AGENDA
City of Shelby Planning and Zoning Board

DATE	**Thursday, April 16, 2026**
TIME	**11:45 AM (Lunch)** **12:15 PM (Meeting)**
LOCATION	**City Hall Annex Board Room** **311 S. Lafayette St.**

Attendance

- ☐ Scott Bankhead
- ☐ Mark Carter
- ☐
- ☐ Karla Haynes
- ☐ Mike Royster
- ☐ Becca Schweppe
- ☐ Greg Taylor
- ☐ Rick Washburn
- ☐ Bob Cabaniss (ETJ)
- ☐ Emanuel Hunt (ETJ)

1. **Opening – Chair**
2. **Adoption of the March 19, 2026 Planning & Zoning Board Minutes**
3. **New business**
    a. **Conditional rezoning – W. Ross Grove Rd**
    b. **Conditional rezoning – Morton St**
4. **Announcements**
5. **Motion to Adjourn**

CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES

March 19, 2026

Shelby-Cleveland County Airport Conference Room

Item 1. **Opening**

Chair Carter called the meeting to order at 12:15 PM and noted that a quorum was present.

Board Present: Mark Carter, Mike Royster, Bob Cabaniss, Karla Haynes, Rick Washburn, Charles Hamrick, Scott Bankhead, Emanuel Hunt Jr, Greg Taylor, Becca Schweppe

Staff Present: Jason Lunsford, City Attorney; Nicole Hart, Paralegal; Brian Burgess, Planning Director; Audrey Godfrey, Senior Planner; Dylan Lehmann, Planner

Guests: Thomas Jones, Tom Jones, two representatives from Southwood Realty, Vernon Baumrind, Jared Hord, Caleb Peeler, Don Peeler

Item 2. **Approval of December 18, 2025 Minutes**

Motion: Mr. Washburn made the motion to approve the December 18, 2025 minutes

Second: Mr. Royster

Action: The motion passed by a unanimous vote.

Item 3. **New Business**

a. **Rezoning: S. Post Rd at Joe's Lake Rd**

Ms. Godfrey presented the request to rezone parcel 60931 from R6-CZ to GB. The Future Land Use Map designates the site as Commercial. The site is nearby to multiple properties that hold the desired zoning of the property, as well as located at a transition point in the zoning map. Board members discussed the effects this rezoning would have on the parcel and surrounding area.

Motion: Mr. Washburn made a motion to deny the request because it would not be consistent with surrounding residential development.

Second: Mr. Hamrick

Action: Mr. Washburn and Mr. Hamrick voted in favor of this motion to deny. Chair Carter, Mr. Royster, Ms. Haynes, Mr. Bankhead, Mr. Taylor, and Ms. Schweppe voted to oppose the motion to deny. This motion failed 2 to 6.

Motion: Ms. Schweppe made a motion to approve because the proposal is consistent with surrounding industrial and commercial development.

Second: Mr. Bankhead

Action: Chair Carter, Mr. Royster, Ms. Haynes, Mr. Bankhead, Mr. Taylor, and Ms. Schweppe voted in favor of the motion to approve. Mr. Washburn and Mr. Hamrick voted to oppose the motion to approve. This motion passed 6 to 2.

DRAFT

b. **Major Subdivision: W. Sumter St**

Ms. Godfrey presented the request of a major subdivision preliminary plat to the board. The subdivision meets all requirements of the unified development ordinance, and qualifies as a major subdivision due to an additional subdivision of land being proposed to a previous minor subdivision within 2 years.

Motion: Mr. Royster made a motion to approve because the major subdivision meets all requirements of the Unified Development Ordinance.

Second: Mr. Taylor
Action: This motion passed unanimously.

c. **Conditional Rezoning: 1415 S. Morgan St**

Ms. Godfrey presented the request to conditionally rezone parcel 27791, for phase 2 of the Palisades apartment complex. The proposal includes 60 multi-family units, and associated parking. The Future Land Use Map in the 2009 Comprehensive Land Use Plan identifies the area as Medium Density Residential. However, recent development in the area includes a large multi-family development adjacent to the site, so staff consider the proposal to be consistent with development in the area.

Motion: Mr. Royster made a motion to approve because the proposal is consistent with neighboring uses and the development pattern in the area.

Second: Mr. Carter
Action: This motion passed unanimously.

Item 4. **Announcements**

No Announcements were brought to the Board at this time.

Item 5. **Motion to Adjourn**

Motion: Mr. Carter made the motion to adjourn.
Second: Mr. Royster
Action: The motion passed by a unanimous vote. Chair Carter adjourned the meeting at 12:48 PM.

_____

Respectfully Submitted
Dylan Lehmann, Planner

DRAFT

Staff Report

To:	Shelby Planning & Zoning Board	Date:	April 8, 2026
From:	Audrey Whetten Godfrey Senior Planner	Meeting: File:	April 16, 2026 #CZ-26-0001

OWNER: Mark Aremia **APPLICANT:** FGM Development, LLC

LOCATION: West Ross Grove Road **PARCEL ID #:** 26964

PRESENT ZONING: RO, R10 **REQUESTED ZONING:** RO-CZ

SURROUNDING ZONING: **North:** RO **South:** R10 **East:** R10 **West:** RO

UTILITIES: **Water:** Yes **Sewer:** Nearby **Floodplain:** No **Watershed**: Yes

ANALYSIS: The subject property is on W. Ross Grove Rd, just west of the intersection with N. Lafayette St. It is located in the WSIV watershed (protected area). The site is vacant and approximately 6 acres. Uses in the area include single-family and commercial.

The current zoning is RO and R10, and the request is to rezone the property to RO-CZ to allow for the construction of Ross Grove Manor, a 76-unit, 4-story multi-family senior housing development. The proposed density is 12.67 units per acre. W. Ross Grove Rd is an NCDOT road, and this proposal does not trigger NCDOT's requirement for a Traffic Impact Analysis.

The site plan proposes 35% built-upon (impervious) area, which exceeds the standard limit of 24% set by the City's watershed ordinance for multi-family developments with curb and gutter. As a result, the applicant has applied for a separate 10/70 permit from City Council, in order to exceed the 24% limit.

