AGENDA
City of Shelby Planning and Zoning Board

DATE	**Thursday, October 15, 2026**	**Attendance**
		☐ Scott Bankhead
TIME	**11:45 AM (Lunch)**	☐ Karla Haynes
	12:15 PM (Meeting)	☐ Mike Royster
		☐ Becca Schweppe
LOCATION	**City Hall Annex Board Room**	☐ Greg Taylor
	311 S. Lafayette St.	☐ Rick Washburn
		☐ (vacant)
		☐ (vacant)
		☐ Bob Cabaniss (ETJ)
		☐ Emanuel Hunt (ETJ)

1. **Opening**

2. **Adoption of the July 18, 2026 Planning & Zoning Board Minutes**

3. **New business**
    a. **1812 S Lafayette St General Rezoning – CPD to GB2**
    b. **Townes at Kings View Preliminary Plat**

4. **Training – Brian Burgess**

5. **Announcements**

6. **Motion to Adjourn**

CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES

July 16, 2026

City Hall Annex Board Room

Item 1. **Opening**

Vice chair Royster called the meeting to order at 12:16 PM and noted that a quorum was present.

Board Present: Mike Royster, Bob Cabaniss, Karla Haynes, Emanuel Hunt Jr, Becca Schweppe, Greg Taylor
Staff Present: Jason Lunsford, City Attorney; Brian Burgess, Planning Director; Audrey Godfrey, Assistant Planning Director; Dylan Lehmann, Planner

Item 2. **Election of Board Chair**

A brief discussion among the board members occurred, before a vote was brought to elect Mr. Washburn as chair, and Mrs. Haynes as vice chair.

Motion: Mr. Cabaniss made the motion to elect Mr. Washburn and Mrs. Haynes as Chair and Vice Chair respectively.
Second: Mr. Hunt
Action: The motion passed by a unanimous vote.

Item 3. **Approval of April 16, 2026 Minutes**

Motion: Mr. Cabaniss made the motion to approve the April 16, 2026 minutes
Second: Mr. Hunt
Action: The motion passed by a unanimous vote.

Item 4. **New Business**

a. **Imagine Shelby Comprehensive Plan -recommendation to City Council**

Ms. Godfrey gave a presentation to the board about the Imagine Shelby Comprehensive Plan update. Mr. Royster asked about the open space requirement going from 15% to 25% space requirement, and how that would affect development in the city.

Motion: Mr. Cabaniss made the motion to recommend the approval of the comprehensive plan to the city council.
Second: Mr. Taylor
Action: The motion passed by a unanimous vote.

Item 5. **Announcements**

No announcements were made to the board at this time

Item 6. **Motion to Adjourn**

Motion: Mr. Taylor made the motion to adjourn.
Second: Mrs. Schweppe

DRAFT

CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES

July 16, 2026

City Hall Annex Board Room

Action: The motion passed by a unanimous vote. Chair Carter adjourned the meeting at 12:38 PM.

_____

Respectfully Submitted
Dylan Lehmann, Planner

DRAFT

Staff Report

To:	Shelby Planning & Zoning Board	Date:	October 7, 2026
From:	Dylan Lehmann Planner	Meeting: File:	October 15, 2026 #ZA-26-0006

OWNER: Madison-Grayson LLC **APPLICANT:** Talmadge Strickland

LOCATION: 1812 S Lafayette St **PARCEL ID #:** 49444

PRESENT ZONING: CPD **REQUESTED ZONING:** GB2

SURROUNDING ZONING: **North:** CPD **South:** GB2-CU, R20 **East:** R20, CPD **West:** R20, CPD

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

ANALYSIS: The subject property borders the city limits and lies within the ETJ on the southern side of Shelby, near the intersection of College Ave and S Lafayette St next to Dollar General. The site is approximately 0.64 acres and currently undeveloped. Uses in the area include single-family dwellings, commercial, and institutional uses.

The GB2 general business district is established as a district in which the permitted uses are identical to the GB district except that billboards (outdoor advertising signs) are not permitted in the GB2 district. The GB business district is established as a district in which to accommodate a wide range of retail; business, professional, and personal services; office; and limited wholesale and warehousing uses. Areas zoned as GB are generally located on the fringe of the central business district and along major highway corridors. Residential uses are permitted at the same density and according to the same dimensional requirements as the R6 residential district.

