	Z
Lumber and Construction Materials	42330									Z	Z
Professional and Commercial Equipment	42340									Z	Z
Metal and Mineral	42350									Z	
Electrical Goods	42360							Z		Z	Z
Hardware, Plumbing, Heating Equip.	42370									Z	Z
Machinery, Equipment and Supplies	42380									Z	Z
Paper and Paper Products	42410									Z	
Drugs and Sundries	42420							Z		Z	Z
Apparel and Piece Goods	42430							Z		Z	Z
Grocery	42440							Z		Z	Z
Farm Products	42450	S	Z					Z		Z	Z
Chemical and Allied	42460									Z	
Petroleum and Related Products	42470									Z	
Alcoholic Beverage	42480							Z		Z	Z
RETAIL TRADE											
Automobile Dealers—New and Used	44110		Z				S	Z	Z	Z	
Recreational Vehicle Dealers	44120		Z				S	Z	Z	Z	
Auto Parts, Tires and Accessories	44130		Z					Z	Z	Z	
Furniture	44210							Z	Z		
Home Furnishings	44220							Z	Z		
Electronics and Appliances	44310							Z	Z	Z	
Building Materials and Supplies	44410							Z	Z	Z	Z
Lawn and Garden Supplies	44420	Z	Z					Z	Z	Z	
Grocery	44510		Z					Z	Z	Z	Z
Specialty Foods	44520		Z					Z	Z	Z	
Alcoholic Beverages	44530							Z	Z		
Health and Personal Care	44610		Z				S	Z	S	Z	
Convenience Food/Gas	44710		Z				S	Z	Z	Z	Z
Clothing	44810							Z	Z	Z	
Jewelry	44830							Z	Z	Z	
Sporting Goods	45110							Z	Z	Z	

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
Books and Music	45120		Z				Z	Z	Z		
Department Store	45210							Z	Z		
General Merchandise	45290							Z	Z		
Florists	45310		Z				Z	Z	Z		
Office Supplies/Gifts	45320		Z					Z	Z		
Used Merchandise	45330		Z					Z	S		
Other Miscellaneous Retail	45390		Z				Z	Z	Z		
Internet/Mail Order	45410		Z				Z	Z	Z		
Vending Machine Operator	45420							Z	Z		
Fuel Dealer—Oil and Gas	45430							Z	Z	Z	Z
TRANSPORTATION AND WAREHOUSING											
Airport—Scheduled Air Transport	48110									S	S
Airport—Non-Scheduled Air Transport	48120									S	S
Rail Transportation	48210							Z	Z	Z	Z
General Freight Trucking	48410							Z		Z	Z
Specialized Freight Trucking	48420							Z		Z	Z
Urban Transit System	48510							Z		Z	Z
Rural Bus Transportation	48520							Z		Z	Z
Taxi and Limousine Service	48530							Z		Z	
School Bus Transportation	48540							Z		Z	
Charter Bus	48550							Z		Z	
Pipeline—Oil and Gas	48600									Z	Z
Transportation Support	48800							Z			
Postal Service	49100							Z	Z	Z	Z
Couriers and Messengers	49200							Z		Z	Z
Warehousing and Storage	49300							Z		Z	Z
INFORMATION											
Publishing/Information/News	51100						Z	Z		Z	Z
Motion Picture and Video	51210							Z	Z	Z	
Sound Recording	51220							Z	Z	Z	
Radio and TV Broadcasting	51510							Z		Z	Z
Cable TV Distribution	51520							Z		Z	Z
Telecommunications	51721						Z	Z		Z	Z
Amateur Radio Tower	51721	S	S	S	S	S	S	S	S	S	S
Data Centers	518210									Z	Z
Library	51912	Z	Z		Z	Z	Z	Z	Z		
FINANCE AND INSURANCE											
Central Bank	52100						Z	Z	Z	Z	Z
Credit and Related Activities	52200		Z				Z	Z	Z		
Securities and Commodities	52300						Z	Z	Z		
Insurance and Related Activities	52400						Z	Z	Z		
Funds, Trusts and Other Financial	52500						Z	Z	Z		
REAL ESTATE, RENTAL AND LEASING											
Real Estate Agents and Brokers	53120						Z	Z	Z		
Property Managers	53130						Z	Z	Z		

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
Auto Rental and Leasing	53210							Z	Z	Z	
Consumer Goods Rental	53220							Z	Z	Z	
General Rental Centers	53230							Z	Z	Z	
Equipment Rental	53240							Z	Z	Z	
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES											
Legal Services	54110							Z	Z	Z	
Accounting/Tax Payroll Services	54120							Z	Z	Z	
Architectural, Engineering and Related	54130							Z	Z	Z	
Specialized Design Services	54140							Z	Z	Z	
Computer Systems Design and Related	54150							Z	Z	Z	
Consulting Services	54160							Z	Z	Z	
Scientific Research and Development	54170							Z	Z	Z	
Advertising and Related	54180							Z	Z	Z	
Veterinary Office/Clinic/Practice	54194	S	Z					Z	Z	Z	
Other Professional/Technical Service	54199	Z						Z	Z	Z	
MANAGEMENT OF COMPANIES AND ENTERPRISES											
Management of Companies/Enterprises	55110							Z	Z	Z	
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT AND REMEDIATION											
Office Administrative Services	56110							Z	Z	Z	
Facilities Support Services	56120							Z	Z	Z	
Employment Services	56130							Z	Z	Z	
Business Support Services	56140							Z	Z	Z	
Travel Arrangement and Reservations	56150							Z	Z	Z	
Investigation and Security	56160							Z	Z	Z	
Services to Buildings and Dwellings	56170							Z	Z	Z	
Other Support Services	56190							Z	Z	Z	
Waste Collection	56210	S						Z	Z	Z	
Waste Treatment and Disposal	56220	S						Z	Z	Z	
Remediation	56290	S						Z	Z	Z	
EDUCATIONAL SERVICES											
Elementary and Secondary Schools	61110	Z	Z	Z	Z	Z					
College and University	61130							Z	Z	Z	
Business School	61140							Z	Z	Z	
Technical and Trade	61150	Z						Z	Z	Z	
Other Schools and Instruction	61160	S						Z	Z	Z	
HEALTH CARE AND SOCIAL ASSISTANCE											
Ambulatory Health Care Services	62100	Z						Z	Z	Z	
Hospitals	62200							Z	Z	Z	
Nursing Care Facility	62311	S	Z		Z	Z	Z	Z	Z	Z	
Family Care Home	62311	Z	Z	Z	Z	Z					
Residential Mental Health Facility	62320						S	S	S		
Assisted Living Facility	62331	Z	Z		Z	Z	Z				
Group Home	62399	S	S	S	S	S					
Child Care Institution	62399						S				
Individual and Family Assistance	62410	S					Z	Z	Z		

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
Food, Housing, Emergency Relief	62420							S	S		
Temporary Dependent Care Facility	62422		S	S	S	S					
Vocational Rehabilitation Service	62431									Z	Z
Child Day Care	62441	Z	Z	Z	Z	Z	Z	Z	Z		
ARTS, ENTERTAINMENT AND RECREATION											
Performing Arts	71110							Z	Z		
Spectator Sports	71121		S					Z	Z	Z	Z
Racetrack	71121									S	S
Promoter/Agent/Manager	71130							Z			
Museum/Historical Site	71211	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Zoo/Botanical Gardens	71213	S	S	S	S	S	S	S			
Nature Park	71219	Z	Z	Z	Z	Z					
AMUSEMENT, GAMBLING AND RECREATION INDUSTRIES											
Amusement Parks and Arcades	71310							Z	Z		
Gambling and Video Gaming Machine(s)	71320							S			
Golf Course and Country Club	71391	S	S	S	S	S	Z	Z	Z		
Marina	71393	S	S	S	S	S	Z	Z	Z		
Private Airpark	0	S	S	S	S	S	Z	Z	Z	Z	Z
Fitness and Recreational Sport Center	71394						Z	Z	Z	Z	Z
Bowling	71395							Z	Z		
Other Amusement and Recreation	71399		Z	S	S	S	Z	Z	Z	Z	Z
ACCOMMODATION AND FOOD SERVICES											
Hotel/Motel	72111							Z	Z		
Bed and Breakfast Inn	72119	Z	Z	Z	Z	Z	Z	Z	Z		
Recreational Vehicle Parks	72120	S					Z	Z			
Campground w/out RV	72120	S	S		S		Z	Z			
Rooming and Boarding House	72130	Z	Z	Z	Z						
Special Food Services	72230	Z					Z	Z	Z	Z	
Bar/Tavern	72241						S	S	S	S	S
Restaurant	72250	Z					Z	Z	Z	Z	
OTHER SERVICES											
Auto Repair	81110		S				S	Z		Z	Z
Electronic Repair and Maintenance	81120						Z	Z	Z	Z	
Commercial Equipment Repair	81131							Z	Z	Z	
Personal and Household Goods Repair	81141	Z					Z	Z	Z	Z	
Personal Care Service	81210	Z					Z	Z	Z		
Death Care Service	81220	Z					Z	Z	Z		
Dry cleaning and Laundry	81230	Z					Z	Z	Z	Z	
Other Personal Service	81290							Z			
Kennels/Animal Boarding	812910	S	S		S	S	S	Z			
Religious Organizations/Churches	81311	Z	Z	Z	Z	Z	Z	Z	Z		
Grant Making and Giving	81320						Z	Z	Z		
Social Advocacy Organization	81330						Z	Z	Z		
Civic and Social Organization	81341	S	S	S	S	S	Z	Z	Z	Z	Z
PUBLIC ADMINISTRATION											

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
General Government	92110						Z	Z	Z	Z	Z
Public Safety Facilities	92210	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Detention Center (County)	92214							Z		Z	Z
Correctional Institution (State and Federal)	92214									Z	Z
Human Resource Programs	92310						Z	Z	Z	Z	Z
Environmental Quality Programs	92410						Z	Z	Z	Z	Z
Housing/Community Development	92510					Z	Z	Z	Z		
Economic Programs	92610					Z	Z	Z	Z	Z	Z

CASE 23-08: TEXT AMENDMENT TO SECTION 12-21 AND 12-124 – PRIVATE STORAGE BUILDING

The Board of Commissioners asked staff to evaluate the use of private storage buildings as a principal use and determine if and where they are compatible. Staff was also asked to apply development standards should be applied, such as lot size, building size, building placement, and property line setbacks. Staff evaluated and drafted an ordinance for consideration. Private storage buildings are not currently permitted for principal use on a property. They must be located as an accessory for the principal use. For example, a storage building can be on the same lot as the residence it supports but not as a standalone use.