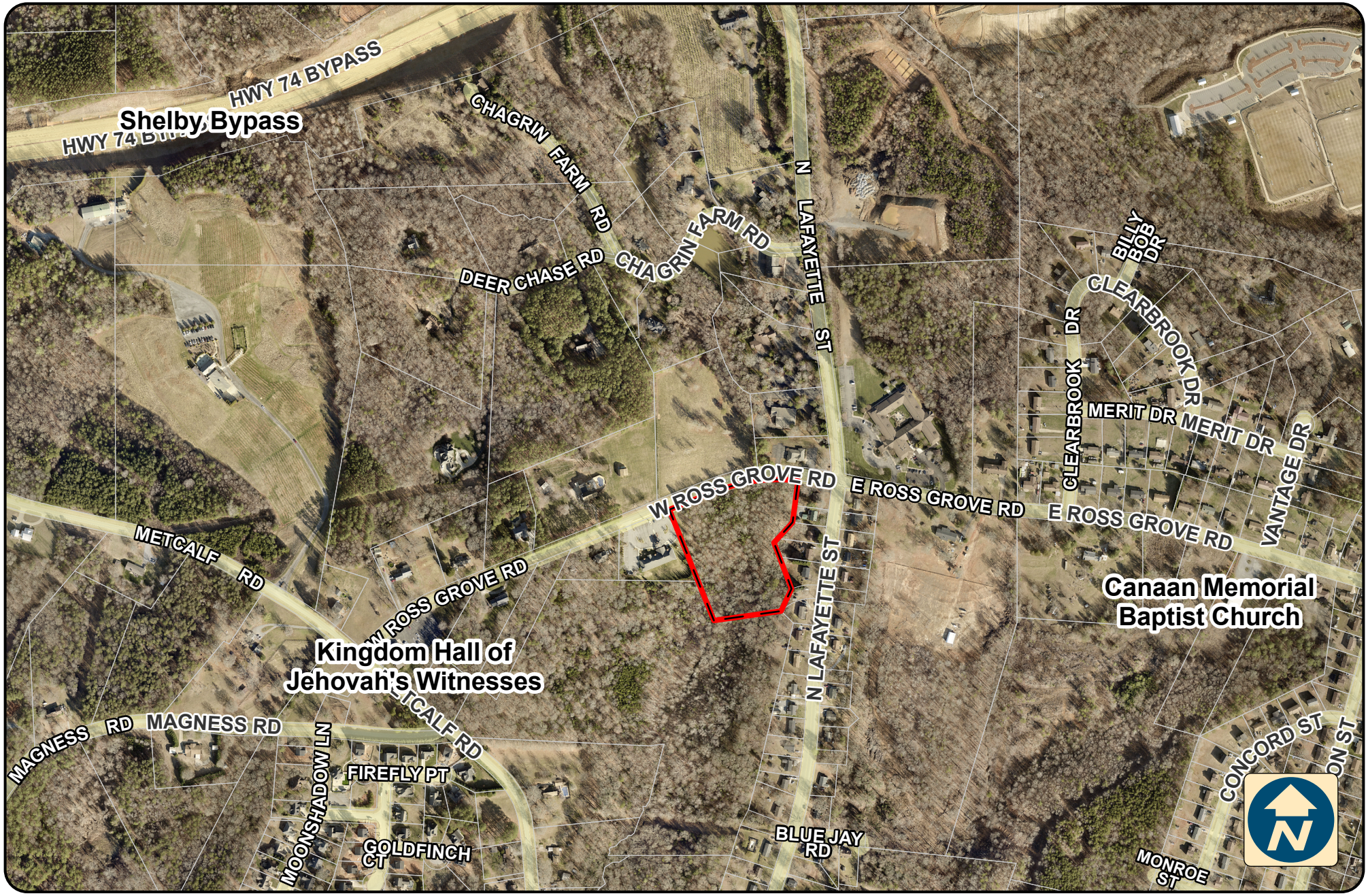
If this CZ is approved by City Council, compliance with the proposed conditions and site plan is required. The conditions requested by the applicant are outlined below.

- Parking ratio of 1.25 spaces per unit for both 1-bedroom and 2-bedroom units instead of 1.5 spaces per 1-bedroom and 1.75 spaces per 2-bedroom. Total of 96 spaces.
- Building length exceeding 250 feet with more than 8 units without central facilities for dining and recreation.
- Encroachment of stormwater control, grading, and retaining wall construction into the 75 ft buffer.

The RO Residential-Office district is primarily intended to accommodate high density multifamily residences; offices; public and institutional; business, professional, and personal services; and limited support retail businesses. Permitted residential uses include single-family detached dwellings, modular homes, apartments, townhomes, and condominiums. Maximum densities within the istrict range from approximately seven dwelling units per gross acre for single-family detached dwellings to over 19 dwellings per gross acre for multifamily dwellings. Public water and sewer service is generally available in areas zoned as RO. One of the objectives of this district is to encourage land uses that serve as an adequate buffer between intensive nonresidential uses and residential uses.

STAFF COMMENTS: The Future Land Use Map in the 2009 Comprehensive Land Use Plan identifies the area as Low Density Residential. However, the majority of the site is currently zoned RO, which allows for high density residential development. Staff recommends approval of the request.