On the 2025 Future Land Use Map, the parcel is designated as *Commercial mixed use* and the College Ave, S Lafayette St intersection is designated as an Activity Center. Activity centers are areas that hold a commercial presence, in an otherwise non-commercial area. These activity centers are often located near key intersections, away from the primary commercial corridor of the city, or uptown. The commercial Mixed-Use designation includes medium to large development that is typically centered around retail anchor stores, such as a grocery store or department store. The area includes a variety of uses including commercial, service, office, lodging, and a mix of high-density residential housing types. It may occasionally include taller buildings (max. 2-4 stories high). Multi-family housing may be integrated as part of the mix of uses. Higher density housing)e.g., apartments and townhomes) should be located near shopping and services and have high levels of vehicular and pedestrian connectivity. New detached single family residential neighborhoods are generally discouraged in this area unless part of a larger mixed-use development.

STAFF COMMENTS: This proposal is consistent with the Comprehensive Land Use Plan and is consistent with development patterns in the area. Staff recommend this proposed zoning designation.

1812 S Lafayette St
Location Map



Scale 1:4,441 1:4,441

0 185 370 740 Feet

Date: 10/6/2026

1812 S Lafayette St
Zoning Map

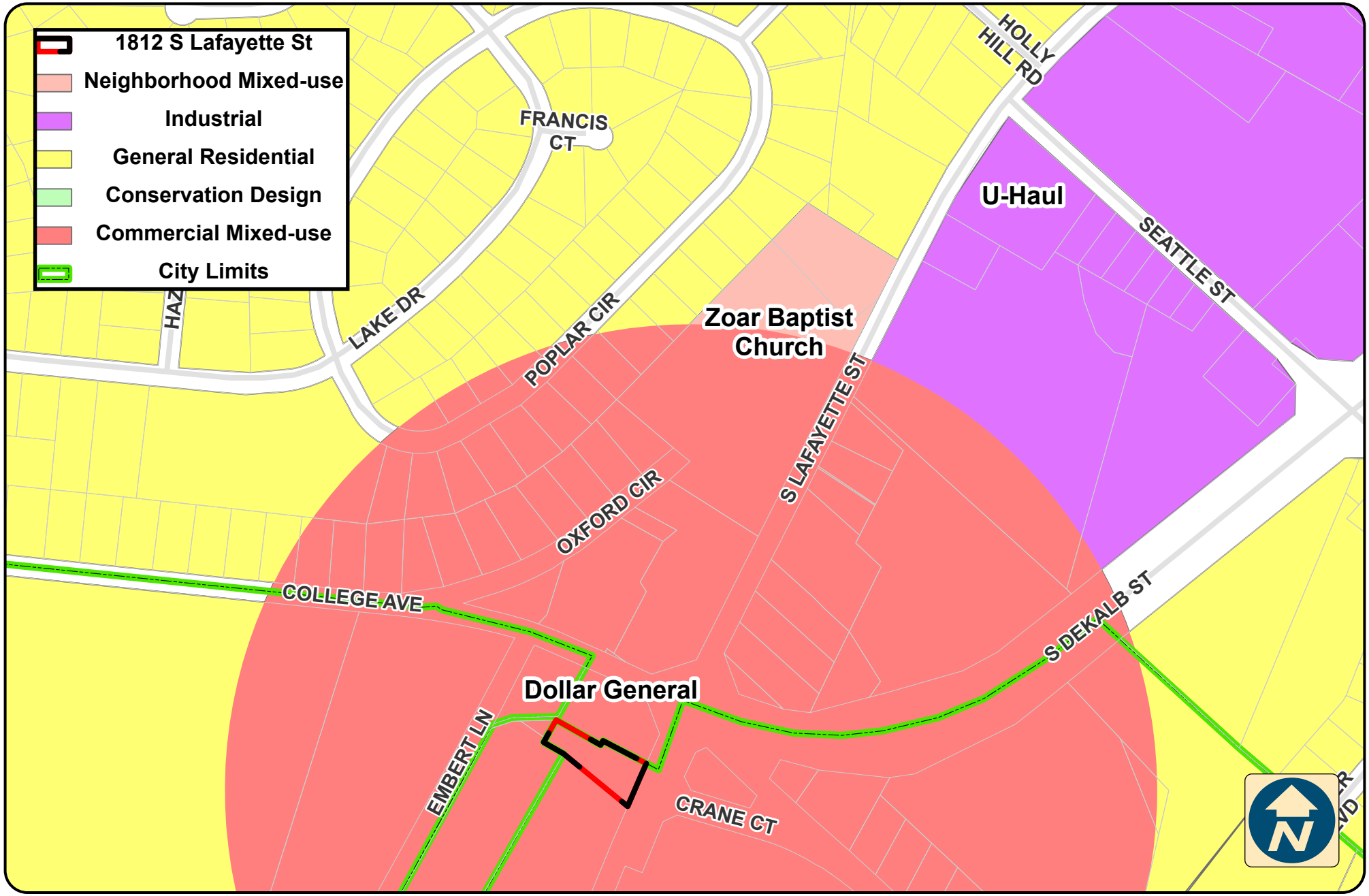


Scale 1:4,441 1:4,441

0 185 370 740 Feet

Date: 10/6/2026

1812 S Lafayette St
Future Land Use Map



Scale 1:4,441 1:4,441

0 185 370 740 Feet

Date: 10/7/2026

Staff Report

To:	Shelby Planning & Zoning Board	Date:	October 5, 2026
From:	Audrey Whetten Godfrey Assistant Planning Director	Meeting: File:	October 15, 2026 #MAJ-24-0013

OWNER/APPLICANT: SouthCraft Development

LOCATION: South Post Road **PARCEL ID #:** 60930

PRESENT ZONING: GB2-CU **REQUESTED ACTION:** Preliminary plat approval

SURROUNDING ZONING:
North: GB2-CU **South:** GB2-CU, R6 **East:** RO-CU, County zoning **West:** GB

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

ANALYSIS: The 16.2-acre subject property is currently undeveloped. The site is located along South Post Road, north of Pinnacle Crossing. Land uses in the area include residential, commercial, industrial, and institutional.

This major subdivision, called Townes at Kings View, is proposing 25 quadplex townhome buildings for a total of 100 single-family attached dwelling units on the site. The proposed subdivision meets the dimensional requirements of the Unified Development Ordinance (Sec. 9-4.1):

- Parent tract must be large enough to account for 6,000 sf per dwelling unit in terms of density. In this case, that means (100 units) x (6,000 sf per unit) = minimum parent tract size of 600,000 sf, or 13.77 acres. This tract is 16.2 acres.
- Setbacks are measured from adjacent property lines not part of the development:
    - Front (from S. Post Rd): 15’
    - Side (from adjacent existing parcels): 5’
    - Rear (from Pinnacle Estates residences): 15’
- There is no minimum lot size or minimum lot width for an individual dwelling unit lot

This project requires stormwater treatment, water & sewer extensions, and the construction of two streets, all of which are the responsibility of the developer. The proposal includes a total of 3.26 acres of common open space (20.11%), as well as sidewalk along the S. Post Rd frontage and both sides of the subdivision’s internal roads.

The project’s erosion and sedimentation control plan has received state approval.

STAFF COMMENTS: Preliminary plat approval is an administrative decision, which means it is based on whether the proposal meets the requirements. Staff have conducted extensive reviews of the preliminary plat and civil drawings for the Townes at Kings View and have determined that the proposed subdivision meets the standards and requirements of the City’s ordinances. Staff recommends approval of this preliminary plat.