The 2005 and 2021 LUPs encourage policies for the most rural parts of the county, which promote maintaining the rural character while providing more flexibility in uses. The plans recognize that development is sparser in these areas, and the communities desire to maintain that countryside feel. Due to the larger properties in the rural area, some limited non-residential uses typically found in those areas could be compatible. The Board of Commissioners directed staff to evaluate the use of private storage as a principal use and determine if and where these can be compatible and if any development standards should be applied, such as lot size, building size, building placement, and property line setbacks. Requiring storage buildings as accessory structures is a common

planning tool that helps maintain the character of neighborhoods, preserve the value of lots, and prevent the misuse of buildings in residential areas.

Staff proposed an amendment to the UDO, Sections 12-21 and 12-124, permitting private storage structures on lots greater than three acres in the Rural Agricultural (RA) and the proposed Rural Residential (RU) zoning districts. After several regular meetings and much discussion, the Planning Board recommended approval of staff's recommendation with the following modifications:

- Drawn plan submitted with an application for permit showing building location and the setbacks
- Limit the structure size based on acreage. The acreage would be rounded down
- One acre is limited to a 1500-square-foot structure
- Two acres limited to 2500 square foot structure
- Three acres plus limited to 4000 square foot structure


The following information and PowerPoint were presented to the Commissioners.

**Case 23-08
Private Storage
Text Amendment**




Direction

- Evaluate options for personal storage buildings as a primary use.



Current Ordinance

- In Residential – Permitted when supporting a residence
- Why?
 - Maintains residential character
 - Preserve lots for residential use
 - Prevents incompatible uses of buildings



Examples





Proposed Ordinance

Sec. 12-21. Definitions of Basic Terms

Private Storage Building. A building considered as a principal use for the purpose of private non-commercial storage for personal use only. Minimum three (3+) acres required on the parcel where this is to be placed. Please see Section 12-124 for zoning district allowance.

- Allowed as Primary use of property
- On lots greater than 3 acres
- Allowed in Rural Residential and Rural Agriculture




Three Acre Lot






Planning Board

- Plan required displaying building location and setbacks.
- Limit the structure size based on acreage.
 - One acre limited to 1500 square foot structure.
 - Two acres limited to 2500 square foot structure.
 - Three acres plus limited to 4000 square foot structure.



One Acre Lot

Two Acre Lot



34

Three Acre Lot



35

Case 23-08 Private Storage Buildings: Draft Staff Ordinance

Section 12-124: Table of Permitted Uses

	NAICS	RU	RA	RR	R	RM	NB	GB	CP	LI	HI
RESIDENTIAL											
Residential Single-Family	0	Z	Z	Z	Z	Z	Z				
Modular Home	0	Z	Z	Z	Z	Z	Z				
Manufactured Homes	0	Z	Z		Z	Z	Z				
Manufacture Home Parks	0					Z					
Two-Family (Duplex)	0	Z	Z		Z	Z	Z				
Multi-Family Housing	0				Z	Z	Z				
Family Development	0		Z								
Industrial Occupational Housing	0									S	S
Private Storage	0	Z	Z								

Section 12-21: Definition of Basic Terms

Private Storage Buildings: A building considered as a principal use for the purpose of private non-commercial storage for personal use only. Requires a minimum of three acres on the parcel in which it is placed. See Section 12-124 for permitted zoning districts.

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hutchins asked if there were regulations to prevent the installation of septic tanks in storage buildings and the misuse of the storage building to serve residential uses. Mr. Martin explained there were not; property owners can have a restroom in the larger storage buildings. Commissioner Whetstine inquired if there were setback requirements for the storage buildings to help maintain the rural characteristics and deter future use of storage buildings operating as a business. Mr. Martin stated that the Planning Board had discussed this question in depth several times. They advised that specific setback requirements were no different than those of any primary structure, and it would be difficult to write one rule that would conform across the county as lot sizes, conditions, and property layouts are different and considered on a case-by-case basis.

CASE 23-09: TEXT AMENDMENT TO SECTION 12- 137 – RURAL HOME OCCUPATION

At their January 17, 2023, meeting, the Board of Commissioners held a public hearing regarding an amendment to the Rural Home Occupation text, specifically creating a Type B Rural Home Occupation. During the meeting, the Board directed the Planning Board to re-evaluate the proposed text, including the allowances in the new text, and bring a proposal back to the Board of Commissioners.

Rural home occupations allow citizens to operate a small business from their residence as long as they can comply with standards outlined in Section 12-137 of the Unified Development Ordinance (UDO). These standards are meant to allow home occupations while maintaining the residential character of the property so that it doesn't affect neighboring properties. Examples include hair salons, accounting, web services, furniture, woodworking, etc. Currently, the UDO allows home occupations in residential-type zoning districts with development standards.

The ordinance allows one employee who does not reside at the residence, and the commercial vehicle size is limited. Business placement and setbacks are applied to maintain the residential character.

As proposed, this Type B Rural Home Occupation would only be allowed in the new Rural Residential (RU) and Rural Agriculture (RA) districts. It would require a minimum of five acres, and include increased setbacks, and screening from adjoining properties. This amendment will allow for larger home-based businesses in the most rural parts of the County.

The Planning Board reviewed the proposal over several regular meetings and, after much discussion regarding the purpose and which uses would be compatible, recommended approval as proposed. The Planning Board believes the proposed Type B Rural Home Occupation achieves the goals of the LUP and is consistent with the Board of Commissioners' direction. The following information and PowerPoint were presented to the Commissioners.

**Case 23-09
Rural Home Occupation
Text Amendment**

Cleveland County
NORTH CAROLINA

Why?

Board Direction:

- Review Home Occupations
- Flexibility of uses in Rural Areas
- Land Use Plan flexibility

Land Use Plan

- Acknowledges home occupations are found in rural areas on larger tracts of land - similar to agribusinesses.

Cleveland County
NORTH CAROLINA

What is a Rural Home Occupation

- Commercial activity on the same lot as a person's residence without adversely impacting surrounding neighborhood
- Examples - Hair Salons, Accounting, web services, furniture, woodworking, etc.

Cleveland County
NORTH CAROLINA

Objectives

- More options for home occupations in rural Areas
- Maintain rural residential character

Cleveland County
NORTH CAROLINA

Current Ordinance

Section 12-137- Rural Home Occupations

- Permitted in the Residential zoning district
 - 1 employee who does not reside
 - Hours of operations 7am-8pm
 - No products visible from road

Cleveland County
NORTH CAROLINA

Proposed Addition

Standards IF more than 5 acres

- Allowed Rural Residential and Rural Agriculture Zoning districts
- Additional Setbacks and Screening
- 5 Employees
- 5 commercial vehicles allowed
- 7:00 a.m. to 8:00 p.m.

Cleveland County
NORTH CAROLINA

Comparison

Less than 5 acre	More than 5 acres
RU, RA, R, RM	RU, RA
1 employee	5 employees
No landscaping	Landscaping
Typical Setbacks	More Setbacks
	5 commercial vehicles

Cleveland County
NORTH CAROLINA

Planning Board

- **Recommend Approval**
Allowing expanded home occupations in rural areas could be compatible.

Cleveland County
NORTH CAROLINA

Sec. 12-137 Rural Home Occupations

Rural home occupations may be conducted in the R A, RM, and R districts only. A rural home occupation may take place in the same portion of the dwelling as set forth in section 12-136 of this chapter and/or in one (1) accessory structure on the lot. ~~and Type A Rural Home Occupations are allowed in the RU, RA, RM and R zoning districts with the issuance of a zoning permit. Type B Rural Home Occupations are allowed in the RU and RA zoning districts with the issuance of a zoning permit. Rural Home Occupations must meet the following specifications:~~

A. Type A Rural Home Occupation

- ~~(a)~~ Said accessory structure shall be located in the rear yard only and shall also be located at least seventy-five (75) feet from any existing principal residence on any adjacent parcel of land and at least twenty-five (25) feet from any adjoining lot line.
- ~~(b) Reserved.~~
- ~~(c)~~ No outside storage of materials or goods shall be permitted.
- ~~(d)~~ The operator of the rural home occupation must reside on the same lot as where the rural home occupation takes place.
- ~~(e)~~ No more than one (1) person who does not reside on the premises may be employed at the home occupation.
- ~~(f)~~ Chemical, mechanical or electrical equipment which creates odors, light emission, noises or interference in radio or television reception detectable without the use of instruments beyond the lot shall be prohibited.
- ~~(g)~~ No display of products shall be visible from any adjoining street.
- ~~(h)~~ Rural home occupations may be operated at any time between the hours of 7:00 a.m. and 8:00 p.m.
- ~~(i)~~ Vehicles used primarily as passenger vehicles may be permitted in connection with the conduct of the rural home occupation. Commercial vehicles may also be used so long as such vehicle does not contain more than two (2) axles nor have a load capacity in excess of one (1) ton.
- ~~(j)~~ One (1) non-illuminated ground sign advertising the rural home occupation, not to exceed fifteen (15) square feet, may be placed on the property. Said sign shall not exceed four (4) feet in height and shall be located at least ten (10) feet off of any right-of-way. One (1) attached sign advertising the rural home occupation may be permitted as well. Said attached sign shall not exceed one (1) square foot for each lineal foot of building wall facing a street.

