



**CITY OF KINGS MOUNTAIN
PLANNING & ZONING BOARD MEETING
TUESDAY, JUNE 13, 2023 5:30 pm
FIRE DEPARTMENT TRAINING ROOM
Minutes**

Chairman Doug Lawing called the meeting to order at approximately 5:30pm. Bobby Elliott led the invocation. The Pledge of Allegiance was recited by everyone in attendance and Chairman Doug Lawing welcomed the participants in today's meeting and called the role.

Attendees Present: Chairman Doug Lawing, Joseph Allen, Renee Bost, Bobby Elliott, Ronnie Franks, Ron Humphries, Chris Jolly, Keith Bradley and Kyle Yarbro.

Staff Present: Kimberly Herndon, Madeline Grigg and David Whalen

Chairman Doug Lawing entertained a motion to approve the current agenda. A motion was made by Renee Bost and seconded by Joseph Allen to approve the adoption of the meeting agenda. The motion passed unanimously.

The Chair entertained a motion to approve the minutes from the previous May 9, 2023 meeting. A motion was made by Ron Humphries and seconded by Bobby Elliott to approve the May 9, 2023 Minutes. The motion passed unanimously.

New Business

Z-23-5 Betty Humphries Rezoning; Cleveland County Parcel 61718, Approximately 3.44 Acres. Applicant: Terran Farris/Owner: Betty Humphries Requests Rezoning from Suburban Residential (SR) to Auto-Urban Commercial (AU).

Chairman Doug Lawing introduced the new rezoning case and asked Staff to report. David Whalen advised that Parcel 61718 is currently zoned Suburban Residential (SR) and properties surrounding this parcel are Auto-Urban Commercial (AU), Light Industrial (LI) and a Special Use (SU) that has not happened. The Future Land Use Map (FLUM) shows the parcel and surrounding area as Auto-Urban in Character. This parcel is across from the Casino and would have tourist attractions so it makes since to have something commercial on this land. The Staff recommends the rezoning from Suburban Residential (SR) to Auto-Urban Commercial (AU).

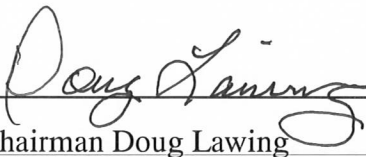
Kimberly advised that the request for Special Use (SU) had asked for 1288 residences that were not approved, but a Special Use (SU), capped at 500, was approved but the developer did not move forward at this time. Staff shared there were some proposals that would include this parcel called Dixon Ridge including some combination of Industrial, Light Industrial and other Mixes Uses. Before the Chair entertained a motion, Chris Jolly advised he thought this case is simple. It checks all the boxes including FLUM, Comprehensive Plan and a positive recommendation from Staff. Chairman Doug Lawing called for a motion.

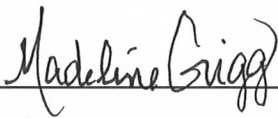
Keith Bradley made a motion to approve this rezoning and Ronnie Franks seconded. The motion passed unanimously.

Ronnie Franks made a motion to send the recommendation to City Council. Ron Humphries seconded the motion and the vote was unanimous.

The Chair called for a motion to adjourn. Ronnie Franks made a motion to adjourn. Bobby Elliott seconded the motion and the vote was unanimous.

The meeting adjourned at approximately 7:15 pm.


Chairman Doug Lawing


Madeline Grigg, Secretary