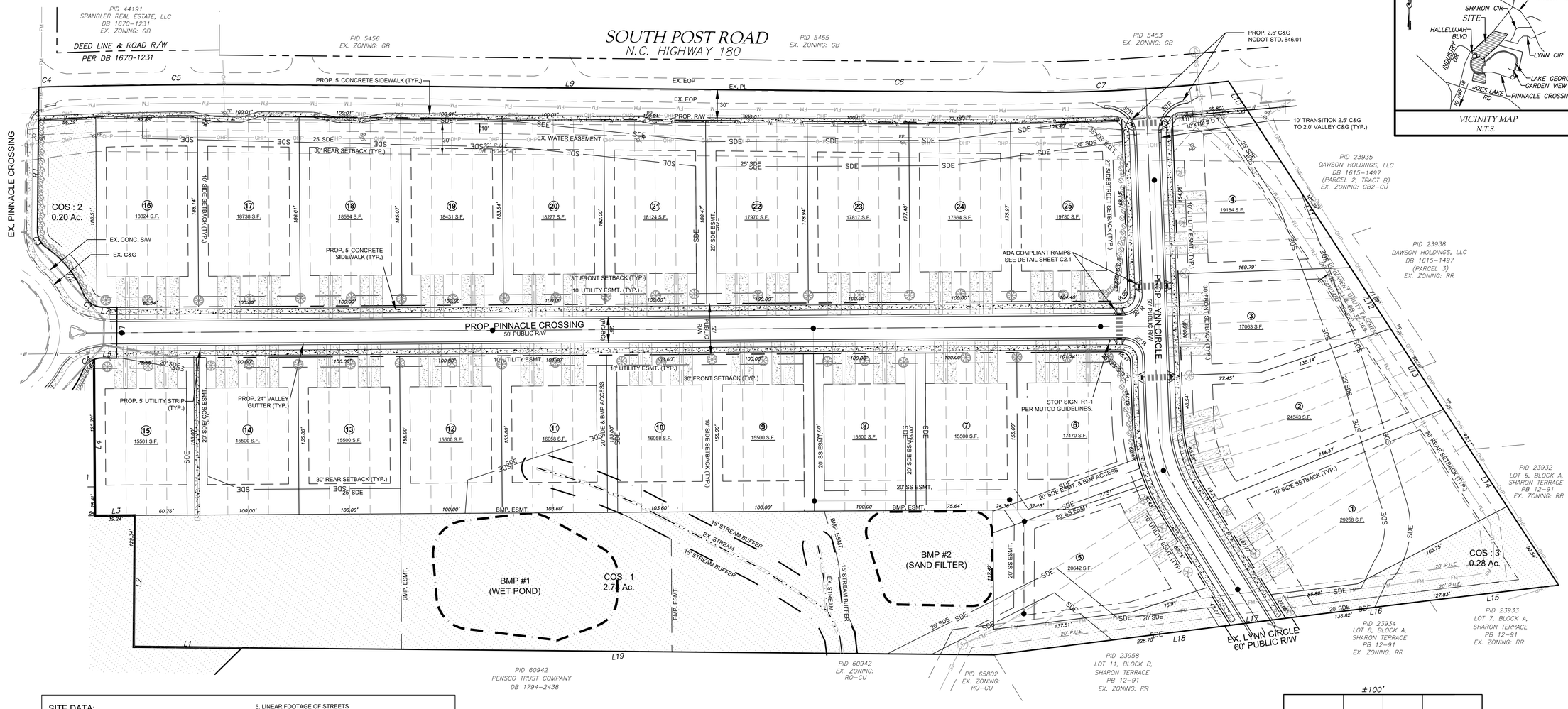
Townes at Kings View
Location Map

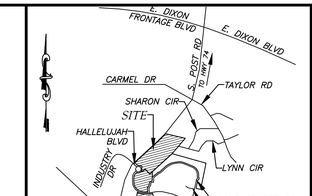


Scale 1:10,843 1:10,843

0 450 900 1,800 Feet

Date: 10/9/2026





VICINITY MAP
N.T.S.

SITE DATA:

1. DEVELOPER/OWNER:
   SC HOMES, LP
   8215-A TOWER POINT DRIVE
   CHARLOTTE, NC 28227
   704-443-7374
   dhensley@empirecommunities.com

2. PARCEL #: 60930
   PIN: 2556383982, DB 1943/PG 74
   ADDRESS: S. POST ROAD
   CITY OF SHELBY, NC 28152
   CLEVELAND COUNTY
   PARCEL ACREAGE: ±16.21 ACRES
   EX. ZONING: GB2-CU (GENERAL BUSINESS DISTRICT)

3. PROPOSED LOTS: 25 SINGLE-FAMILY RESIDENTIAL ATTACHED LOTS TO BE DEVELOPED FOLLOWING THE R-6 CLUSTER STANDARDS.

   QUADRUPLEX : 25

   TOTAL UNITS: 100

4. SINGLE-FAMILY ATTACHED STANDARDS (R-6 CLUSTER):
   MINIMUM LOT SIZE: 15,500 S.F, (4 - UNIT BLDG)
   MAXIMUM BLDG HEIGHT: 35'
   MINIMUM COMMON OPEN SPACE (COS): 15% OF TOTAL AREA
   COS PROVIDED: 3.26 AC./ 16.21 AC. = 20.11%
   FRONT YARD SETBACK: 30'
   REAR YARD SETBACK: 30'
   SIDE YARD SETBACK: 10'
   SIDE STREET SETBACK: 20'

5. LINEAR FOOTAGE OF STREETS
   PINNACLE CROSSING: 1,022 L.F.
   LYNN CIRCLE: 570 L.F.
   *STREETS TO BE MAINTAINED BY CITY OF SHELBY

