Cleveland County Board of Commissioners
July 11, 2023

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
Ronnie Whetstine, Vice-Chair
Johnny Hutchins, Commissioner
Doug Bridges, Commissioner
Deb Hardin Commissioner
Tim Moore, County Attorney via teleconference
Martha Thompson, Deputy County Attorney
Todd Carpenter, Interim County Manager
Phyllis Nowlen, Clerk to the Board
Kerri Melton, Assistant County Manager
Chris Martin, Planning Director
Allison Mauney, Human Resources Director
Tiffany Hansen, Health Department Director
Rebecca Johnson, Interim Social Services Director
Scott Bowman, Maintenance Director
Betsy Harnage, Register of Deeds

CALL TO ORDER
Chairman Gordon called the meeting to order, and CCEDP Partnership Associate Executive Director Brandon Ruppe led the audience in the Pledge of Allegiance and provided the invocation.

AGENDA ADOPTION

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

SPECIAL RECOGNITION

Pinnacle Classical Academy State Archery Championship

Pinnacle Classical Academy Archery Team won several team and individual championships, including an individual national title at the 11th annual Scholastic 3-D Archery Championship. Pinnacle Classical Academy had the highest-ranked youth school team at the national championship. Commissioners took turns commenting and giving congratulations and presented the archery team and coaches with the following proclamation:
Chairman Gordon recognized Deputy Emergency Medical Services (EMS) Director Sammy Davis to update the Board on the Kings Mountain EMS Training Class. In the summer of 2022, Kings Mountain High School began offering a certified Emergency Medical Technician (EMT) classes in local high schools. The program began in August 2022. In May 2023, nine students successfully completed the program. Of those nine students, two have been hired with Cleveland County EMS. Four others are in the county’s hiring process.

Mr. Davis introduced the program's graduates, other instructors, and coordinators who were instrumental in the program's development and instruction. Commissioners gave positive remarks congratulating the graduates and thanked those who helped make the program a success.

**CITIZEN RECOGNITION**

Nathan Mullinax, 120 Vallery Drive, Shelby – spoke about his concerns with the county’s Veteran’s Services department and the needs of veterans in the county.

Ingeborg Collins, no address given, - spoke about Planning Case 23-10; request to amend the county’s Unified Development Ordinance to allow microbreweries in the Rural Agriculture (RA) zoning. She voiced her concerns regarding the negative impacts it could have on the community, such as noise pollution, increased traffic and safety.

Wayne Smiley, 955 Stoney Point Road, Kings Mountain – also spoke about Planning Case 23-10, citing the same issues as Ms. Collins and the concerns of possible impaired drivers.
Jacquie Rochford, 110 Deerbrook Drive, Shelby – spoke about Planning Case 23-10, echoing previous comments of traffic and safety concerns.

Marge Hooper, 157 Delmar Road, Shelby – spoke about American Legion Post 82 Color Guard duties and responsibilities. She asked Commissioners for additional funding to Post 82. She also spoke about and the needs of veterans in the county such as funding, food, and shelter.

Ginger Bullock, 119 Laurel Ridge Drive, Cherryville – spoke about her concerns with Animal Services and its procedures. She spoke about the number of stray animals in the county and the importance of having a low-cost spay and neuter clinic.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included the Minutes from the June 6 and June 20, 2023 regular meetings in Board members’ packets.

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

FINANCE DEPARTMENT: BUDGET TRANSFER SUMMARY

As required by North Carolina General Statute §159-15, all internal transfers shall be submitted to the Board of Commissioners. The budget transfer summary from June 15, 2023 through June 30, 2023 is included in Commissioner packets.

ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and passed unanimously by the Board to, approve the budget transfer summary as presented.
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 taken to encourage payment of uncollected taxes. The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during June 2023.
ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and passed unanimously by the Board to, approve the June 2023 monthly tax report submitted by the Tax Collector.