B. Type B Rural Home Occupation

- Shall only exist on a single parcel that is five (5) acres or more in size.
- Said accessory structure and parking area shall be located in the rear yard only and shall also be located at least 150 feet from any existing principal residence on any adjacent parcel of land and at least 100 feet from any adjoining property line.
- Driveway serving the home occupation shall be located a minimum distance of 100' from all property lines, excluding the road right of way used for access.
- The operator of the rural home occupation must reside on the same lot as where the rural home occupation takes place.

- No more than five (5) persons who do not reside on the premises may be employed at the home occupation.
- Chemical, mechanical or electrical equipment which creates excessive odors, light emission, noises beyond the lot shall be prohibited.
- Type B screening, as outlined in section 12-305, shall be required between the structure and all exterior property lines, unless existing screening is deemed sufficient by the administrator.
- Rural home occupations may be operated at any time between the hours of 7:00 a.m. and 8:00 p.m.
- Up to five (5) two-axle vehicles owned by the business are allowed.
- One (1) non-illuminated ground sign advertising the rural home occupation, not to exceed fifteen (15) square feet, may be placed on the property. Said sign shall not exceed four (4) feet in height and shall be located at least ten (10) feet off of any right-of-way. One (1) attached sign advertising the rural home occupation may be permitted as well. Said attached sign shall not exceed one (1) square foot for each lineal foot of building wall facing a street.

C. (Ord. of 9-19-00; Ord. of 10-3-00; Amd. of 6-18-02; Amd. of 2-6-07; Amd. of 4-1-08, § 33)

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hutchins asked for further information regarding the allowance of five commercial vehicles and hours of operation, citing concerns this allowance may not fit into the residential character of the surrounding areas. Mr. Martin explained that the proposed amendment limits commercial vehicles to two axles, such as a one-ton truck or less. The larger tracts of land should also serve as a buffer between properties, limiting impacts on the neighborhood. Commissioner Hutchins requested this case be sent back to the Planning Board for further review.

Chairman Gordon opened the Public Hearing at 6:41 pm for anyone wanting to speak for or against Amendments to Chapter 12 of the Unified Development Ordinance:

- Case 23-19: Text Amendment to Section 12-124 – Modifying Rural Agriculture Zoning District
- Case 23-07: Text Amendment to Section 12-124 - Adding Rural Residential Zoning District
- Case 23-08: Text Amendment to Section 12-21 and 12-124 – Private Storage Building
- Case 23-09: Text Amendment to Section 12-137 – Rural Home Occupation

(Legal Notice was published in the Shelby Star on Friday, March 8, 2024, and Friday, March 15, 2024).

Hearing no comments, Chairman Gordon closed the Public Hearing at 6:42 pm.

CASE 23-19 ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Bridges, and unanimously approved by the Board to, *approve the presented amendments to Section 12-124 of the Unified Development Ordinance modifying Rural Agriculture (RU) zoning district.*

CASE 23-07 ACTION: Commissioner Bridges made a motion, seconded by Commissioner Hardin, and unanimously approved by the Board to, *approve the presented amendments to Section 12-124 of the Unified Development Ordinance, adding the Rural Residential (RU) zoning district.*

CASE 23-08 ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Bridges, and unanimously approved by the Board to, *send this case back to the Planning Board for further review, including setback requirements and area character preservation, and to bring it back before the Board of Commissioners.*

CASE 23-09 ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Bridges, and was approved by the Board (4-1; Commissioner Hutchins opposed) to, *approve the proposed text amendments as presented to Section 12-137 for Rural Home Occupations creating Type B Rural Home Occupations.*

REGULAR AGENDA

GARDNER-WEBB UNIVERSITY

Chairman Gordon recognized President Dr. William Downs to present an update on Gardner-Webb University (GWU). GWU is Cleveland County's only four-year university. The university is attended by students from 91 North Carolina counties, 45 states from across the United States, and 45 foreign countries. GWU is a Division 1 NCAA school with 22 teams, totaling over 600 student-athletes whose average GPA is 3.2.

Gardner Webb University’s economic impact on the county is more than \$155.3 MM, with \$115MM in total direct spending. GWU has created 1,315 new jobs and generated \$31.2 million in off-site spending by students and visitors, \$84.3MM in local operational spending, and \$8MM in total state and local tax revenues. Dr. Downs reviewed 2023 fall enrollment information and trends, available scholarships, student funding opportunities, and degree programs. Other topics discussed include job and internship fairs and other events, student community discount programs, and priority funding areas. He thanked the Board for their continued support of Gardner-Webb University. The following information and PowerPoint were presented to the Commissioners.

Gardner-Webb University Updates

March 19, 2024



Message in Three Parts:

1. Thank You
2. Reintroducing GWU
3. Invitation



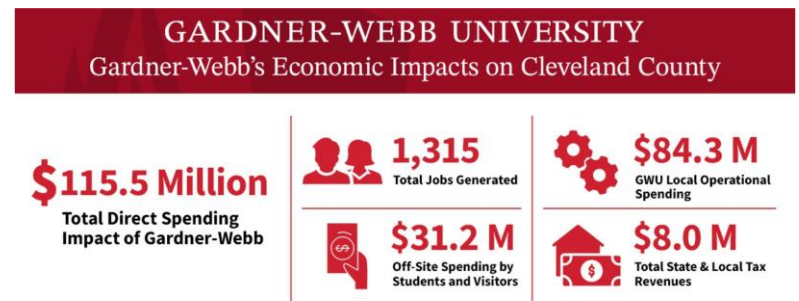
Thank You!

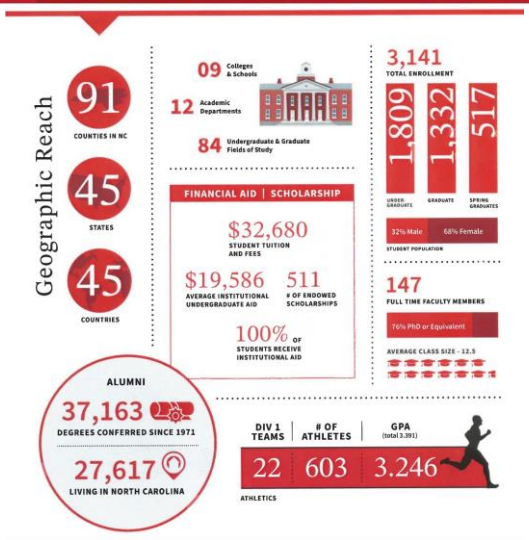
Funds Requested by Cleveland County Leaders Help Support Construction of Outdoor Performance Complex



Thank You!

Cleveland County Study Reports Gardner-Webb’s Total Economic Impact: \$155.3 Million





ADMISSIONS
Gardner-Webb's 2023 Fall Enrollment Sees Increase in New Traditional Undergraduate Students

First Year & Transfer Highlights

Achieved the Trifecta!!!

- Increased headcount (+58 students)
- Increased Net Tuition Revenue (+ \$408 per student)
- Increased Academic Profile (HSGPA +0.04 & CGPA +0.11)



Gardner-Webb University

NORTH CAROLINA'S COMPREHENSIVE NURSING PROGRAM

ASN | ABSN | BSN | MSN | MSN/MBA | DNP

BOILING SPRINGS, N.C.—Gardner-Webb University is home to one of North Carolina's most comprehensive nursing programs that includes associate, bachelor's, master's and doctoral degrees. Students who desire to enter the field of nursing or those who want to further their careers are choosing the GWU Hunt School of Nursing. Enrollment in the Accelerated Bachelor of Science in Nursing (ABSN) has grown from 14 to 73 in recent years, and the Doctor of Nursing Practice (DNP) has increased from 47 in 2019 to 96 in 2023.



The Foothills Commitment is available to residents of Cleveland, Lincoln, Gaston and Rutherford counties, and the Piedmont Promise is for Mecklenburg County residents. These initiatives provide a minimum of \$15,610 (50 percent of tuition) in all forms of institutional aid to new full-time freshmen.



The New York Times
"What Matters Most" College Rankings
GARDNER-WEBB UNIVERSITY

- #1 Campus Safety* Among All North Carolina Colleges
- #2 Affordability Among Private Colleges in North Carolina
- #7 Economic Mobility Among Private Colleges in North Carolina
- #8 Racially Diverse Among Private Colleges in North Carolina
- #10 Academic Profile Among Private Colleges in North Carolina

The interactive tool ranks 883 U.S. Colleges, 26 in North Carolina. The colleges are ranked on 10 criteria. Only colleges that graduate more than 50% of their students are included. The Times used data from these public sources: The National Center for Education Statistics, the College Scorecard, Niche.com and Opportunity Insights. *April 2023

Top Priority: Student Success

Gardner-Webb Online's Popular 10-Month Master of Public Administration Offers Open Enrollment in April

New



Affordable and Flexible Program Prepares Public Servants for Successful Administrative Careers in Government or Non-profit Agencies



Webbstock
April 20, 2024



GWU Hosts Panel Discussion on Regional Economic Opportunities



Eat, Shop,
and Play
Locally.



Gardner-Webb Welcomes Representatives of
The Golden LEAF Foundation

BY OFFICE OF UNIVERSITY COMMUNICATIONS ON MARCH 1, 2024



GARDNER-WEBB UNIVERSITY
MULTIMEDIA
2024

RENDERING | STEM



Priority Funding Areas

This program is for economic development projects aligned with the Golden LEAF priority areas. More details regarding Golden LEAF's priority areas and [priority outcomes](#) are available at the links below and in this short video:




Commissioners thanked Dr. Downs for the information and look forward to the university's continued success.

