

## P&Z BOARD: denies Brown's request for RV park, now issue rests with city

FROM Page 1

could raise a lot of health issues. Brown gave no timetable for providing bathroom facilities.

Christy McCleary said she liked the idea to enhance tourism with a trail nearby but the board has insufficient information, she said. How many sites would be for cabins? Several members said they didn't hear about cabins on the site at the first public hearing in July.

"A lot of these things are subject to change," said Brown, adding, "I have to take baby steps, I can't spend another half million dollars on this property now."

Brown maintained that a RV park (beginning with 25 spaces) would be an asset to the city. Brown said that people would stay no more than 20 days and move on, his remarks prompting more questions if it would be a "gypsy" setting.

"Is conditional use appropriate for this site?" asked the presiding vice chairman Keith Miller. Is the plan specific enough, for instance, details on road construction, sewer lines, does this revised conceptual drawing meet standards? Is Brown's property the best location for a conditional use?

Brown told the board he tried to put everything on the plan.

"I've spent a whole lot of money on this project not to be able to develop it," Brown said. At one point as everyone zeroed in over the sanitation, issue Brown tossed his wallet on the floor, declaring "This is like throwing money over the dam."

Miller said that the site plan did not clearly document where the property lines are described and would not tell any future property owners which land is zoned for

what. "It's a single piece of property with two or more different zones with the same parcel," said Miller.

Surveyor Mike Trammell said he drew the original map which detailed metes and bounds. "Mike changed his mind," he said.

Rev. Michael Horne, pastor of Macedonia Baptist Church, expressed his congregation's concern for rezoning the property. "This is chaos if you ask me," said the pastor who said more details are needed from the developer. "It's almost laughable, this plan is so incomplete." Horne said the plan omits on-site management details as well as health concerns. "There's just too many loose ends and our church property is 1,000 feet from the site." Horne noted that RV campsites are available at the Kings Mountain State Park.

Camping experts Donna and Austin Williams and Shirley Brutko, president of KM Gateway Trails, had some positive comments in a letter to the planning board, but offered many of the same suggestions made by the board in an over two-hour-long public hearing in July. They said that water, utilities and cable should happen at the start of the project for the first 20-plus camping sites as well as men's and women's restrooms, office space, a public phone and management on site by a camper who camps free of charge for a season and paid minimum wage. Strong points in the application, the planning board had said, was the property location adjoining the thread trail, the preservation of a large number of trees and circulation pattern with only one possible dead end. The weak points in the application, among others noted by the planning board, was on the question of R-20 versus any other zoning district (the availability of public water and sewer means a

district other than R-20), and the city's land development plan which calls for industrial zoning.

Brutko reiterated that no primitive camping would be permitted south of Gateway Trails, that fencing along the trail would be provided by the trails group with bollards and an entrance from the campground. She suggested a tree/plant buffer by the fence, gravel roads, grass at all campsites, rocks for campfires and that the developer take advantage of the view from the back of the campground in places.

Brutko said a campground would be a much needed amenity for Kings Mountain and for the region with the Tourism Development Authority receiving tax dollars from the campground but she said that the developer would need to work closely with the health department and city to develop a plan of action followed by regular inspections of the campground.

The Brown property adjoins Light Industrial on two sides, Heavy Industrial on one side and Residential 10 on one side. Because it is served by public water and public sewer, the board said that the tract is more suitable for more intensive zoning districts. The board also said that debris from a former industrial use needs to be removed safely and legally in order to make the property either safer or better for redevelopment. There is no on site sanitation, no guarantee of on-site restroom-bathing facilities, no on-site water and electrical hookups, and no on-site dumping station.

"It is in the best interest of the community that no portion of the tract be changed to R-20 and no conditional use permit for a campground be issued in accordance with a

conditional use permit application and its conceptual RV park plan. The conditional use permit application does not meet the minimum requirements of the zoning ordinance as revised July 24, 2011," the board said.

"Here is a piece of land that could be industrial or a more intensive residential use because of public water and sewer infrastructure but because of the trail it seems tempting to make part of it a campground," the board wrote city council.

"However, without good marketing information and the backing of an experienced campground company, the applicant wants to commit little capital in a campground unless it becomes profitable and that is hardly enforceable and so can compromise the public's health, safety and welfare," the board concurred in its recommendation to city council to deny the rezoning.

The board voted twice: approving a planning board statement and recommending to city council to deny the rezoning request. The vote was 7-1. Voting for both the planning board statement and recommendation to city council to deny the request were Ernest Rome, Lamar Fletcher, Christy McCleary, Phil Dee, Tommy Hall, Ed Richards and John Houze. Voting "no" to each motion was Jim Potter. As acting chairman Keith Miller could only vote in event of a tie. Chairman Doug Lawing asked to be excused from public hearings in July and August due to his concern about a conflict of interest.

Mr. Brown was unavailable for comment after the meeting.

The issue rests with city council.

## SCULPTOR: breathing life into brick

FROM Page 3A

sure a lasting work and then shipped to the Lexington church.

"Sue has been in our area only a few days and we've learned that sculpting is not a lost art," Russell said.

Landerman's contribution to the brick industry in the past 20 years is the revival of centuries old unit masonry carving techniques using new solutions and special applications.

She said the heritage of carved brick includes the earliest civilizations in China, Egypt, and the Middle East. However, 20th century brick manufacturing and handling processes have not typically integrated three-dimensional relief and architectural elements until a few years ago.

Brick is comprised of raw clay. The clay in its natural form is critical to Landerman's techniques for creating a relief carving. She breathes life into the brick until the design takes form, using the "take away" method. Since all cuts are critical, Landerman's understanding for the material and manufacturing process allows her to redefine brick as a sculptured medium.