Ross Grove Manor
Location Map

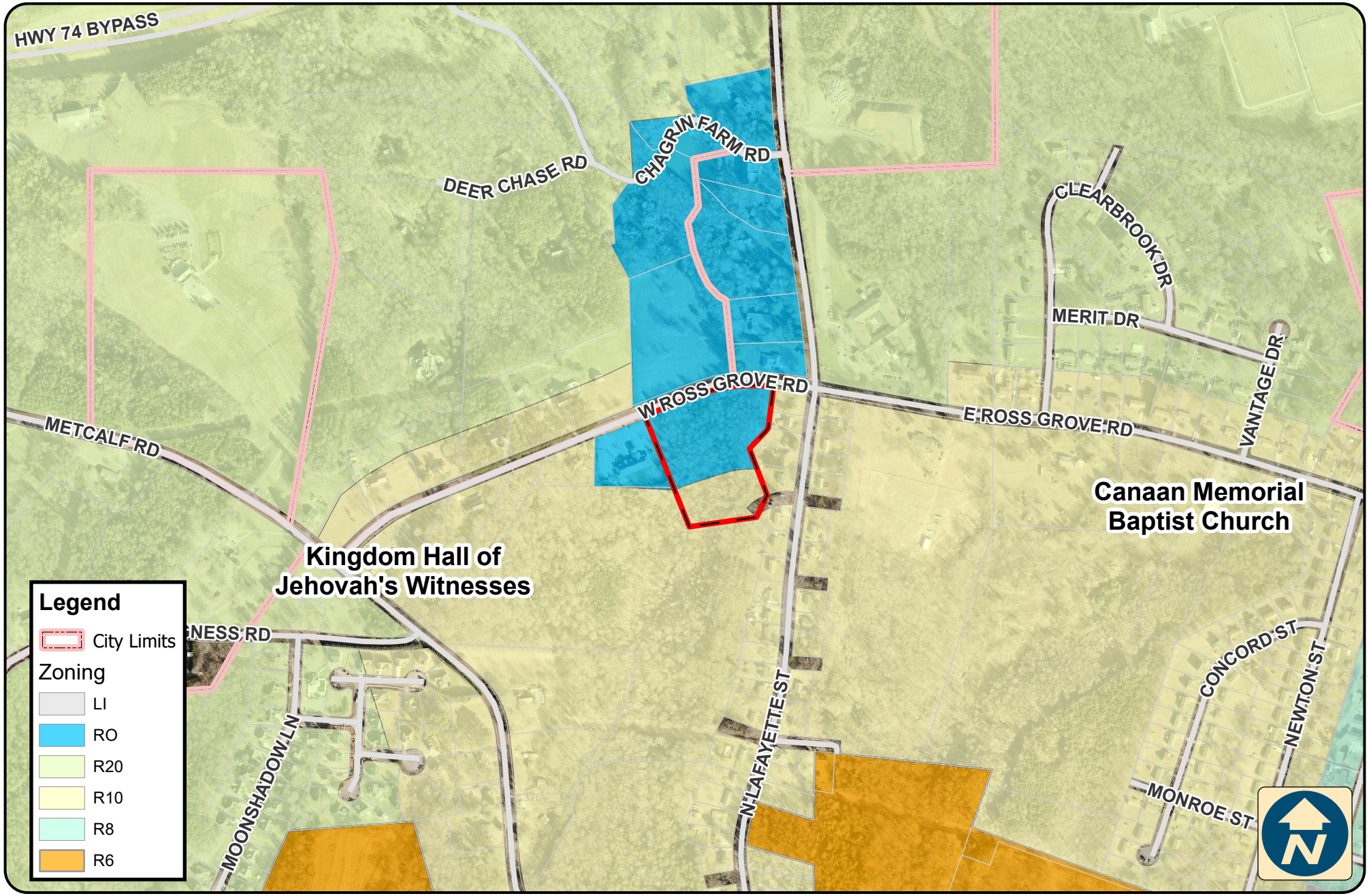


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Date: 4/8/2026

Ross Grove Manor
Zoning Map

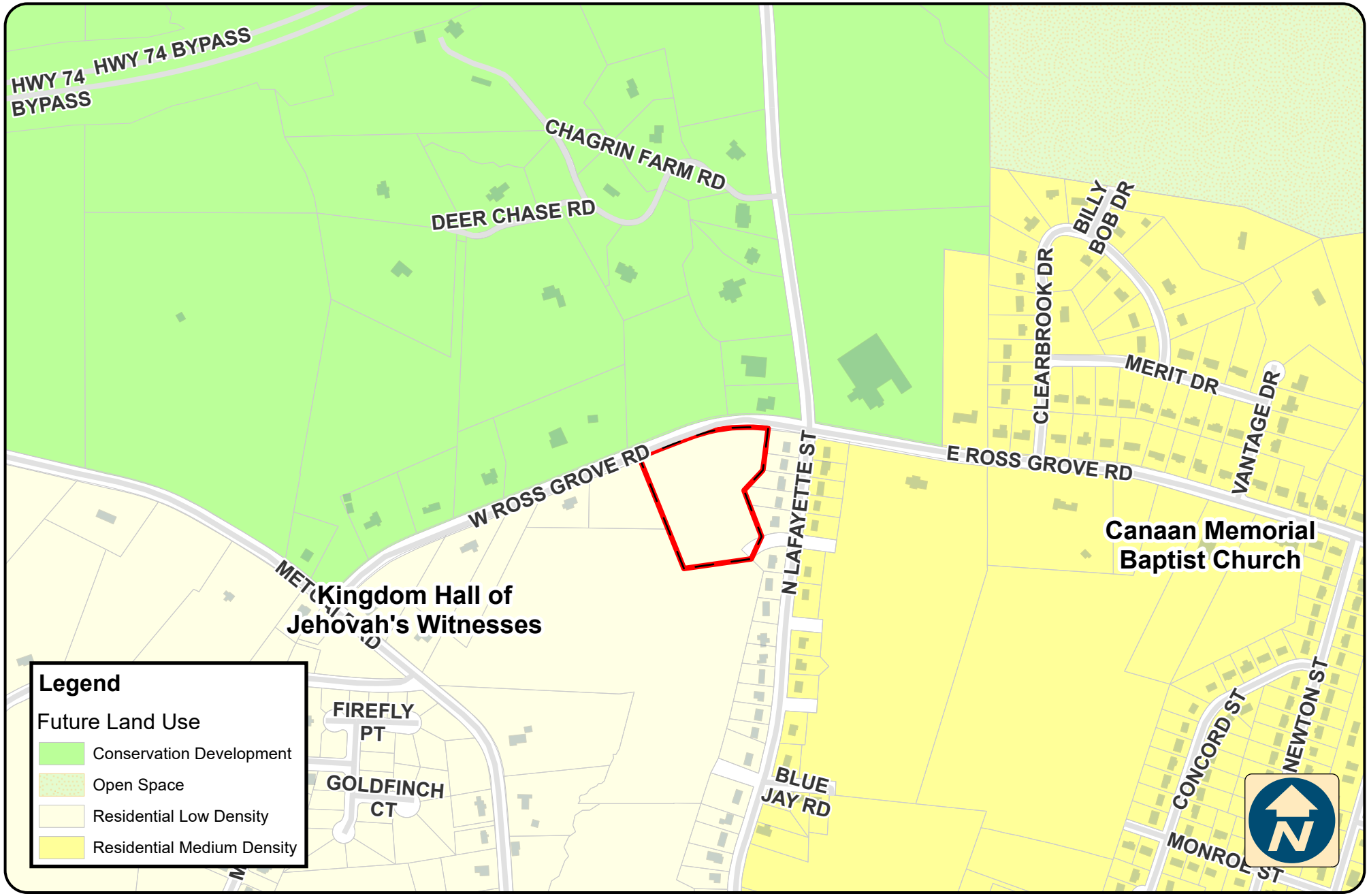


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Date: 4/8/2026

Ross Grove Manor
Future Land Use Map

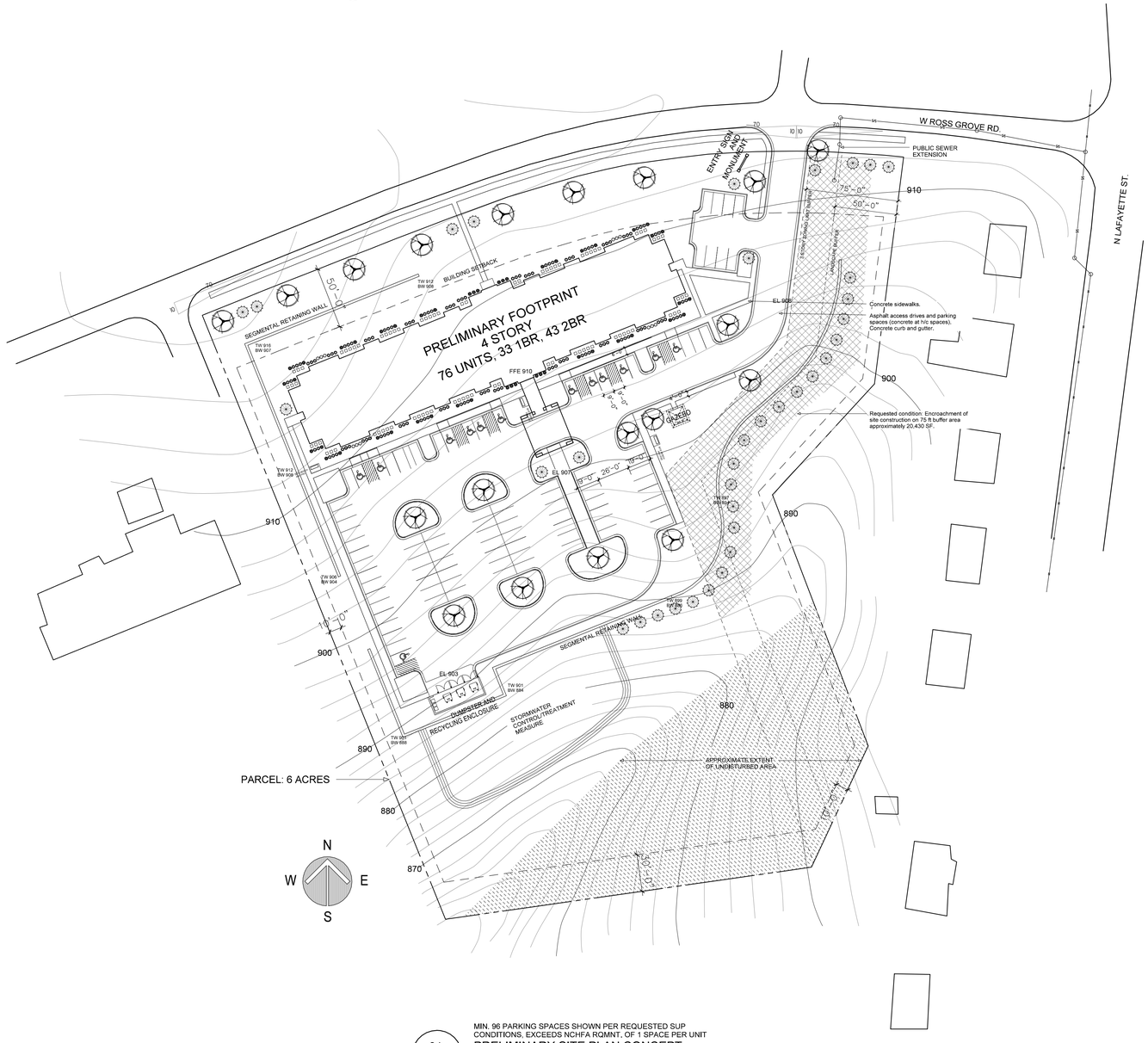


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Date: 4/8/2026





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A1.00

MIN. 96 PARKING SPACES SHOWN PER REQUESTED SUP CONDITIONS. EXCEEDS NCHFA RQMNT. OF 1 SPACE PER UNIT

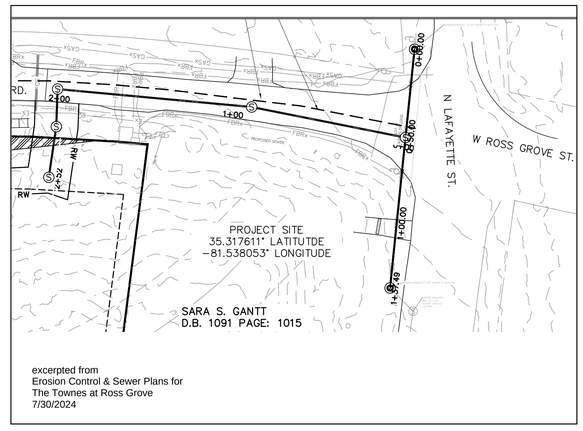
PRELIMINARY SITE PLAN CONCEPT

GRAPHIC SCALE

0' 50' 100' 300'



Requested Conditions for approval of Special Use Permit	
1	Reduction of parking requirement to 1.25 spaces per unit. This ratio aligns with our property management team's assessment of parking needs for senior housing of this type in other communities.
2	Encroachment of site construction to include stormwater control, grading, and retaining wall construction within the 75' residential buffer containing approximately 20,430 square feet of area.
3	Existing trees will be maintained to the maximum practical extent along the eastern edge of the property. A new landscaped buffer in accordance with Shelby's ordinance will be installed in the 75' residential buffer. The southern end of the property will maintain existing trees to the maximum practical extent. No existing trees have been identified or delineated on this submittal.



JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

NOT FOR CONSTRUCTION

JONES ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL FIRM
5180
NORTH CAROLINA
RALEIGH

WILLIAM WAYNE JONES II
REGISTERED ARCHITECT
6919
NORTH CAROLINA
RALEIGH

ROSS GROVE MANOR

CLEVELAND COUNTY
SHELBY, NC

76 RESIDENTIAL UNITS

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JA JOB#: 2501 04
DATE: 02/26/2026
FILE:
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NOTE THAT ANSI A117.1, OTHER AGENCY REQUIREMENTS, ACCESSIBILITY COUNT FOR RESIDENTIAL UNITS (DISTRIBUTION WITHIN PROJECT, BY UNIT CLASS, ETC.), ACCESSIBLE ROUTES, AND ADA, ETC. REQUIREMENTS ARE NOT ILLUSTRATED ON THIS PLAN. FINAL CONSTRUCTION DOCUMENTS WILL BE PREPARED TO BE IN COMPLIANCE WITH THOSE REQUIREMENTS.

NOTE THAT THIS IS A PRELIMINARY SITE PLAN, AND IS AN APPROXIMATION OF EXISTING CONDITIONS BASED ON LIMITED INFORMATION AND IS NOT INTENDED TO REPRESENT THE PRACTICE OF PROFESSIONAL ENGINEERING.

THE PROPERTY BOUNDARY, AND OTHER EXISTING SITE INFORMATION, MAY HAVE BEEN APPROXIMATED FROM GIS OR SKETCH INFORMATION PROVIDED BY OTHERS. THE ACCURACY OF WHICH IS UNKNOWN. THIS DOCUMENT IS NOT INTENDED FOR THE CONVEYANCE OF PROPERTY RIGHTS.