2023 AUDIT PRESENTATION

Chairman Gordon called Alan Thompson from Thompson, Price, Scott, and Adams to present the 2023 audit report. North Carolina General Statute §159-34 requires all local governments in North Carolina to contract with an external independent audit firm to conduct a full audit annually and submit results to the Local Government Commission prior to December 31st. Cleveland County, by statute, must produce all books and records requested by the external auditor. The county contracted with Thompson, Price, Scott and Adams, Co. CPAs to conduct the audit. Due to the transition in the County's Finance department, the Comprehensive Annual Financial Report (CAFR) was not submitted on time to the Local Government Commission. A budget violation was noted. The budget was overspent in the following departments in the General Fund:

- Administration \$20,858

- Finance \$1,254
- Human Resources \$133,615
- Sheriff \$742,234
- Emergency Medical Services \$473,046
- Emergency Communications \$114
- Emergency Medical \$27,910
- Debt Service \$157,578
- Representative Payee Fund \$9,711

The overspends in the General Fund and General Capital Projects Fund were due to not budgeting for GASB 87 and GASB 96 first-year entries. The overspending on the Representative Payee Fund was an oversight. The following information and PowerPoint were presented to the Board. *(a full copy of the annual comprehensive financial report and audit results for the end year ended June 30, 2023, is on file in the Clerk's Office and Finance Department.)*



Cleveland County
NORTH CAROLINA

Corrective Action Plan
For the Year Ended June 30, 2023

Section II - Financial Statement Findings

Finding 2023-001

Name of Contact Person: Sherrie Geer, Interim Finance Officer

Finding: Budget Violation
The budget was overspent in the following departments in General Fund: Administration \$20,858, Finance \$1,254, Human Resources \$133,615, Sheriff \$742,234, Emergency Medical Services \$473,046, Emergency Communications \$114, Emergency Medical \$27,910, and Debt Service \$157,578; Representative Payee Fund \$9,711. The over-expenditures in the General Fund and General Capital Projects Fund were due to not budgeting for GASB 87 and GASB 96 first year entries. The over expenditure in the Representative Payee Fund was an oversight.

Corrective Action: The current Finance Staff did not realize that the budget needed to be in place for GASB 87 and 96 audit entries. We will be mindful and aware of this for any future GASB87 and GASB96 requirements. Administration, Finance, Human Resources, Sheriff, Emergency Medical and Debt Service departments were those affected by the GASB87 and GASB96 requirements. The overspend in Emergency Communications of \$114 was a result of an expense that NC E911 board deemed as an ineligible expense in those Fund 26 (Emergency Phone) funds after the fact. So, the expenses had to be moved to the Emergency Communications dept which caused the overage. The Representative Payee Fund overage was just an oversight not realized. Finance has notified staff and departments that oversee these funds to make sure sufficient budget is available for planned expenditures. The Finance Director left the organization at year end (July 2023) and failed to communicate information to remaining staff. In addition to this, Finance Staff has been without Assistant Finance Director since January 2023 and Purchasing agent since May 2022. With the onboarding of the New Finance Director January 29, 2023, we anticipate department vacancies and needs will be addressed.

FY 2023 Audit Findings/Corrective Actions have been reviewed and approved by the following for LGC compliance.


Kevin Gordon - Chair
Board of Commissioners


Deb Hardin - Vice Chair
Board of Commissioners


Doug Bridges
Commissioner


Ronnie Whetstone
Commissioner


Johnny Hutchins
Commissioner

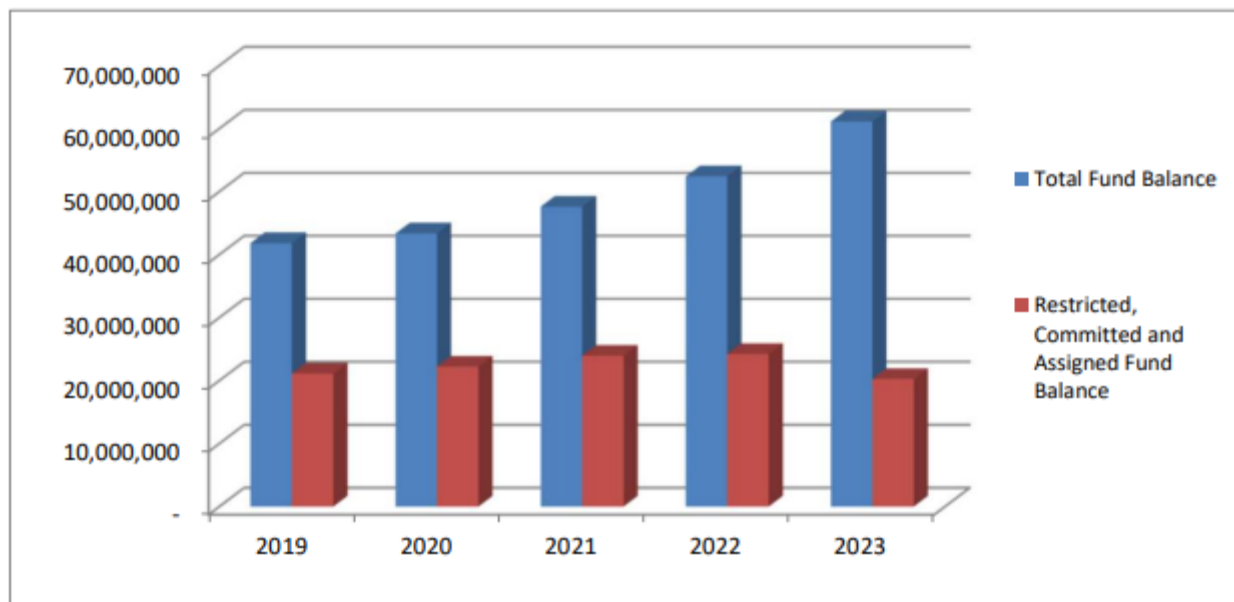

David Cotton
County Manager


Sherrie Geer
Interim Finance Officer

Cleveland County					
FINANCIAL INFORMATION FOR 5 YEARS					
	2023	2022	2021	2020	2019
Total Fund Balance - General Fund	61,116,538	52,415,667	47,604,888	43,358,346	41,814,971
Unavailable Fund Balance - GF (Restricted for State Statute, Inventories, Prepaids)	12,084,731	14,027,961	12,092,145	8,124,627	9,152,524
Restricted, Committed, and Assigned Fund Balance	20,237,424	24,211,176	23,942,123	22,221,989	21,098,498
General Fund Expenditures (plus transfers out less loan or lease proceeds)	143,906,103	149,202,855	126,044,415	121,748,348	116,661,057
Fund Balance Available as % of General Fund Expenditures	34.07%	25.73%	28.17%	28.94%	28.00%
Unassigned Fund Balance	40,236,496	27,600,715	23,183,392	21,136,357	20,716,473
Unassigned Fund Balance as % of General Fund Expenditures (including Transfers out)	27.96%	18.50%	18.39%	17.36%	17.76%
Revenues over (under) expenditures before transfers					
General Fund	11,922,206	6,517,194	7,570,937	1,543,375	1,979,247
Other Governmental	(8,100,954)	(4,647,128)	(3,971,064)	4,266,672	(3,444,008)
Solid Waste Fund	1,398,286	1,278,592	101,153	(8,882,344)	1,889,788
Cash vs. Fund Balance (Net Position)					
Cash - General	54,892,840	44,970,754	43,183,825	38,400,839	36,744,670
Cash - Other Governmental	101,893,275	97,545,341	31,938,159	23,823,835	18,730,281
Cash - Solid Waste	6,483,152	5,321,249	3,987,324	3,829,510	3,643,841
Fund Balance - General	61,116,538	52,415,667	47,604,888	43,358,346	41,814,971
Fund Balance - Other Governmental Funds	39,408,806	40,365,924	23,805,759	24,408,844	20,142,172
Net Position - Solid Waste	3,736,576	2,853,625	2,090,368	2,504,550	12,674,082
Property Tax Rates	0.6875	0.6875	0.720	0.720	0.720
Collection Percentages	98.28%	98.61%	98.64%	97.95%	98.56%
Collection Percentages (excluding Motor Vehicle)	98.11%	98.47%	98.50%	97.76%	98.42%
Total Property Valuation	11,076,221,818	10,683,037,964	9,757,279,722	9,491,298,333	8,957,699,444
Total Levy Amount	76,149,025	73,445,886	70,252,414	68,337,348	64,495,436
Breakdown of Debt (Excl Compensated Absences, LGERS, & OPEB)					
Governmental - Limited Obligation	4,555,000	5,690,000	6,825,000	11,165,000	12,250,000
Governmental - Installment	39,755,035	45,735,636	42,265,285	43,677,082	40,361,278
Governmental - Contractual	225,514	257,360	287,653	316,391	343,837
Governmental - Leases & IT	2,233,331	93,198	1,933,173	582,019	234,447
	46,768,880	51,776,194	51,311,111	55,740,492	53,189,562

Cleveland County					
FINANCIAL INFORMATION FOR 5 YEARS					
	2023	2022	2021	2020	2019
Breakdown of General Fund Revenues					
Ad Valorem Taxes	75,473,828	72,849,603	70,089,282	67,121,084	63,822,841
Local Option Sales Tax	23,231,905	21,313,402	18,732,836	16,034,052	16,542,035
Intergovernmental Revenue	26,529,213	20,187,311	22,426,345	23,127,352	21,644,705
Permits and Fees	4,692,876	4,870,190	4,958,126	4,766,452	4,699,153
Sales and Services	17,264,628	13,525,812	9,344,541	6,159,742	7,212,000
Investment Earnings	2,032,728	62,903	359,592	1,440,177	1,026,578
Miscellaneous	968,740	910,012	1,855,674	1,376,417	610,782
Total	150,193,918	133,719,233	127,766,396	120,025,276	115,558,094
Breakdown of General Fund Expenditures					
General Government	16,996,633	13,842,507	13,565,699	11,857,287	11,625,687
Public Safety	41,920,996	33,585,034	32,291,394	29,630,164	25,391,553
Cultural & Recreational	1,347,783	1,319,010	1,346,830	1,356,649	1,320,498
Environmental Protection	251,595	189,210	215,620	192,846	167,498
Economic and Physical Developme	4,953,412	6,118,904	4,883,700	5,335,404	6,284,388
Human Services	36,053,439	33,111,859	31,912,256	33,735,619	34,799,076
Education	34,788,171	37,980,208	34,782,194	32,346,313	31,401,693
Insurance Settlements	688,580	441,555	1,019,370	1,103,744	2,481,576
Debt Service	1,271,103	613,752	178,396	177,839	106,878
Total	138,271,712	127,202,039	120,195,459	115,735,865	113,578,847