TAX ABATEMENTS AND SUPPLEMENTS

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during June 2023. The monthly grand total for tax abatements was listed as ($2,799.49) and the monthly grand total for tax supplements was listed as $65,584.28.

ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and passed unanimously by the Board to, approve the June 2023 tax abatements and supplements submitted by the Tax Assessor.

SHERIFF’S OFFICE: BUDGET AMENDMENT (BNA #001)

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

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Project Code</th>
<th>Department/Account Name</th>
<th>Increase</th>
<th>Decrease</th>
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<tbody>
<tr>
<td>010.443.4.991.00</td>
<td>Sheriff’s Office/Fund Balance Approp</td>
<td></td>
<td>$26,825</td>
<td></td>
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<tr>
<td>010.443.5.910.00</td>
<td>Sheriff’s Office/Capital Equipment</td>
<td></td>
<td>$26,825</td>
<td></td>
</tr>
</tbody>
</table>

Explanation of Revisions: Budget allocation for $26,825 in funds to purchase the Flock Safety Camera System.

SHERIFF’S OFFICE: REMOVAL OF SERVICE WEAPON FOR CAPTAIN JON WRIGHT

The Cleveland County Sheriff’s Office would like to present retiring Captain Jon Wright with his departmental service weapon. Captain Wright will retire on August 1, 2023, after 27 years of full-time law enforcement service with the Cleveland County Sheriff’s Office. The service weapon requested to be removed from county inventory is a Glock 9mm, model 17, serial# BDKT-791, county asset#201278.
**ACTION:** Commissioner Whetstine made the motion, seconded by Commissioner Hardin, and unanimously adopted by the Board, to approve the request to remove the service weapon from County inventory and issue it to retiring Captain Jon Wright.

**LEGAL DEPARTMENT: SALE OF COUNTY-OWNED PROPERTY PARCELS 20254 AND 23043**

In 2019, Cleveland County acquired parcel 20254 for $14,000, and parcel 23043 for $106,000. These parcels of land have no residential structures on them. Cleveland County acquired this property for the purpose of building a new Board of Elections facility. Since the time of purchase, Cleveland County has acquired the old Shelby Rescue Squad building. Due to the acquisition of this building plus the rise in construction costs, the rescue squad building will be utilized for the new Board of Elections facility; as a result, these parcels have been marketed for sale and have undergone the upset bid process.

Cleveland County listed these properties for sale at $299,500. A bid was received from Reliable Innovations, LLC for the full asking price. Staff recommends approving the offer made on parcels 20254 and 23043, and authorizes County staff to prepare a Purchase Agreement and a Warranty Deed to be signed and delivered upon payment.

**ACTION:** Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and unanimously approved by the Board to, approve the offer of $299,500 made on parcels 20254 and 23043 and authorize county staff to prepare the deed of sale and deliver to Reliable Innovations, LLC upon payment.

**Resolution 14-2023**

Resolution Accepting Negotiated Offer and Upset Bid (L.S. 1604-509)

WHEREAS, Cleveland County received an offer to sell and adhered to the upset bid procedure pursuant to N.C.G.S. § 115A-174 and N.C.G.S. § 160A-509 and of its June 20, 2023 Resolution as to certain property it owns identified, as follows:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Location</th>
<th>Highest Offeror</th>
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</thead>
<tbody>
<tr>
<td>20254</td>
<td>805 N Morgan Street</td>
<td>Reliable Innovations, LLC</td>
</tr>
<tr>
<td>23043</td>
<td>285 W Corner Street</td>
<td>Reliable Innovations, LLC</td>
</tr>
</tbody>
</table>

Current Offer for both parcels: $299,500

WHEREAS, the County is ripe for the County to review and determine whether to accept or reject the highest bid by analyzing the bid and the property; and

WHEREAS, the County has received a full-price offer to purchase the property described above in the amount as follows:

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Amount Offered</th>
</tr>
</thead>
<tbody>
<tr>
<td>20254 and 23043</td>
<td>$299,500</td>
</tr>
</tbody>
</table>

WHEREAS, the County expects offers to cover the indebtedness of any property through this bid process, with the intention to sell property for a sum that is equal to or in excess of the amount owed to the County when reasonable and that takes into consideration a rational relationship to the tax value of the property at issue; and

WHEREAS, Cleveland County acquired parcel 20254 for $14,000 and acquired parcel 23043 for $106,000 in 2019. Cleveland County then listed these properties for sale for $299,500.