THIS IS A PRELIMINARY PLAN TO ILLUSTRATE A DESIGN CONCEPT ONLY. EXISTING BOUNDARY, RIGHTS OF WAY, EASEMENTS, ZONING CONDITIONS, SETBACKS, PARKING REQUIREMENTS, STORMWATER REQUIREMENTS, UTILITY ACCESS, SEWER ACCESS, WETLANDS, RETAINING WALLS, EXTENT AND COST OF GRADING, ROAD DESIGN, AND OTHER FACTORS AFFECTING THIS PROJECT MUST BE VERIFIED BY OTHERS.

PRELIMINARY DOCUMENT

ARCHITECTURAL
SITE PLAN

A1.00

Staff Report

To:	Shelby Planning & Zoning Board	Date:	April 8, 2026
From:	Audrey Whetten Godfrey Senior Planner	Meeting: File:	April 16, 2026 #CZ-26-0002

OWNER: Vernon Baumrind
APPLICANT: Connelly Builders
LOCATION: Morton Street
PARCEL ID #: 71231
PRESENT ZONING: R6
REQUESTED ZONING: R6-CZ
SURROUNDING ZONING: **North:** R6 **South:** R10 **East:** R6 **West:** R6
UTILITIES: **Water:** Yes **Sewer:** Yes **Floodplain:** No **Watershed**: No

ANALYSIS: The subject property is located on Morton St between Patterson St and S. Morgan St. The site is vacant and approximately 5.5 acres. Uses in the area include single-family, industrial, commercial, and religious.

The current zoning is R6 and the request is to rezone the property to R6-CZ to allow for the construction of Ramsey Pointe, an 84-unit, 3-story multi-family development. The proposed density is 15.27 units per acre. Morton St is an NCDOT road, and this proposal does not trigger NCDOT's requirement for a Traffic Impact Analysis.

The applicant has agreed to provide a sidewalk connection to Carolina Harmony Trail to facilitate connectivity for both residents of this development as well as other residents in the neighborhood.

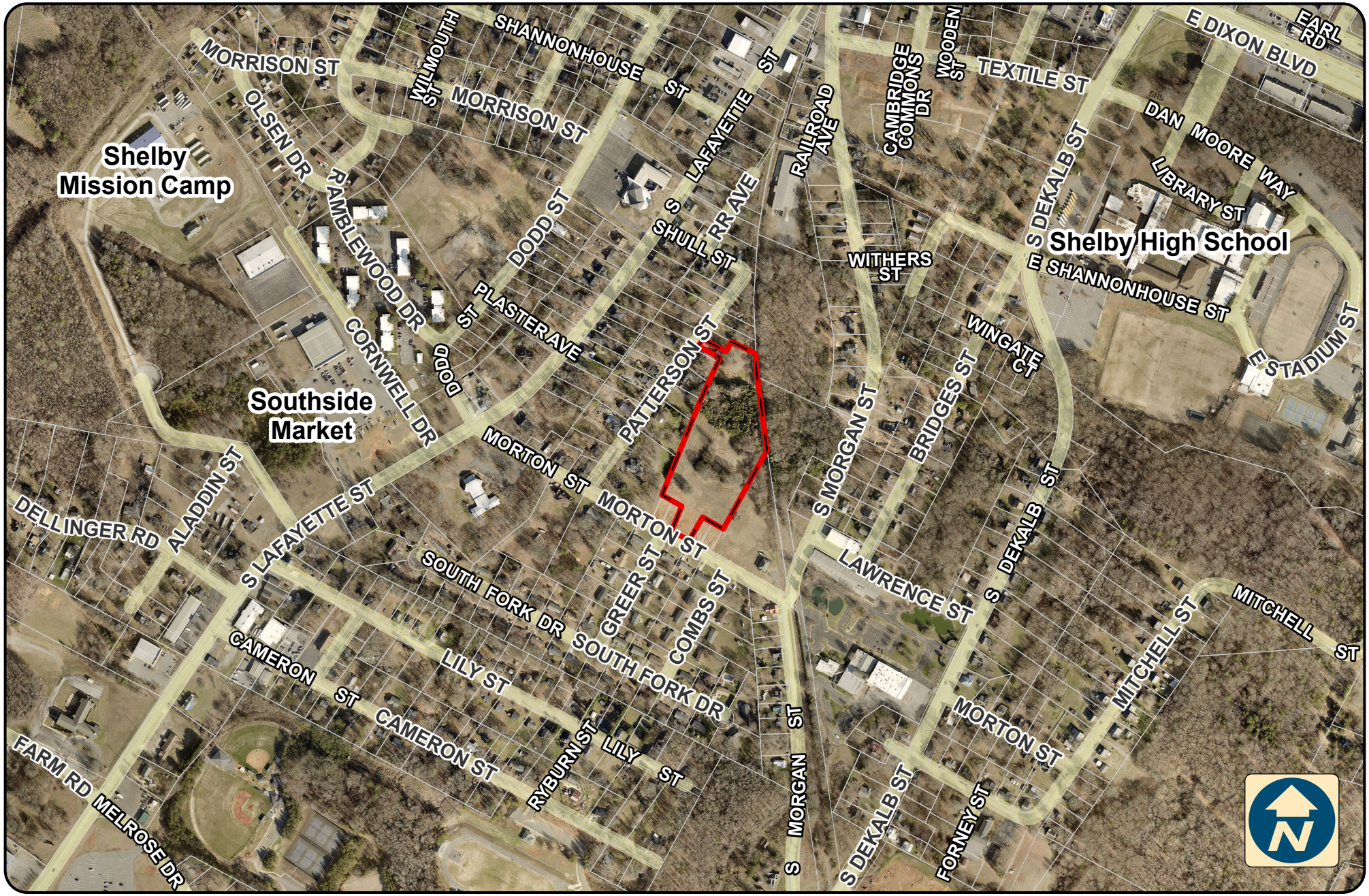
If this CZ is approved by City Council, compliance with the proposed conditions and site plan is required. The conditions requested by the applicant are detailed in the agenda packet; the more significant requests for relief are outlined below.

- Standard rear setbacks for 41-ft-high multi-family in R6: 36 ft (additional setback required due to building height over 35 ft).
    - Applicant has proposed a 5 ft setback along the Carolina Harmony Trail right-of-way.
- Standard buffer for multi-family in R6: 75 ft of undisturbed buffer where adjoining a residential district, except along the property line adjacent to a non-residential use (New Covenant Baptist Church).
    - Applicant has proposed buffers ranging from 8 ft to 30 ft that will include a 6' fence (vinyl or wood) and plantings.