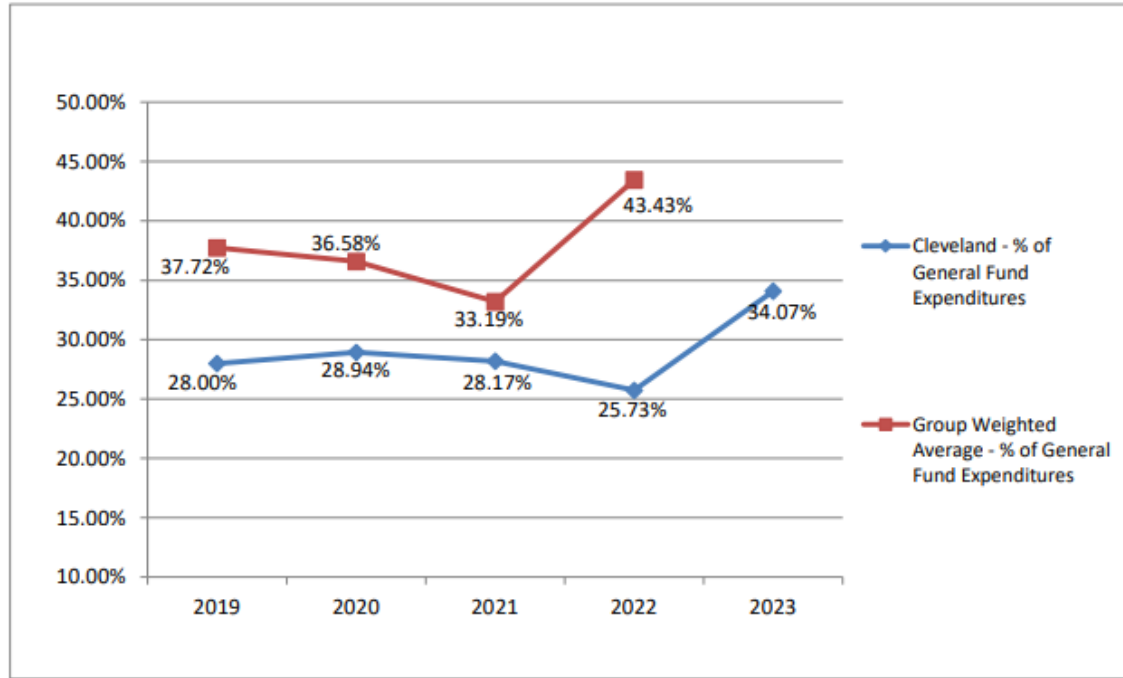
Cleveland County Analysis of Fund Balance



Cleveland County

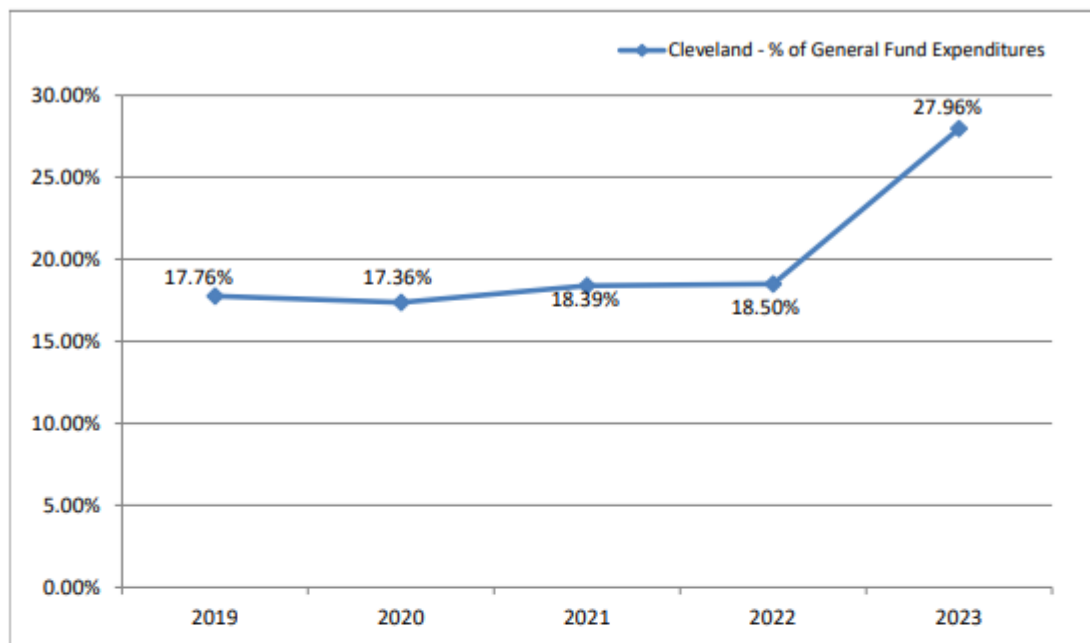
Analysis of Fund Balance Available

(Note - 2022 & 2023 Group Weighted Average Not Available at Date of Presentation)



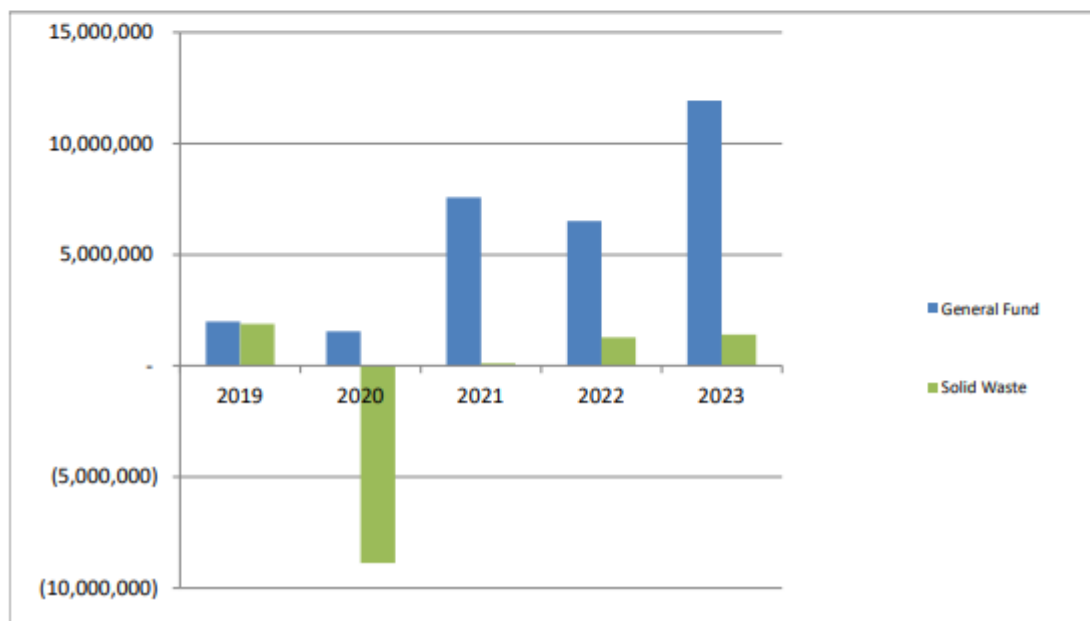
Cleveland County

Analysis of Unassigned Fund Balance as a % of General Fund Expenditures

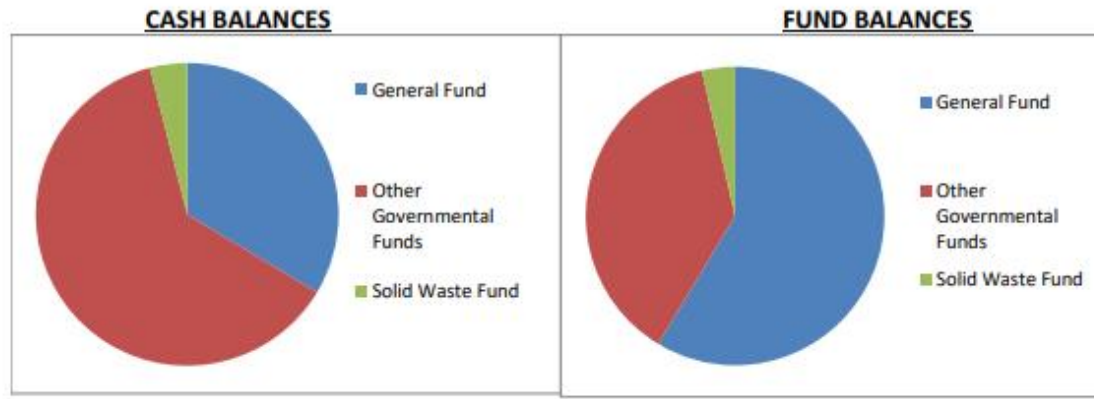


Cleveland County

Analysis of Revenues Over (Under) Expenditures before Transfers



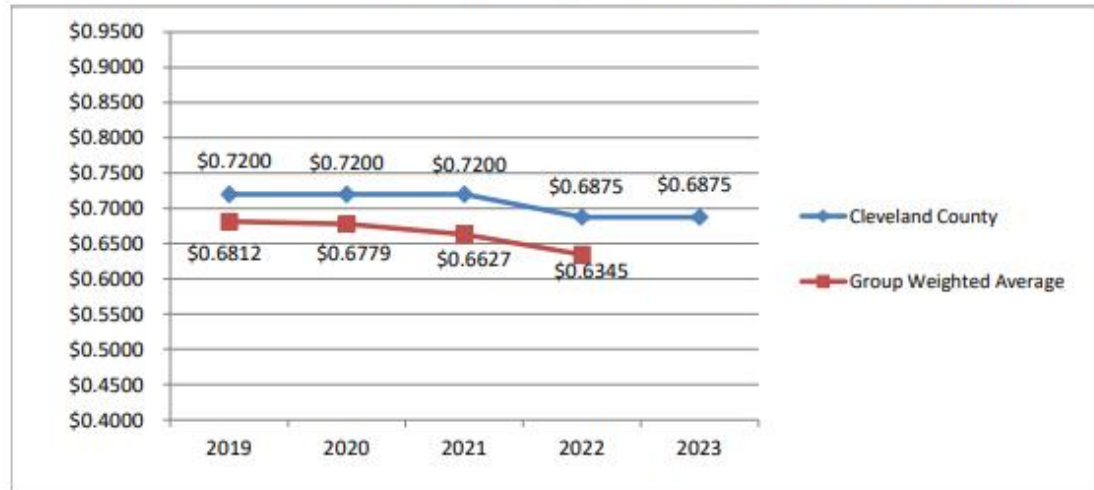
Cleveland County
Analysis of Cash and Fund Balances
at June 30, 2023