WHEREAS, notice of this Board’s intention to accept the offer and instructions for the upset bid process were published in The Shelby Star on June 23, 2023 and

WHEREAS, the County received no other offers for the property during the upset bid process.

Therefore, the CLEVELAND COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

1. The Board of Commissioners approves the sale to Reliable Innovations, LLC of the property identified as parcel #20254 (805 N. Morgan Street) and parcel #23043 (285 W. Corner Street) for the sum of $299,500 in cash, money order or certified’s check, and authorizes staff to prepare a Purchase Agreement and authorizes Chief Kevin Gordon to sign a Warranty Deed for parcels 20254 and 23043 to Reliable Innovations, LLC upon payment, and instructs County staff to prepare the Warranty Deed to be delivered to Reliable Innovations, LLC upon payment.

Adopted this 15th day of July, 2023.

Kevin Gordon, Chairman
Cleveland County Board of Commissioners

Phyllis Nelson, Clerk to the Board
Cleveland County Board of Commissioners
LEGAL DEPARTMENT: DEED OF TRUST RELEASE

A Deed of Trust was made on September 30, 2020, by and between MA Shelby, LLC % Prime Materials Recovery Inc., Grantor, and Cleveland County. The Deed of Trust references parcel 30498, located at 135 Old Boiling Springs Road in Shelby. The Deed of Trust was put in place as part of a requirement for a building re-use grant received through the North Carolina Department of Commerce. On May 24, 2023, Cleveland County received a letter from the Department of Commerce explaining that Cleveland County successfully completed the program requirements for the grant, releasing the deed of trust.

ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and unanimously approved by the Board to, approve the execution of the cancellation of the Deed of Trust between Cleveland County and MA Shelby, LLC % Prime Materials Recovery Inc.

COMMISSIONERS: MPO RESOLUTION OF SUPPORT

Included in Commissioner’s packets is a resolution of support to keep Cleveland County’s membership in the Gaston Cleveland Lincoln Metropolitan Planning Organization (MPO).

ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hardin, and unanimously approved by the Board to, approve the MPO resolution of support.
Chairman Gordon recognized Planning Director Chris Martin to present Planning Department case 23-14: request to rezone property at 392 Preyer Street from Restricted Residential (RR) to Residential (R). Parcel 22160, containing 0.45 acres, is located at 392 Preyer Street, intersecting Oak Grove Road east of Shelby. The applicant, Oz Realty, LLC, is requesting to rezone the property from Restricted Residential (RR) to Residential (R). The area to the north is zoned Restricted Residential (RR), and the area to the south is zoned Residential (R). The surrounding uses include single-family dwellings, manufactured homes, and some business uses along Oak Grove Road.

The Restricted Residential (RR) zoning district permits residences that meet the North Carolina residential building codes, while the traditional residential district permits those, as well as residences that comply with HUD manufactured housing standards. Both zoning districts permit non-residential uses such as churches, schools, public safety, and home businesses. The Land Use Plan designates this area as Primary Growth, expecting that this area east of Shelby around the future by-pass will see more dense development. The Planning Board voted unanimously to recommend approval of the rezoning request, citing compatibility with surrounding residential uses. The following information and PowerPoint were presented to the Commissioners.
Chairman Gordon opened the Public Hearing at 6:44 pm for anyone wanting to speak for or against case 23-14: request to rezone property at 392 Preyer Street from Restricted Residential (RR) to Residential (R). *(Legal Notice was published in the Shelby Star on Friday, June 23, 2023, and Friday, June 30, 2023).*

Hearing no comments, Chairman Gordon closed the Public Hearing at 6:45 pm.