Landerman expertly creates hand-carved stone brick, frieze and stucco for decorative uses on the interior and exterior of homes, businesses, gardens, churches, etc. She has exhibited for juried shows as well as national and international

conferences. Whether it's red, brown, gray, buff, pink, white or another color of brick she can work with it, and her imaginative and talented hands can transform a one-of-a-kind sculpture into a work of art.

Landerman is one of the few designers and sculptors listed with the Brick Institute of America. Her hand-carved work is used for a number of architectural applications, including doorways and head panels, window trim and shutters, wall, fireplaces, and monumental or commemorative plaques or structures.

She moistens the brick and uses a knife to remove portions using multiple wythes and corbeling to create the finished piece.

Landerman says that decorative brickwork adds aesthetic beauty and brings a building or setting to life through a variety of vibrant colors. "I feel privileged to carve and continue this ancient art form to create a piece which must be contributive in design because originality endures. In the historical world, as well as the artistic realm, my work provides the opportunity to breathe life into brick, stone and other inanimate objects so they will possess characteristics of warmth and realism. Brick sculpture tends to add dimension to the grandeur of masonry."

Brick from Cunningham Brick was donated locally to the construction of the H. Lawrence Patrick Senior Center & Conference Center,

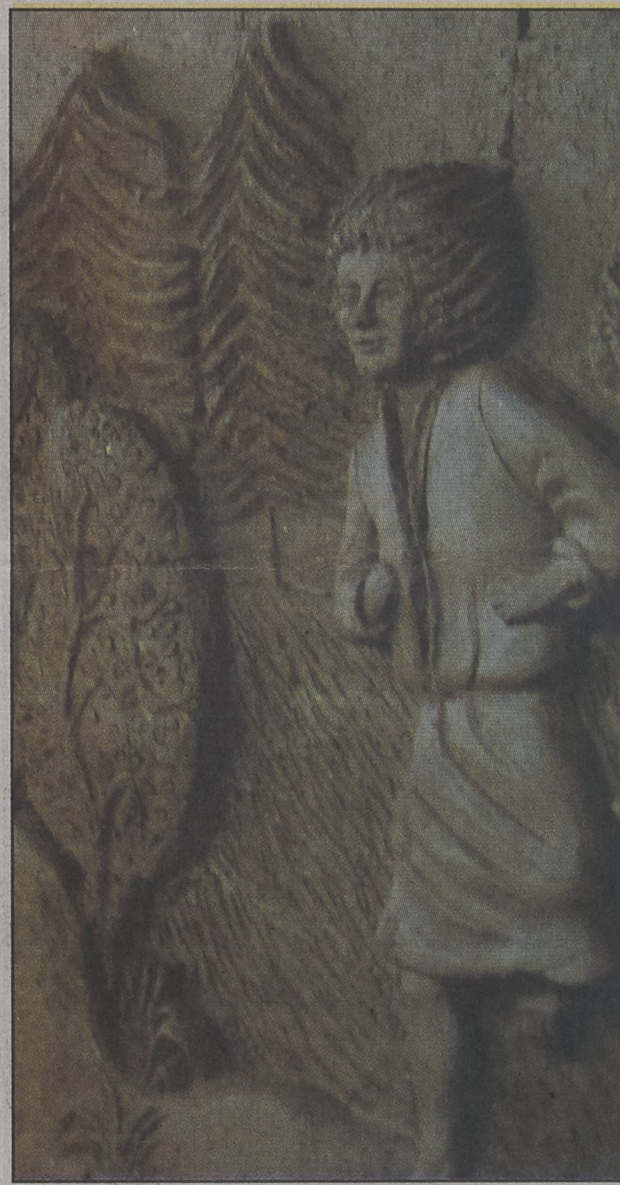


photo by LIB STEWART

A section of the brick being carved by sculptor Sue Landerman.

the Kings Mountain Fire Museum and the Bell Tower at Mountain Rest Cemetery. The Legrand and Bailey centers in Shelby are featuring a blend of Cunningham Brick

in their construction. The local brick market has included shipments to many parts of the country.

## McHenry to speak tonight

U.S. Congressman Patrick McHenry has scheduled a town hall meeting Wednesday (today) at 6 p.m. at Kings Mountain City Hall.

Kings Mountain's event for constituents in Cleveland and Gaston Counties follows town hall meetings by the Cherryville congressman in six other area towns in recent weeks. The August tour marks the seventh straight year that McHenry has

held public meetings in the 10th Congressional District.

McHenry, 35, has served in the U.S. House of Representatives since 2005. He is the deputy Republican Whip and chairs and serves on a number of House sub-committees.

After a brief presentation, McHenry will take questions. Constituents can also speak to his services staff at the meeting on any concerns and issues.



Photo by Kyra A. Turner

Jenna Peeler, 9, works on her fan at the Kings Mountain Southern Arts Society art camp.

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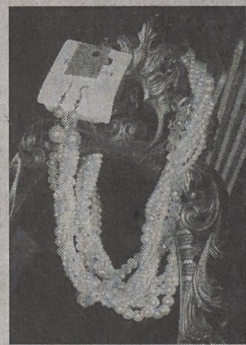
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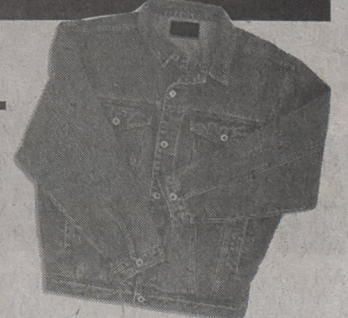
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