	2023	
	<u>Cash Balances</u>	<u>Fund Balances</u>
General Fund	\$ 54,892,840	\$ 61,116,538
Other Governmental Funds	101,893,275	39,408,806
Solid Waste Fund	6,483,152	3,736,576
Total	\$ 163,269,267	\$ 104,261,920

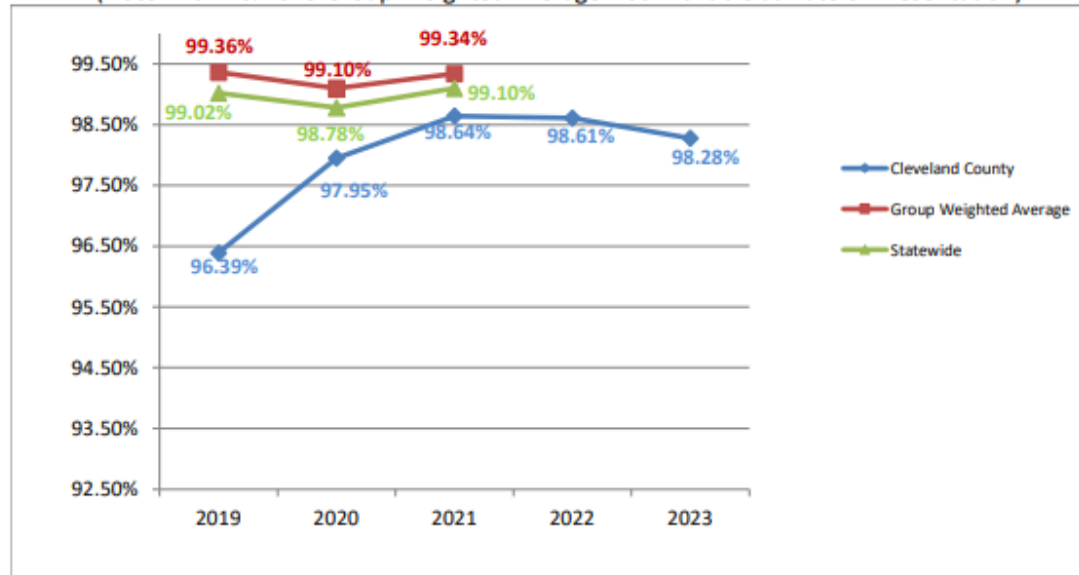
Cleveland County
Property Tax Rates

(Note - 2022 & 2023 Group Weighted Average Not Available at Date of Presentation)

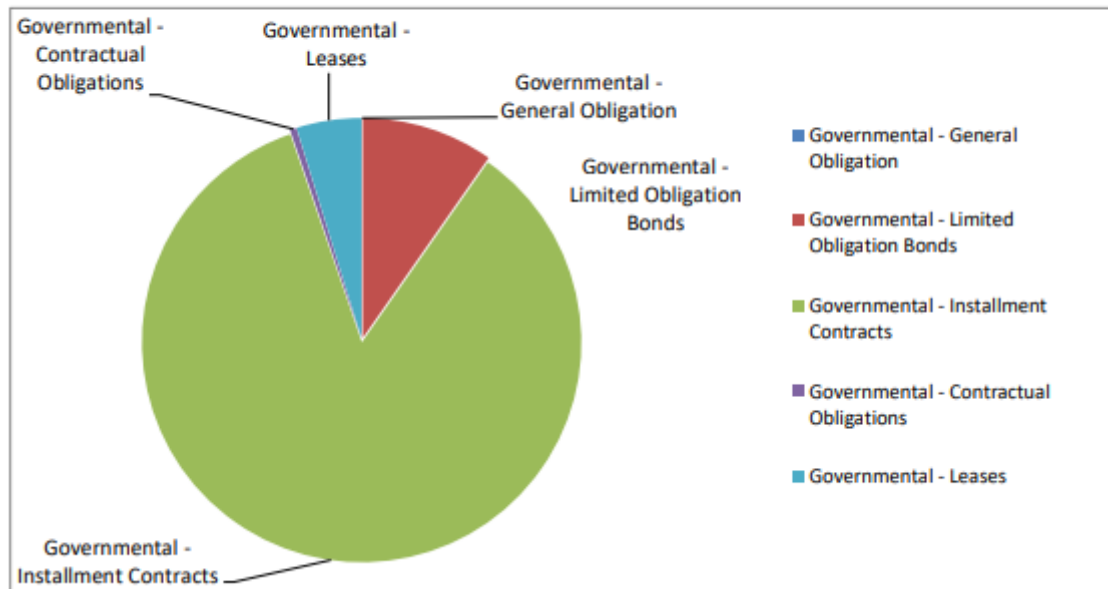


Cleveland County
Collection Percentages

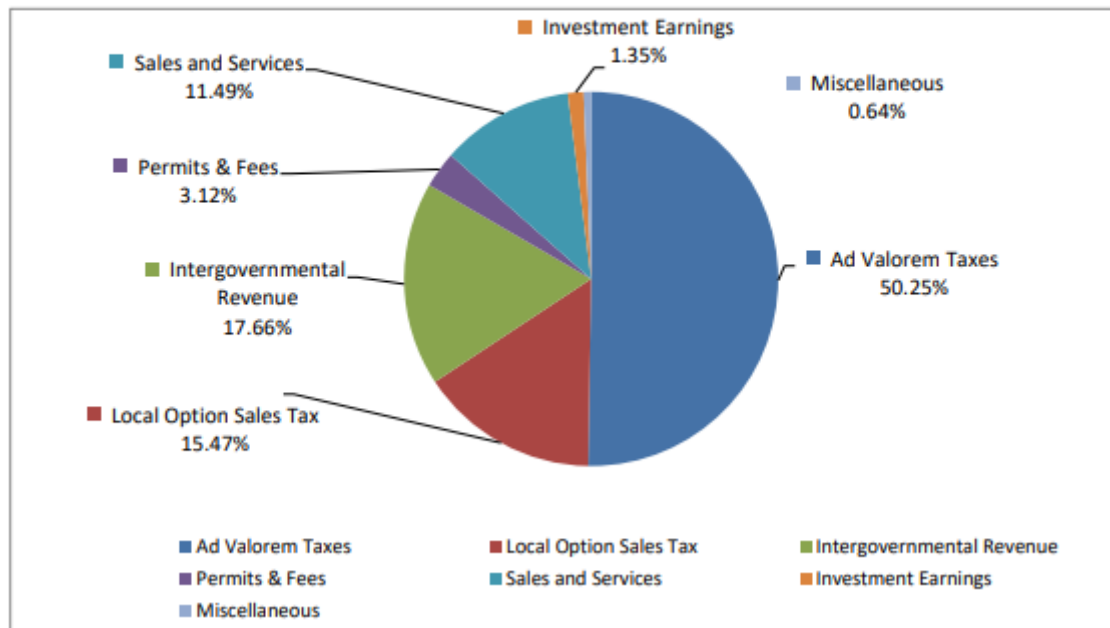
(Note - 2022 & 2023 Group Weighted Average Not Available at Date of Presentation)



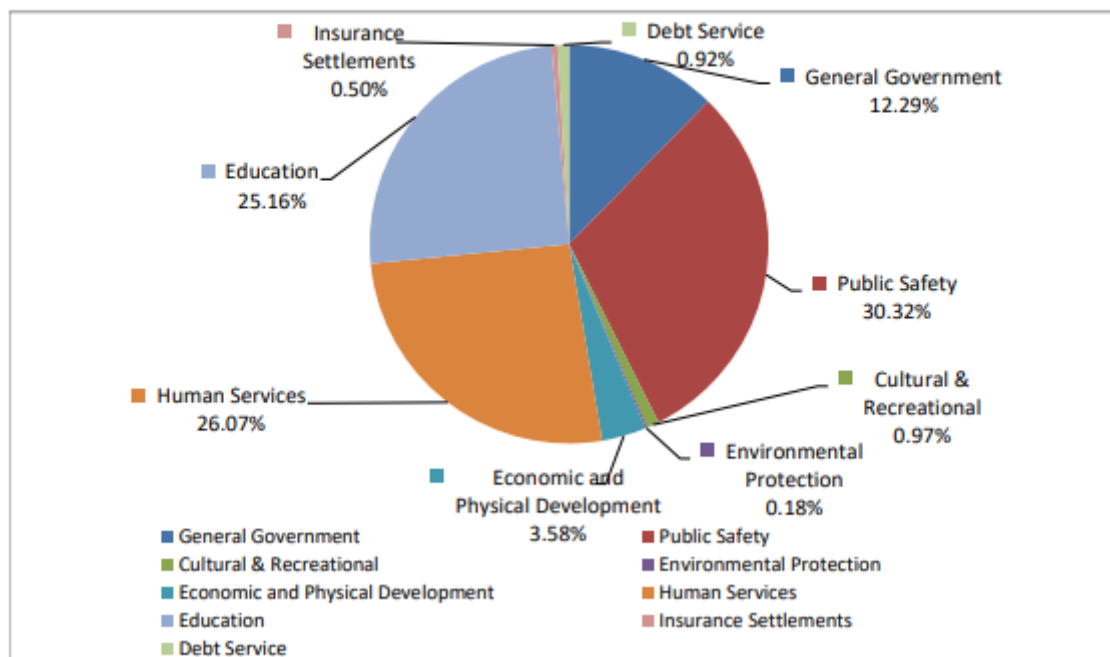
Cleveland County
Debt Analysis (excluding Compensated Absences & OPEB)
FYE June 30, 2023



Cleveland County
Break Down of General Fund Revenue
FYE June 30, 2023



Cleveland County
Break Down of General Fund Expenditures
FYE June 30, 2023



Commissioners thanked Mr. Thompson for the information presented and the continued working relationship between Cleveland County and Thompson, Price, Scott and Adams, Co.