6. IMPERVIOUS CALCULATIONS
   ROADS: 40,865 S.F
   SIDEWALK: 21,908 S.F.
   LOTS; 25 LOTS X 5,200 S.F./LOT = 130,000 S.F.
   TOTAL IMPERVIOUS: 192,773 S.F.
   IMPERVIOUS PERCENTAGE: 192,773 S.F./ 706,212 S.F. = 27.30%

7. WATERSHED: PROPERTY IS NOT LOCATED IN A WATERSHED ZONE

8. INFRASTRUCTURE:
   PUBLIC WATER
   PUBLIC SEWER

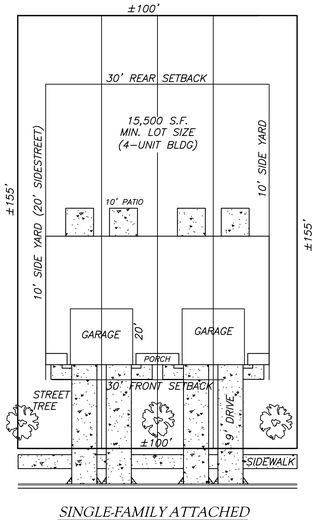
9. SURVEY AND TOPO INFORMATION PROVIDED BY:
   JASON LEE WYLIE PLS L-4366
   MARCH 31, 2022
   501 FORNEY AVENUE
   LINCOLNTON, NC 28092
   704-739-5926

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°34'03"W	105.80
L2	N42°29'18"W	188.48
L3	N46°38'22"E	39.24
L4	S43°21'36"E	125.70
L5	N47°33'38"E	14.40
L6	N42°26'22"W	50.00
L7	S47°33'38"W	14.39
L8	N42°25'32"W	108.75
L9	N47°36'45"E	513.34
L10	S76°13'23"E	33.93
L11	S76°13'23"E	185.39
L12	S76°13'23"E	71.47
L13	S76°13'23"E	88.93
L14	S76°13'23"E	159.73
L15	S40°10'46"W	127.83
L16	S39°57'19"W	136.82
L17	S39°51'29"W	55.09
L18	S39°51'29"W	228.70
L19	S47°32'05"W	739.87

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20.00	23.73	S81°33'03"W	22.36
C2	100.00	59.77	N81°34'50"W	58.88
C3	20.00	19.60	N70°33'09"W	18.82
C4	860.00	19.36	N45°03'36"E	19.36
C5	7210.00	240.02	N46°39'31"E	240.01
C6	16600.00	165.78	N47°19'35"E	165.78
C7	1600.00	232.40	N44°28'57"E	232.19

NOTES:
- RESIDENTIAL HOMES TO BE PLACED SUCH THAT VEHICLES CAN PARK IN DRIVEWAYS WITHOUT BLOCKING/OVERHANGING ON THE SIDEWALK
- SIDEWALK SHALL MEET ADA REGULATIONS AND HAVE ADA RAMPS AT CROSSINGS.
- CITY OF SHELBY WILL NOT OPERATE OR MAINTAIN INFRASTRUCTURE OUTSIDE OF THE PUBLIC R/W. THE COMMUNITY HOA WILL BE RESPONSIBLE FOR ANY/ALL APPLICABLE STORM INFRASTRUCTURE.
- CITY OF SHELBY WILL MAINTAIN AND OPERATE SANITARY SEWER MAINS UPON ACCEPTANCE OF INFRASTRUCTURE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FROM THE STRUCTURE BEING SERVICED TO THE SEWER MAIN.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



SINGLE-FAMILY ATTACHED
LOT LAYOUT (TYP.)
N.T.S.

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

2416-SP.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17646 6/10/2026 MITCHELL S. LATHAM

ISSUED FOR CONSTRUCTION

SC HOMES, LP

8125-A TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE: (704) 443-7374
dhensley@empirecommunities.com

TOWNES OF KINGS VIEW
S. POST ROAD SHELBY, NC 28152

PRELIMINARY PLAT

REVISIONS

6/2/2026	REVISED PER CITY OF SHELBY REVIEW COMMENTS
8/7/2026	REVISED PER CITY OF SHELBY REVIEW COMMENTS

PROJECT NO.: 2024.16
SCALE: 1"=50'
DRAWN BY: DAC
CHECKED BY: MSL
DATE: 06/06/2024

SHEET NO:
C1.0