The R6 residential district is primarily intended to accommodate a variety of high density single-family detached dwellings, modular homes, apartments, townhomes, and condominiums. Maximum densities within the R6 district range from approximately seven dwelling units per gross acre for single-family detached dwellings to over 19 dwellings per gross acre for multifamily dwellings. Public water and sewer service are generally available in areas zoned as R6. Nonresidential uses permitted within this district include customary accessory, recreational, educational, and institutional land uses that are compatible with the high-density residential character of the R6 district.

STAFF COMMENTS: The Future Land Use Map in the 2009 Comprehensive Land Use Plan identifies the area as Medium Density Residential adjacent to an area of Neighborhood Revitalization. Recent development in the area includes a large multi-family complex approximately 0.5 miles to the southeast, across S. Dekalb St. Staff recommends approval of the request.

Ramsey Pointe
Location Map

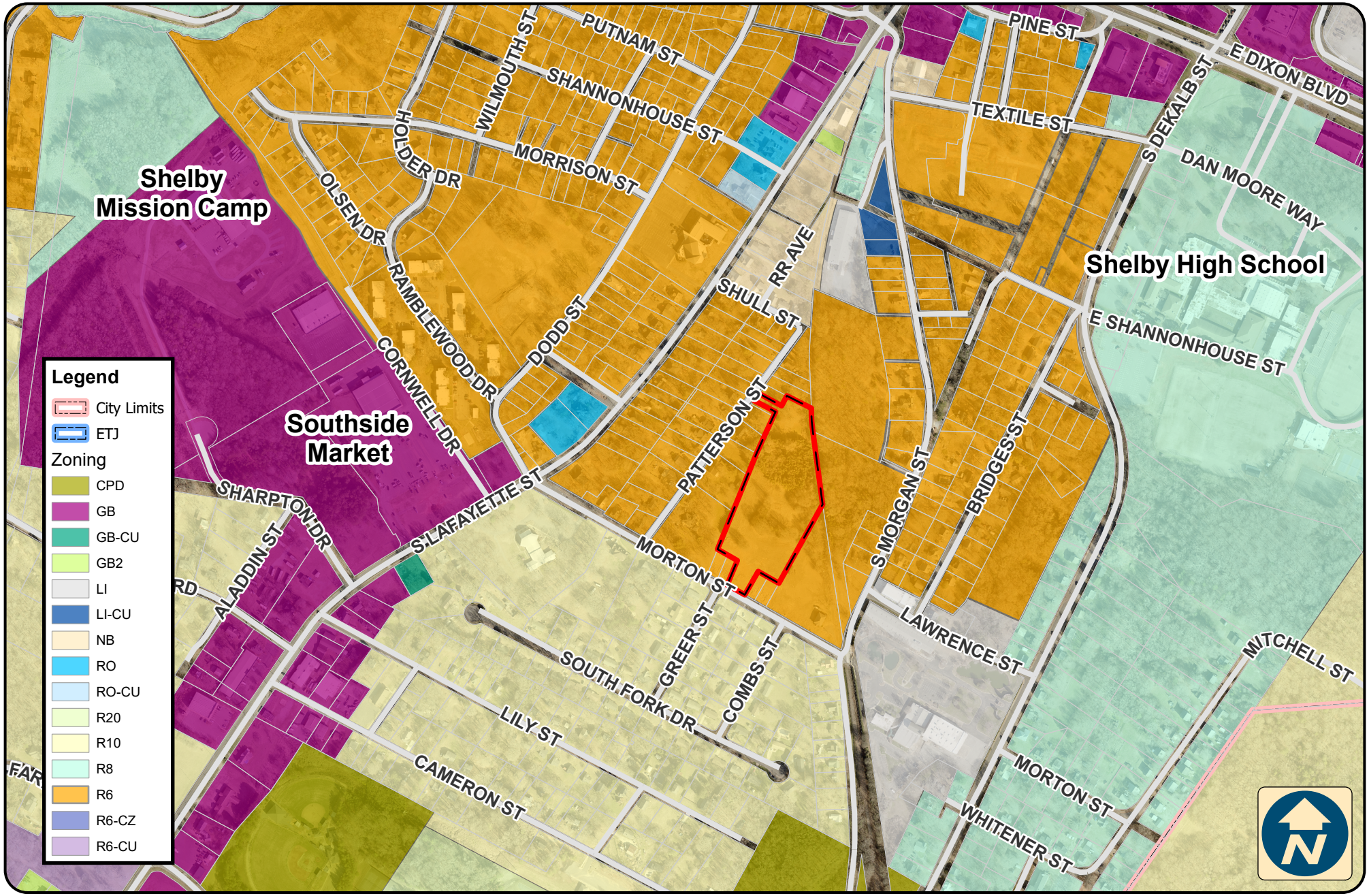


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Date: 4/8/2026

Ramsey Pointe
Zoning Map

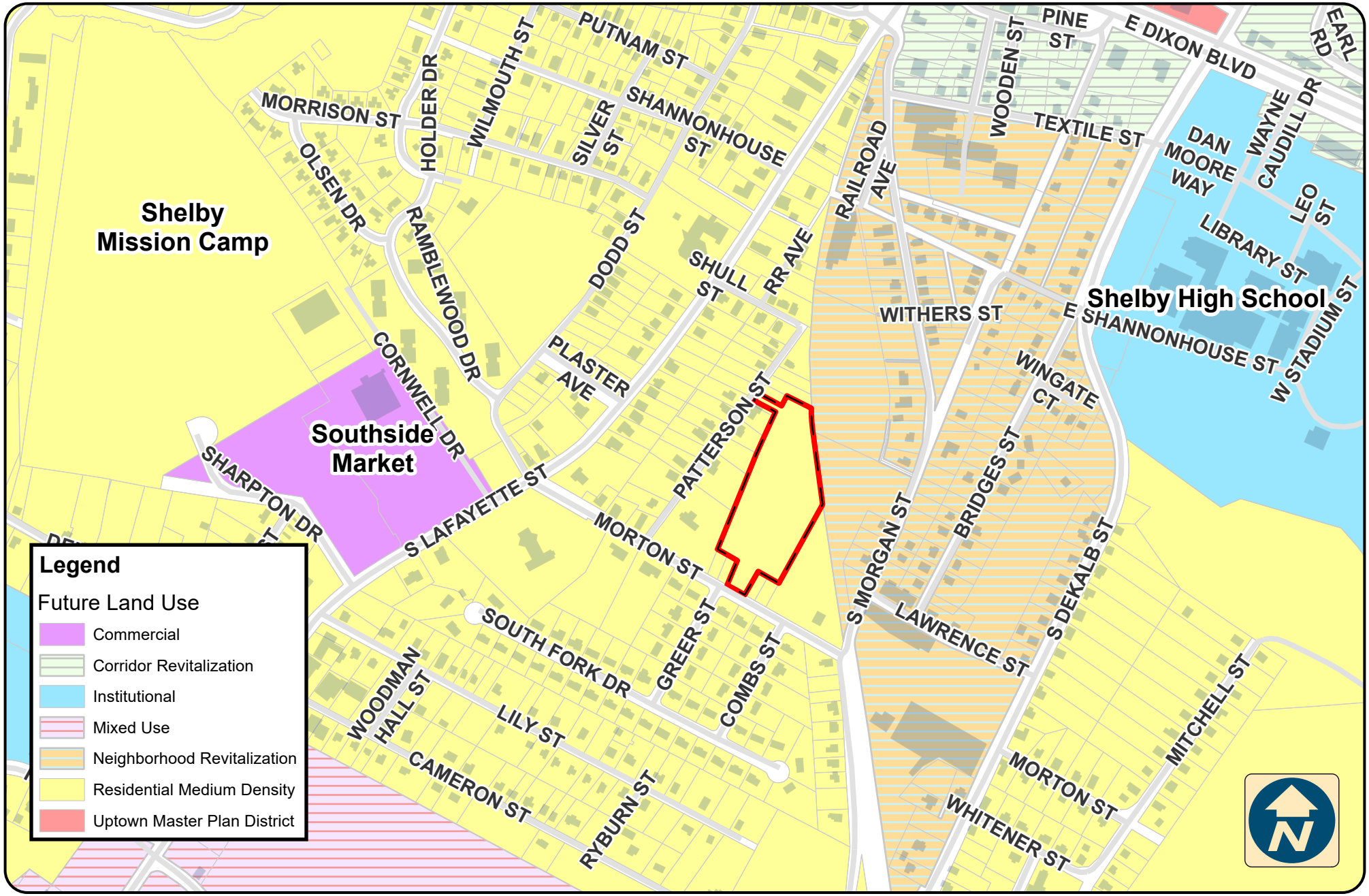


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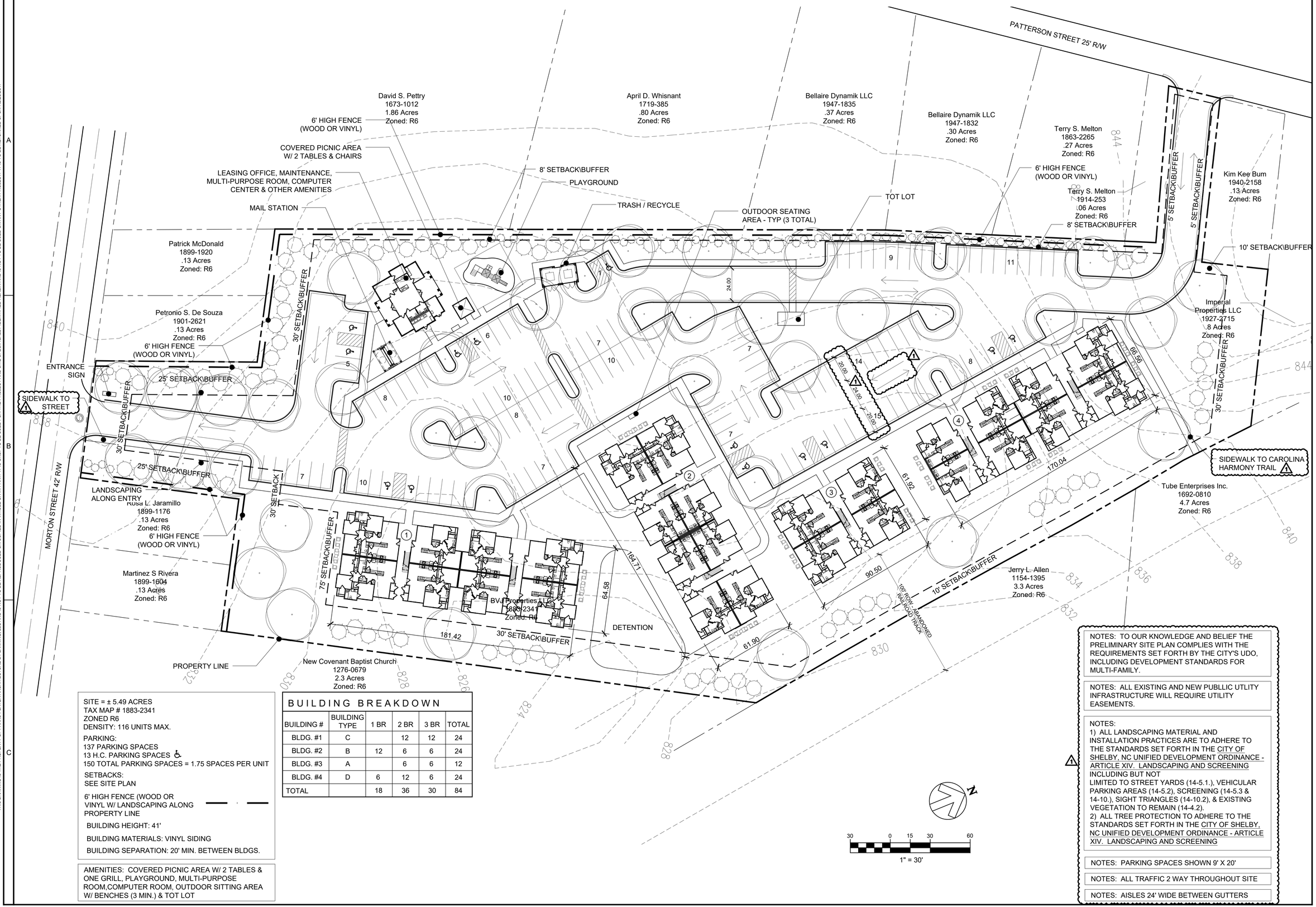
Ramsey Pointe
Future Land Use Map



Scale 1:6,946 1:6,946

0 287.5 575 1,150 Feet

Date: 4/8/2026



SITE = ± 5.49 ACRES
TAX MAP # 1883-2341
ZONED R6
DENSITY: 116 UNITS MAX.

PARKING:
137 PARKING SPACES
13 H.C. PARKING SPACES
150 TOTAL PARKING SPACES = 1.75 SPACES PER UNIT

SETBACKS:
SEE SITE PLAN

6' HIGH FENCE (WOOD OR VINYL W/ LANDSCAPING ALONG PROPERTY LINE

BUILDING HEIGHT: 41'

BUILDING MATERIALS: VINYL SIDING

BUILDING SEPARATION: 20' MIN. BETWEEN BLDGS.