CLEVELAND COUNTY FAIRGROUNDS CONSTRUCTION BID AWARD

Chairman Gordon recognized Business Development Director Jason Falls to the podium to present the Cleveland County Fairgrounds construction bid award. Several years ago, the Board strengthened its relationship with the Cleveland County Fair by renewing a ten-year contract and establishing a performance contract. As part of the performance contract discussions, the county began evaluating the fairgrounds property. Commissioners were reminded of the two studies completed by an engineering company and the other through Weathers Ravenel.

As a result of those studies, the county released a request for qualifications for a general contractor to handle renovations and new construction on the fairgrounds property. That request for qualifications was awarded to Beam Construction. Priorities were placed on restrooms, a public safety base, and fencing around the fairgrounds. Beam Construction has evaluated the scope of work and provided a design-build contract with a Guaranteed Maximum Price (GMP) of \$2,775,628.51. The scope of work includes:

- Restroom renovations of five locations on the fairgrounds
- Construction of one new restroom building
- Construction of two new bays for the Public Safety Base and renovation of the existing base
- Fencing around the fairgrounds

Beam Construction is comfortable with a substantial completion date for bathroom renovations of July 1, 2024. The new construction component will be completed by September 1, 2024, in time for the fair to begin at the end of September 2024. Mr. Falls reviewed the site plans for Commissioners. The following PowerPoint and information was presented to the Board.



Proposed Beam Construction Contract

- Design-Build Contract with a Guaranteed Maximum Price of \$2,775,628.51
- Scope of Work
 - Restroom renovations of 5 locations on the fairgrounds
 - Construction of new restroom building
 - Construction of two new bays for the Public Safety Base and renovation of existing base
 - Fencing around the fairgrounds
- Substantial Completion Date
 - Renovations by July 1, 2024
 - New construction components by September 1, 2024

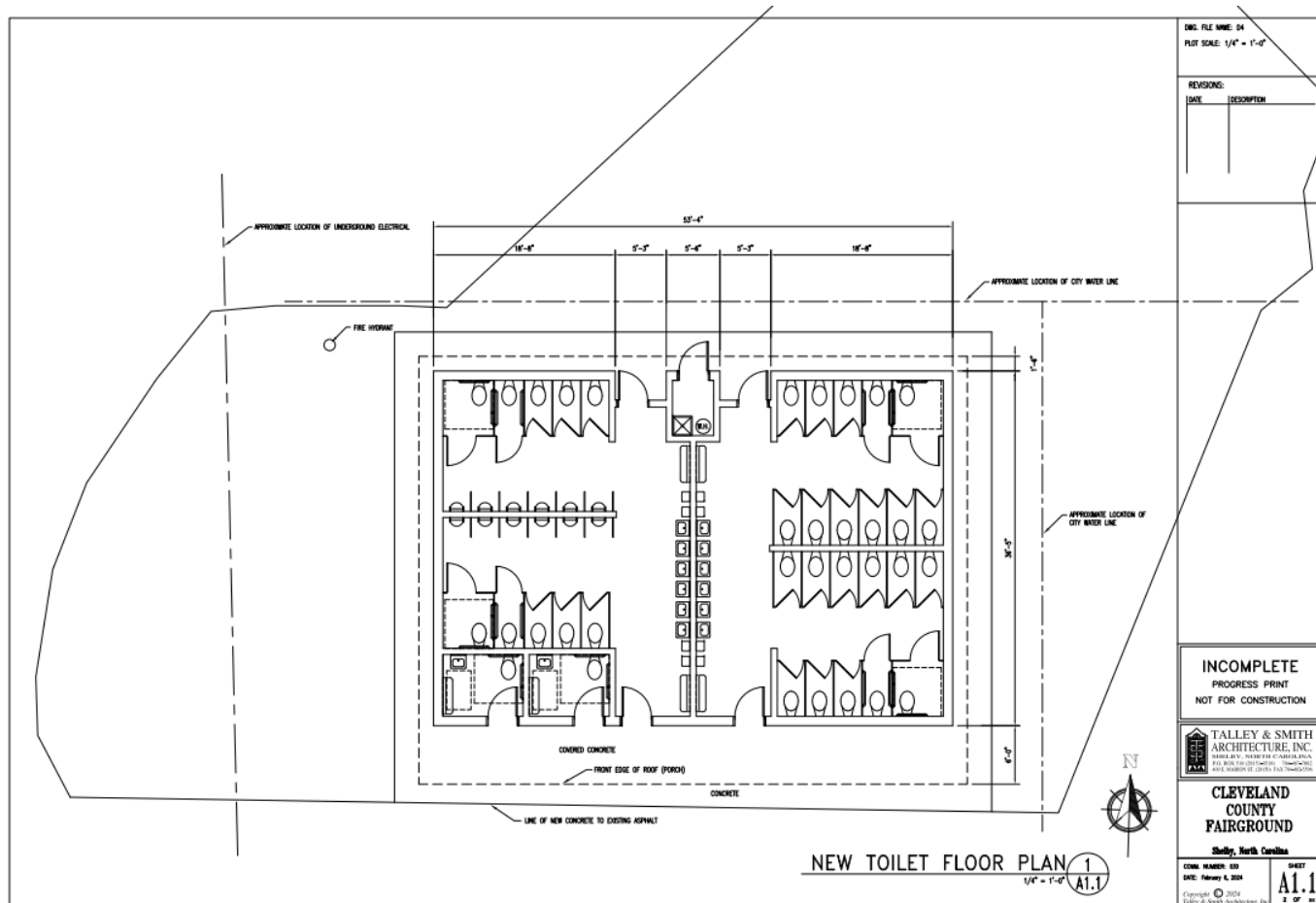
Beam Construction (Design-Build) Contract