**ACTION:** Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously approved by the Board to, **approve the rezoning request at 392 Preyer Street from Restricted Residential (RR) to Residential (R), citing compatibility with the surrounding zoning.**
PLANNING DEPARTMENT CASE 23-15: REQUEST TO REZONE PROPERTY AT 414 DAVIS ROAD FROM RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS-CONDITIONAL USE (NB-CU) FOR A RECREATIONAL VEHICLE PARK EXPANSION

Planning Director Chris Martin remained at the podium to present Planning Case 23-15; a request to rezone property at 414 Davis Road from Residential (R) to Neighborhood Business – Conditional Use (NB-CU) for a Recreational Vehicle Park (RVP) expansion. Parcels 59068 and 55397, totaling 18 acres, is located at 414 Davis Road in Shelby. The applicants, James and David Gibson, are requesting to rezone Parcels 59068 and a portion of 55397 for the purposes of expanding an existing RV park. The Gibsons operate an existing RV Park with 30 permitted sites on parcel 59068 and want to add 20 additional sites to six acres of the adjoining parcel 55397 accompanying the conditional request, a supporting site plan has been submitted showing the expansion project development. The plan complies with standards in the county’s County Unified Development Ordinance (UDO) Section 12-161. The surrounding area consists of mostly larger tracks of land and single-family dwellings. The Land Use Plan designates this area as Secondary Growth, expecting to remain residential in nature. The Planning Board voted unanimously to recommend approval of the rezoning request, citing compatibility with the existing park and the surrounding area. The following information and PowerPoint were presented to the Commissioners.
Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hardin asked why the original RVP was in a Residential (R) zoning district. Mr. Martin explained that the existing park was established in Residential (R) zoning prior to the Commissioners changing zoning requirements requiring RVPs to be in Neighborhood Business (NB) and General Business (GB). If this were to be approved, the RVP would comply with the current code. Commissioner Bridges inquired if this were approved, would it be the largest RV park in the county? Mr. Martin was unsure of the answer. Commissioner Bridges then asked if there were any limitations on the number of RVPs allowed in the county. Mr. Martin replied that there was not a maximum number of RVPs, but there are density requirements calculating the number of people allowed per acre.

Commissioner Hardin further inquired if the sites already on the property would meet the county’s standards other than the current non-compliance; Mr. Martin replied that was correct.
Commissioner Hutchins asked if anyone from the Planning Department had been by this site recently to ensure the RVPs are being used as short-term sites and not long-term residences. The county continues to see an increase in RVPs becoming long-term residences. Those living year-round in the parks are using county resources such as schools, emergency medical services, fire, and solid waste, but they are not paying taxes that contribute to the funding of those services. Commissioner Hutchins stated he would like to see something in place to ensure there are no long-term residences in RV Parks.

Chairman Gordon opened the Public Hearing at 6:52 pm for anyone wanting to speak for or against Planning Case 23-15; request to rezone property at 414 Davis Road from Residential (R) to Neighborhood Business – Conditional Use (NB-CU) for a Recreational Vehicle Park (RVP) expansion (Legal Notice was published in the Shelby Star on Friday, June 23 and Friday, June 30, 2023).

James Gibson, 414 Davis Road, Shelby – is the applicant and spoke in favor of the rezoning request. He stated the RV Park is in compliance and has not had any notable issues at the park. He also gave a brief overview of the site plan for the park expansion.

Commissioner Hutchins asked Mr. Gibson if there were any long-term rentals at the park; Mr. Gibson advised that there were.

Nathan Mullinax, 120 Valley Drive, Shelby – spoke in favor of the rezoning request advising those living in the park are contributing to the county, and this would be a temporary fix to the housing shortage problem in Cleveland County.