AMENITIES: COVERED PICNIC AREA W/ 2 TABLES & ONE GRILL, PLAYGROUND, MULTI-PURPOSE ROOM,COMPUTER ROOM, OUTDOOR SITTING AREA W/ BENCHES (3 MIN.) & TOT LOT

BUILDING BREAKDOWN

BUILDING #	BUILDING TYPE	1 BR	2 BR	3 BR	TOTAL
BLDG. #1	C		12	12	24
BLDG. #2	B	12	6	6	24
BLDG. #3	A		6	6	12
BLDG. #4	D	6	12	6	24
TOTAL		18	36	30	84

N

30 0 15 30 60
1" = 30'

NOTES: TO OUR KNOWLEDGE AND BELIEF THE PRELIMINARY SITE PLAN COMPLIES WITH THE REQUIREMENTS SET FORTH BY THE CITY'S UDO, INCLUDING DEVELOPMENT STANDARDS FOR MULTI-FAMILY.

NOTES: ALL EXISTING AND NEW PUBLLIC UTLITY INFRASTRUCTURE WILL REQUIRE UTILITY EASEMENTS.

NOTES:
1) ALL LANDSCAPING MATERIAL AND INSTALLATION PRACTICES ARE TO ADHERE TO THE STANDARDS SET FORTH IN THE CITY OF SHELBY, NC UNIFIED DEVELOPMENT ORDINANCE - ARTICLE XIV. LANDSCAPING AND SCREENING INCLUDING BUT NOT LIMITED TO STREET YARDS (14-5.1.), VEHICULAR PARKING AREAS (14-5.2), SCREENING (14-5.3 & 14-10.), SIGHT TRIANGLES (14-10.2), & EXISTING VEGETATION TO REMAIN (14-4.2).
2) ALL TREE PROTECTION TO ADHERE TO THE STANDARDS SET FORTH IN THE CITY OF SHELBY, NC UNIFIED DEVELOPMENT ORDINANCE - ARTICLE XIV. LANDSCAPING AND SCREENING

NOTES: PARKING SPACES SHOWN 9' X 20'

NOTES: ALL TRAFFIC 2 WAY THROUGHOUT SITE

NOTES: AISLES 24' WIDE BETWEEN GUTTERS

No.	Date	Description
	1.14.26	
	2.24.26	
1	3.13.26	

Job Number: 25 Prelim
File Reference:
Scale:
CORP. SEAL
SEAL

RAMSEY POINTE
APARTMENTS
SHELBY, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC 29601
(864) 382-5000

SITE LAYOUT

Sheet Number:
SL-1.00

THIS DRAWING IS THE PROPERTY OF PARKS-PLAYER ARCHITECTURE & PLANNING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST

Ramsey Pointe Conditional Zoning Standards Relief

Setbacks and Buffers:

- Ramsey Pointe abuts single family residential on several sides except for two. According to the Shelby UDO, when three story multi-family abuts single family, residential there shall be a 75-foot landscape buffer. We can achieve the 75-foot buffer behind TMS#s 1899-1176 and 1899-1604; however, we are unable to meet the 75-foot buffer on the other property lines that abut single family.
- According to the Shelby UDO, all building setbacks shall increase one foot for every foot in height in excess of 35 feet. Proposed buildings are three stories and 41 feet tall therefore we are unable to achieve this setback requirement.
- We can achieve the 30 ft and 10 ft buffers and setbacks that are required on the property lines that do not abut single family residential. One property line abuts a church and the other vacant land.
- Therefore, we request that buffers and setbacks be approved as labeled on the site plan that is attached.

Building Unit Count:

- According to the Shelby UDO "no building shall exceed 250 feet in length or contain more than 8 units unless it is designed for the elderly, physically handicapped or developmentally disabled and has central facilities for dining and recreation". All buildings meet the 250 ft requirement with their associated lengths notated on the attached site plan. However, all buildings are designated for families, and they exceed the 8-unit requirement. The unit count for each building is listed on the site plan. Building 1 has 24 units, Building 2 has 24 units, Building 3 has 12 units and Building 4 has 24 units. Therefore, we request that the building unit counts be approved as labeled on the site plan that is attached.

Screening:

- According to the Shelby UDO, "*Multifamily developments:* All multifamily developments shall be screened from all other lots which lie in a residential (R) district except that screening shall not be required around a multifamily development whose side and rear boundaries abut multifamily development." Screening is being provided along specific property lines as shown on the site plan with the dashed black line. Screening will be provided on either side of the entrance off Morton Street and then behind TMS# 1899-1176, 1899-1604, 1901-2621, 1899-1920, 1673-1012, 1719-385, 1947-1835, 1947-1832 and 1863-2265. Screening will consist of a 6' high wood or vinyl fence and additional plantings as required for the buffers.

Building Materials:

- All buildings within the Ramsey Pointe development shall utilize high-quality, durable exterior materials, including but not limited to: Brick, stone, and vinyl siding. Soffits shall be low-maintenance vinyl, and fascia shall be painted aluminum, all color coordinated. These materials shall be used to create a cohesive architectural character and long-term durability.

Elevations:

- Pursuant to the Shelby Unified Development Ordinance "Variations in building facades, roofing, building layout, materials, etc. shall be used throughout the development site to avoid the appearance of identical buildings or units when viewed from the exterior." The proposed Ramsey Pointe development will incorporate the architectural elevations attached hereto.
- The development will consist of garden-style residential buildings with pitched roof forms and a cohesive architectural theme utilizing brick and vinyl siding as the primary exterior materials. While the buildings will maintain a consistent material palette and architectural character throughout the site, variation will be achieved through:
    - Varied brick and siding distribution across building elevations
    - Window placement and grouping
    - Roofline elements, including gables and pitch transitions
    - Building orientation and placement across the site
- There will be four different "building types" as identified on the site plan and corresponding elevations are shown on the attached architectural plans.
- These design elements ensure that the development avoids a monotonous or institutional appearance while maintaining a high-quality and unified residential character.
- All buildings shall be constructed in substantial conformance with the attached elevations, which shall be considered binding as part of this Conditional Zoning approval.

Engineering:

- Minor adjustments to building placement, internal street alignment, parking configuration, utility locations, stormwater facilities, grading, and similar site elements may occur during the civil engineering, permitting, and construction phases to address site conditions, utility coordination, regulatory requirements, or technical design considerations. Such adjustments shall not constitute a material deviation from the approved Conditional Zoning so long as the overall development program, land use mix, density, buffer commitments, and general development character remain substantially consistent with the approved plan.