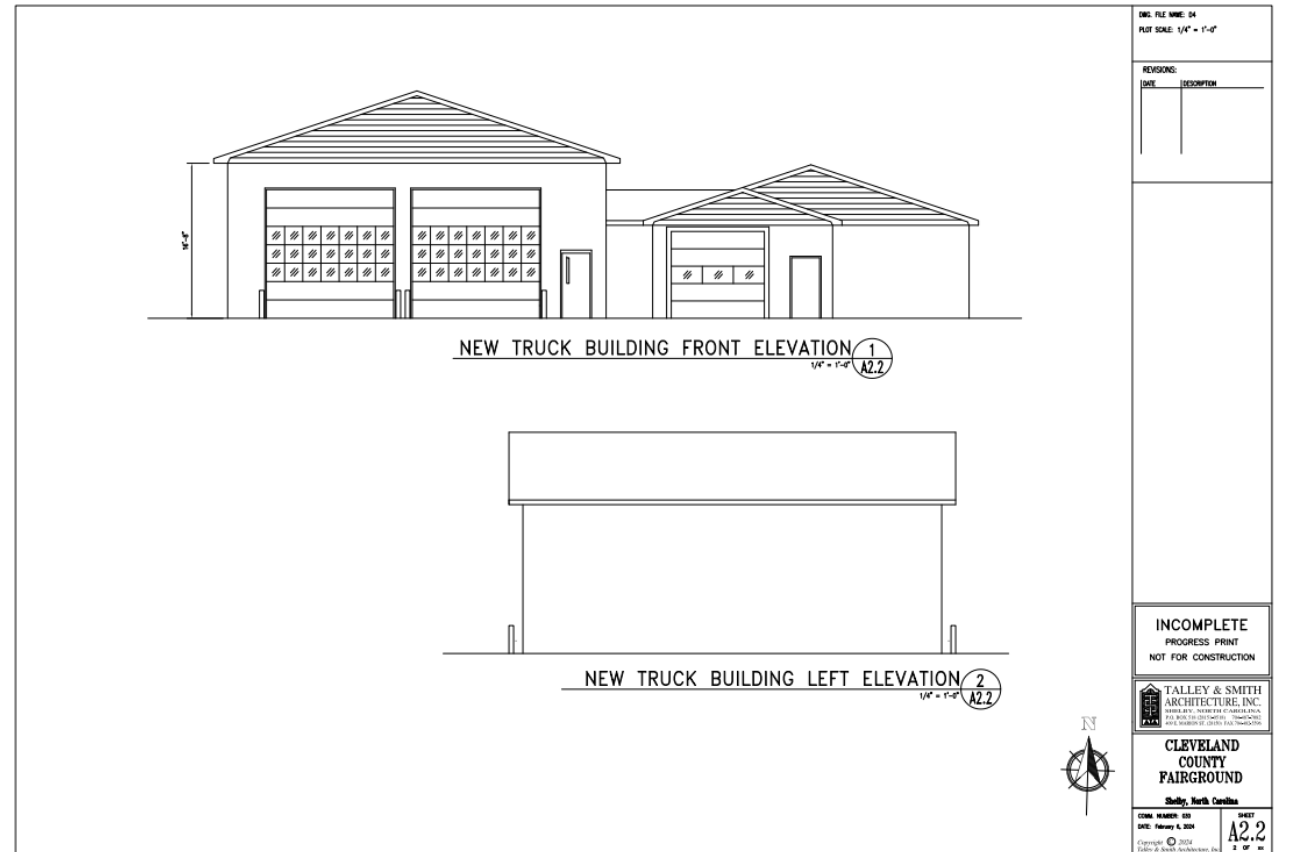
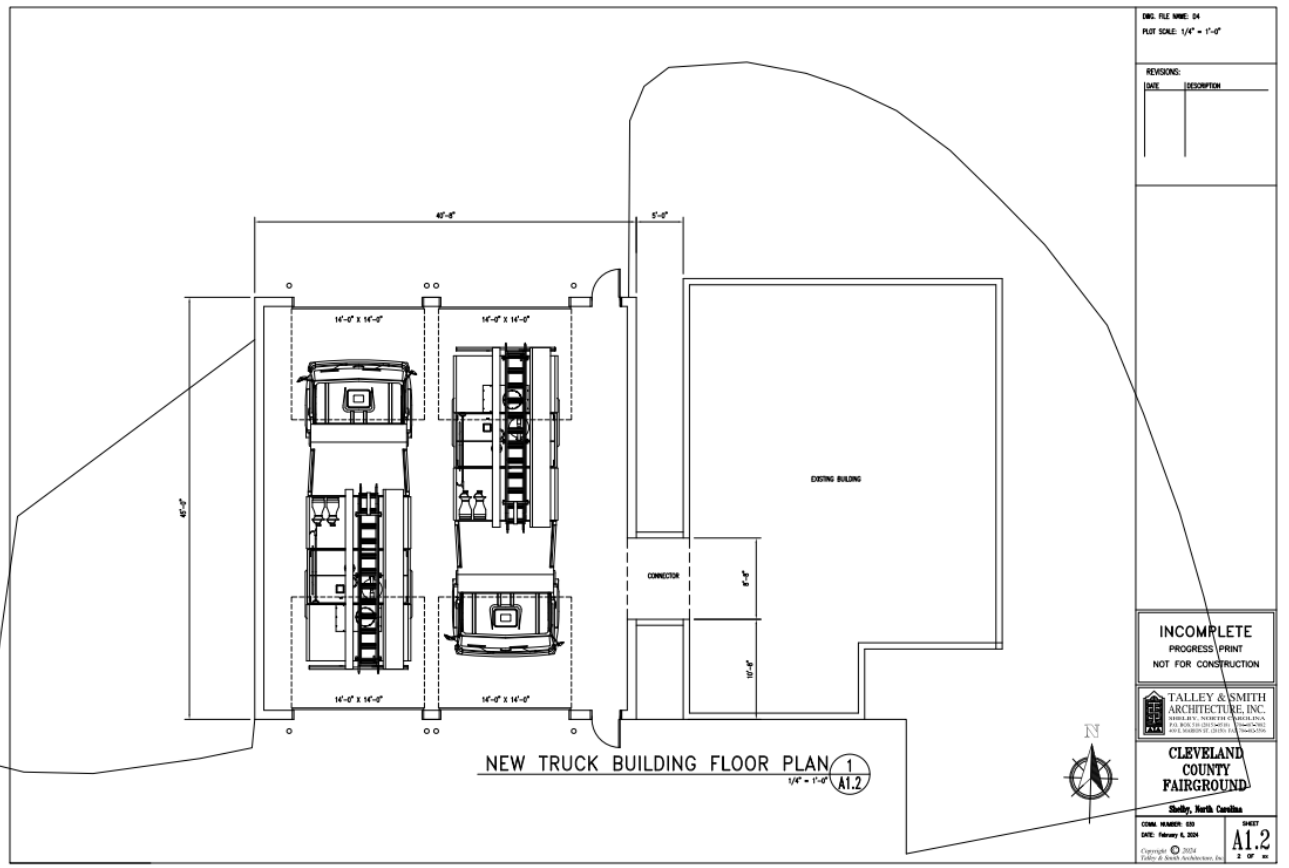
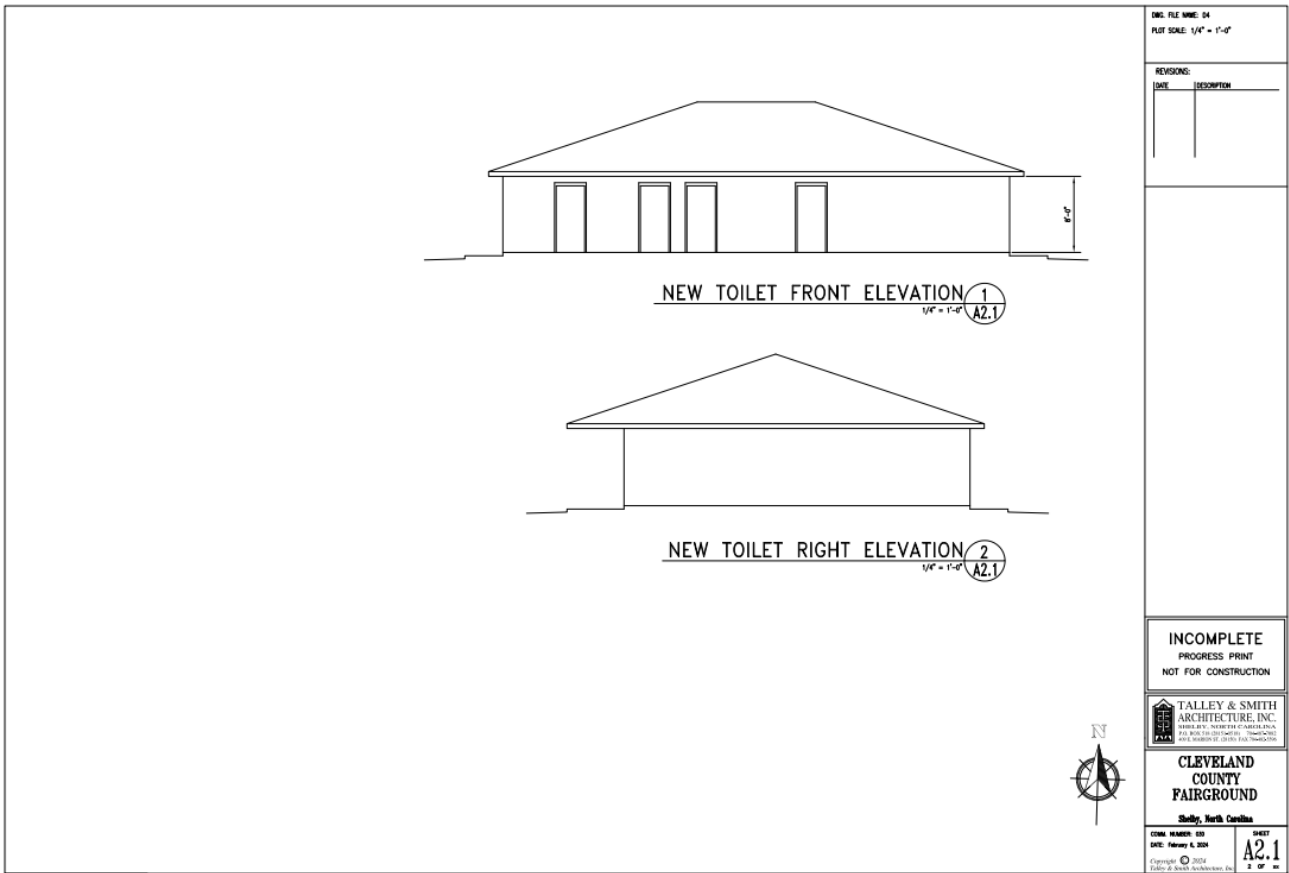
Total Project - \$2,775,628.51 (including fencing, General Conditions, taxes, contingency, and bond)



Action Requested

Approve the terms of the Design-Build Contract and authorize the County Manager to execute the contract, allocating funds per the Board of Commissioners direction.







Chairman Gordon opened the floor to the Board for questions and discussion. Commissioners commented on the much-needed repairs and upgrades to the Cleveland County Fairgrounds. Commissioner Hutchins asked about grants the Cleveland County Fair received to make improvements. Mr. Falls advised the fairgrounds received two separate state grants that will pay for many of the renovations, however, there is still a monetary commitment required from the Board of Commissioners.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously approved by the Board to, *approve the terms of the Design-Build Contract and authorize the County Manager to execute the contract, allocating funds per the Board of Commissioners' direction. (a full copy of the contract is on file in the Clerk's Office.)*

SIGNATURE PAGE

CONTRACTOR:

Contractor Name: BEAM CONSTRUCTION COMPANY INC
 Contractor Address: PO BOX 129 CHERRYVILLE NC 28021
 Contract: FAIRGROUNDS RENOVATIONS
 For Contractor: Jason T. Raines (Signature)
Jason T. Raines (Printed Name)

Secretary/Treasurer/Principal (Printed Title) Date: 3/19/2024

CLEVELAND COUNTY:

By: David Cotton
 DAVID COTTON, County Manager

Date: 3-26-2024

This instrument has been pre-audited in the manner required by, and complies with, Article 3 of Chapter 159 of the North Carolina General Statutes, also cited as "The Local Government Budget and Fiscal Control Act."

Shelly S. [Signature] 3-26-2024
 Finance Officer Date

Reviewed as to form and content:
Martha Thompson 3/25/24
 Martha Thompson Date
 Chief Deputy County Attorney

BOARD APPOINTMENTS

BOARD OF ADJUSTMENT

ACTION: Commissioner Whetstine made the motion, seconded by Commissioner Bridges and unanimously adopted by the Board, to appoint Denise Wright to serve as a board member and appoint Woody Edwards to serve as an alternate member, of this board for a period of three years, scheduled to conclude December 31, 2026.

HISTORIC PRESERVATION COMMITTEE

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board, to appoint Natalie Bishop to serve as a member of this board for a period of four years, scheduled to conclude on December 31, 2027.

RECESS TO RECONVENE

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, *to recess to reconvene*. The next meeting of the Commission is scheduled for *Thursday, March 21, 2024, at 9:30 am in the Commissioners' Chambers*.

*Kevin Gordon, Chairman
Cleveland County Board of Commissioners*

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