Cindy Bailey, 2546 Shoal Creek Church Road, Shelby – spoke neither for or against the rezoning request. She questioned if the expansion was approved, what would it do to the surrounding neighbor's property value. She also referenced the issue of the lack of taxes being paid by those residences.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 6:58 pm.

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hutchins reiterated the point of no taxes, other than property tax, being paid and asked Mr. Martin what the difference was between short-term rental and long-term rental. Mr. Martin said there is no difference between the two in the county’s UDO. Commissioner Bridges inquired if the proper notifications were done for this rezoning case; Mr. Martin replied that yes, they had. Commissioner Hardin asked for clarification, that the request and site plan meets the standards. Mr. Martin responded that it did meet the development standards, including road designs, landscaping, and setback requirements. Commissioners further discussed issues with RV Parks, such as the use of county services, length of stay, and taxes.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Hutchins, to deny the rezoning request to rezone property at 414 Davis Road from Residential (R) to Neighborhood Business – Conditional Use (NB-CU) for a Recreational Vehicle Park (RVP) expansion.

Commissioners voted 3-2 to deny the motion made by Commissioner Bridges.
**ACTION:** Commissioner Hardin made a new motion, seconded by Commissioner Whetstine, and approved by the Board (3 – 2 Commissioner Hutchins and Bridges opposed) to, approve the rezoning request to rezone property at 414 Davis Road from Residential (R) to Neighborhood Business – Conditional Use (NB-CU) for a Recreational Vehicle Park (RVP) expansion.

**PLANNING DEPARTMENT: REQUEST TO ABANDON A PORTION OF THE PUBLIC RIGHT OF WAY ON HYWOOD DRIVE**

Planning Director Chris Martin then presented the request to abandon a portion of the public right of way on Hywood Drive. The applicant, Kellie Bolce, owns parcels 37944 and 65157, along Hywood Road and has requested to abandon the right of way that begins at parcel 37944 and continues into parcel 65157.

The North Carolina Department of Transportation (NC DOT) has been notified of the request and has consented to the request moving through the abandonment process. In accordance with North Carolina General Statute §153A-241, the following notification steps have been completed:

- Adopt a Resolution of Intent
- Advertise once per week for 3 weeks
- Mail notices to each property owner
- Post notice at two locations along the road

- Adopt Final Resolution (Public Hearing)
- 30 days appeal period
- Final Resolution filed with Register of Deeds
- Final Resolution sent to NCDOT

The following information and PowerPoint were presented to the Commissioners.
Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hutchins asked if the request to abandon a portion of Hywood Drive would affect any surrounding property owners. Mr. Martin explained that the neighbors who live by Ms. Bolce access their property at the west entrance of the road; this request would not impede on the neighbor’s traffic flow or driveway entrance.

Chairman Gordon opened the Public Hearing at 7:09 pm for anyone wanting to speak for or against the request to abandon a portion of the public right of way on Hywood Drive. (Legal Notice was published in the Shelby Star on Friday, June 23, 2023, Friday, June 30, 2023, and July 6, 2023).

Hearing no further comments, Chairman Gordon closed the Public Hearing at 7:10 pm.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Whetstine, and unanimously approved by the Board to, approve the request to abandon a portion of the public right of way on Hywood Drive.

REGULAR AGENDA

PLANNING DEPARTMENT CASE 23-10: REQUEST TO AMEND THE CLEVELAND COUNTY UNIFIED DEVELOPMENT ORDINANCE DEFINITIONS AND TABLE OF USES TO ALLOW MICROBREWERIES AS A PERMITTED USE IN THE RURAL AGRICULTURE (RA) DISTRICT

Chairman Gordon stated, “Planning Department Case 23-10 is continued from the June 6, 2023, regular Commissioners’ meeting. A public hearing for citizen input was already held during the June 6th meeting. The application to rezone 932 Stoney Point Road from Residential (R) to Rural Agriculture (RA) has been withdrawn by the applicants.”
Chairman Gordon called Planning Director Chris Martin to the podium to present Planning Department Case 23-10; request to amend the county’s Unified Development Ordinance (UDO) definitions and Table of Uses to allow microbreweries as a permitted use in the Rural Agricultural (RA) zoning district.

The applicants, Phillip and Jillian Hidy are requesting to amend the Cleveland County UDO, Sections 12-21 (Definitions) and Section 12-124 (Table of Uses) to allow microbreweries as a permitted use in the Rural Agriculture (RA) zoning district. They have proposed the definition as follows:

• Micro-brewery – A craft brewery primarily engaged in the production of less than 15,000 barrels of craft beer per year.

Commissioners were reminded, at the May 29, 2023, Planning Board meeting, board members voted unanimously to recommend approval of the request to add microbreweries as a permitted use in the Rural Agriculture (RA) district with a zoning permit. The Board also voted unanimously to recommend adopting the definition of a microbrewery proposed by staff that includes the on-site services of beverages and food. The Planning Board heard the planning staff’s review of the request and determined that the use of a microbrewery in the Rural Agriculture (RA) district was consistent with similar uses of a restaurant, winery and distillery, which are already permitted in that district.

At the Board of Commissioners June 6, 2023 meeting, Commissioners directed staff to present the request to the Planning Board again to evaluate the use of microbreweries in the General Business (GB) and Light Industrial (LI) zoning districts. At the Planning Board’s June 27, 2023 meeting, the Board discussed microbreweries being permitted in the Rural Agriculture (RA) district and several others, including General Business (GB), Light Industrial (LI), Heavy Industrial (HI), and Neighborhood Business (NB). The Board noted that similar uses were already permitted in these districts.

Currently, breweries are categorized as beverage and tobacco product manufacturing in the UDO and permitted only in the Heavy Industrial district. The proposed amendment, if approved, will define and separate microbreweries from the beverage and tobacco product manufacturing category and allow them in the Rural Agriculture (RA) district with a zoning permit. The Rural Agriculture (RA) district allows residential uses, agriculture uses, agriculture-supporting uses, and due to the low density, some commercial uses. Similar uses permitted in the Rural Agriculture (RA) district include wineries and distilleries. Planning staff has reviewed and compared the proposal to other ordinances and suggested the following definition be considered:

• Micro-brewery – A brewery primarily engaged in the production of less than 15,000 barrels of beer per year. This establishment may also include on-site beverage and food services.

At their June 27, 2023 meeting, the Planning Board voted unanimously to recommend approval of the definition with staff’s suggestions. The Board also voted unanimously to recommend adding microbreweries to the Heavy Industrial (HI), Light Industrial (LI), and General Business (GB) zoning districts with a zoning permit and to add it to the Neighborhood Business (NB) zoning district with a Special Use Permit.
The following information and PowerPoint were presented to the Commissioners.

**Case 23-10**

**Text Amendment Microbreweries**

**Planning Board Review**

- The Board voted unanimously to:
  - Add microbreweries to the Rural Agriculture zoning district
  - Approve the definition with the amendments staff proposed.
  - Microbrewery: A brewery primarily engaged in the production of less than 15,000 barrels of craft beer per year. This establishment may also include on-site beverage and food services.

**Zoning Districts**

- **Rural Agriculture**
  - Purpose: accommodates agricultural and residential uses in the rural zone
  - Maximum of one (1) dwelling per three (3) acres
  - Limited number of nonresidential uses also allowed in this district
  - Restaurants, automobile dealerships, dry cleaners, auto repair, auto parts repair, etc.
  - Similar uses as microbreweries include:
    - wineries, restaurants, and distilleries

- **Light Industrial**
  - Purpose: accommodates limited manufacturing, warehousing, wholesaling, and related commercial and service activities which have little or no adverse impact upon adjoining residential, business and industrial properties.
  - Uses include solar facilities, specialty trade contractors, food, apparel and textile manufacturing, auto repair, building material retail, and warehousing and storage.
  - Similar uses include distilleries.

**Amendment Text**

Section 12-124 Table of Permitted Uses

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<th>MANUFACTURING</th>
<th>RA</th>
<th>RR</th>
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<tr>
<td>Bar/ Tavern</td>
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**Board of Commissioner Review**

- The Board of Commissioners held a public hearing at its June 6, 2023 meeting.
- The Board voted unanimously to:
  - Refer to the Planning Board
  - Evaluate compatibility in General Business and Light Industrial zoning.

**Zoning Districts**

- **General Business**
  - Purpose: accommodates a wide variety of retail, business, professional, and personal service, office, and limited wholesale and warehousing uses.
  - Generally located on arterial streets with the capacity for additional commercial traffic.
  - Uses include printing, construction, grocery, clothing retail, furniture sales, Kloster department stores, professional office space, trucking and transportation services.
  - Similar uses as microbreweries include restaurants.

**Planning Board Review**

- Planning Board reviewed the rezoning request.
- The Board voted unanimously to recommend approval of the definition as presented, and recommended:
  - Permit microbreweries with a zoning permit in:
    - Rural Agricultural
    - General Business
    - Light Industrial
    - Heavy Industrial
  - Permit microbreweries with a Special Use Permit in:
    - Neighborhood Business
Chairman Gordon opened the floor to the Board for questions and discussion. Commissioners discussed at length the numerous allowances (51 in total) in the Rural Agriculture (RA) zoning district, which predates county-wide zoning. They agreed that the Rural Agriculture (RA) zoning allowances should be revisited and updated to reflect rural agricultural uses.

ACTION: Commissioner Whetstine made a motion, seconded by Commissioner Hutchins, to allow microbreweries in Rural Agriculture (RA), General Business (GB), and Light Industrial (LI) zoning districts.

Commissioners voted 3 – 2 to deny the motion made by Commissioner Whetstine.

ACTION: Commissioner Hardin made a new motion, seconded by Commissioner Bridges, and approved by the Board (3 – 2 Commissioner Hutchins and Whetstine opposed) to, allow microbreweries in General Business (GB) and Light Industrial (LI) zoning districts. Direction was given to staff to take Rural Agricultural (RA) allowances back to the Planning Board for further review of allowable uses versus intent on rural agricultural zoning classifications.

BOARD APPOINTMENTS

FOOTHILLS WORKFORCE DEVELOPMENT BOARD

ACTION: Commissioner Whetstine made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, to appoint Rhonda Benfield and Anthony Fogleman to serve as members of this board, for a three-year term, scheduled to conclude on June 30, 2026.

JUVENILE CRIME PREVENTION COUNCIL

ACTION: Commissioner Bridges made the motion, seconded by Commissioner Hardin, and unanimously adopted by the Board, to re-appoint Cathy Robertson and Phil Weathers and to appoint Jeff Ledford to serve as a member of this board for a two-year term, scheduled to conclude on June 30, 2025.

SOCIAL SERVICES ADVISORY BOARD

ACTION: Commissioner Whetstine made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, to re-appoint Commissioner Deb Hardin and Danny Blanton and to appoint Jada Huss and Ashtin Dicochea to serve as members of this board, for a four year term, scheduled to conclude June 30, 2027, and to re-appoint Mary Accor to serve as a member of this board, for a one-time appointment for a period of two-years, scheduled to conclude June 30, 2025.
GASTON CLEVELAND LINCOLN METROPOLITAN PLANNING ORGANIZATION (MPO)
REPRESENTATIVES

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Hardin, and unanimously adopted by the Board, to appoint Commissioner Ronnie Whetstine as the primary representative and Commissioner Doug Bridges as the alternate representative members of this board, for a three-year term, scheduled to conclude on June 30, 2026.

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Whetstine and unanimously adopted by the Board, to adjourn. The next meeting of the Commission is scheduled for Tuesday, August 1, 2023 at 6:00 pm in the Commissioners’ Chambers.

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Kevin Gordon, Chairman
Cleveland County Board of Commissioners

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