AGENDA
City of Shelby Planning and Zoning Board

DATE	**Thursday, November 19, 2026**
TIME	**11:45 AM (Lunch)** **12:15 PM (Meeting)**
LOCATION	**City Hall Annex Board Room** **311 S. Lafayette St.**

Attendance

- ☐ Scott Bankhead
- ☐ David Dear
- ☐ Karla Haynes
- ☐ Mike Royster
- ☐ Becca Schweppe
- ☐ Wesley Sheffield
- ☐ Greg Taylor
- ☐ Rick Washburn
- ☐ Bob Cabaniss (ETJ)
- ☐ Emanuel Hunt (ETJ)

1. **Opening**

2. **Adoption of the October 15, 2026 Planning & Zoning Board Minutes**

3. **New business**
    a. **General rezoning - 403 S. Washington St - RO-CU to RO**
    b. **Conditional Rezoning - 1410 S. Morgan St - CPD to CPD-CZ**
    c. **Maple Glen preliminary plat extension**
    d. **Text amendment - General Lodging**
    e. **Amendment to the City of Shelby Bicycle & Pedestrian Plan**

4. **Announcements**

5. **Motion to Adjourn**

CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES

October 15th, 2026
City Hall Annex Board Room

Item 1. **Opening**

Chair Royster called the meeting to order at 12:16 PM and noted that a quorum was present. Mr. Dear and Mr. Sheffield were given the Oath of Office and sworn in as members of the Board.

Board Present: Scott Bankhead, Mike Royster, Becca Schweppe, Rick Washburn, Wesley Sheffield, David Dear, Bob Cabaniss, Emanuel Hunt
Staff Present: Jason Lunsford, City Attorney; Brian Burgess, Planning Director; Audrey Godfrey, Assistant Planning Director; Dylan Lehmann, Planner; Torin Priddle, Planner

Item 2. **Approval of July 18th, 2026 Minutes**

Chair Royster pointed out a typo in the minutes. With the typo amended, the board voted to approve the minutes.

Motion: Chair Royster
Second: Mr. Hunt
Action: The motion passed by a unanimous vote.

Item 3. **New Business**

a. **1812 S Lafayette General Rezoning**

Mr. Lehmann presented a proposed general rezoning at 1812 S Lafayette Street, parcel #49444. The proposal is to rezone the parcel from CPD to GB2. This rezoning is consistent with the 2026 Future Land Use Plan and staff recommended approval.

Motion: Mrs. Schweppe made the motion to recommend approval of the rezoning to city council, because the proposal is consistent with the Future Land Use plan.
Second: Mr. Washburn
Action: The motion passed by a unanimous vote.

b. **Townes at Kings View Preliminary Plat**

Ms. Godfrey gave a presentation to the board on the Townes at Kings View residential development. The proposed development is located on South Post Road, parcel #60930 and will contain 25 quadplexes, resulting in 100 single-family attached homes ("townhomes"). Ms. Godfrey noted that the approval of a preliminary plat was an administrative decision, which means that approval should be based solely on whether or not meets the requirements. Staff recommended approval.

Motion: Mr. Washburn made the motion to approve the preliminary plat.

DRAFT

Second: Mr. Sheffield
Action: The motion passed by a unanimous vote.

Item 4. Training

Mr. Burgess lead a training presentation. This presentation focused on the history of municipal powers in North Carolina, as well as the duties and responsibilities of the board and its members.

Item 5. Announcements

No announcements were made to the board at this time

Item 6. Motion to Adjourn

Motion: Mr. Bankhead made the motion to adjourn.
Second: Mr. Dear
Action: The motion passed by a unanimous vote. Chair Royster adjourned the meeting at 1:24 PM.

_____

Respectfully Submitted
Torin Priddle, Planner

DRAFT

403 South Washington Rezoning

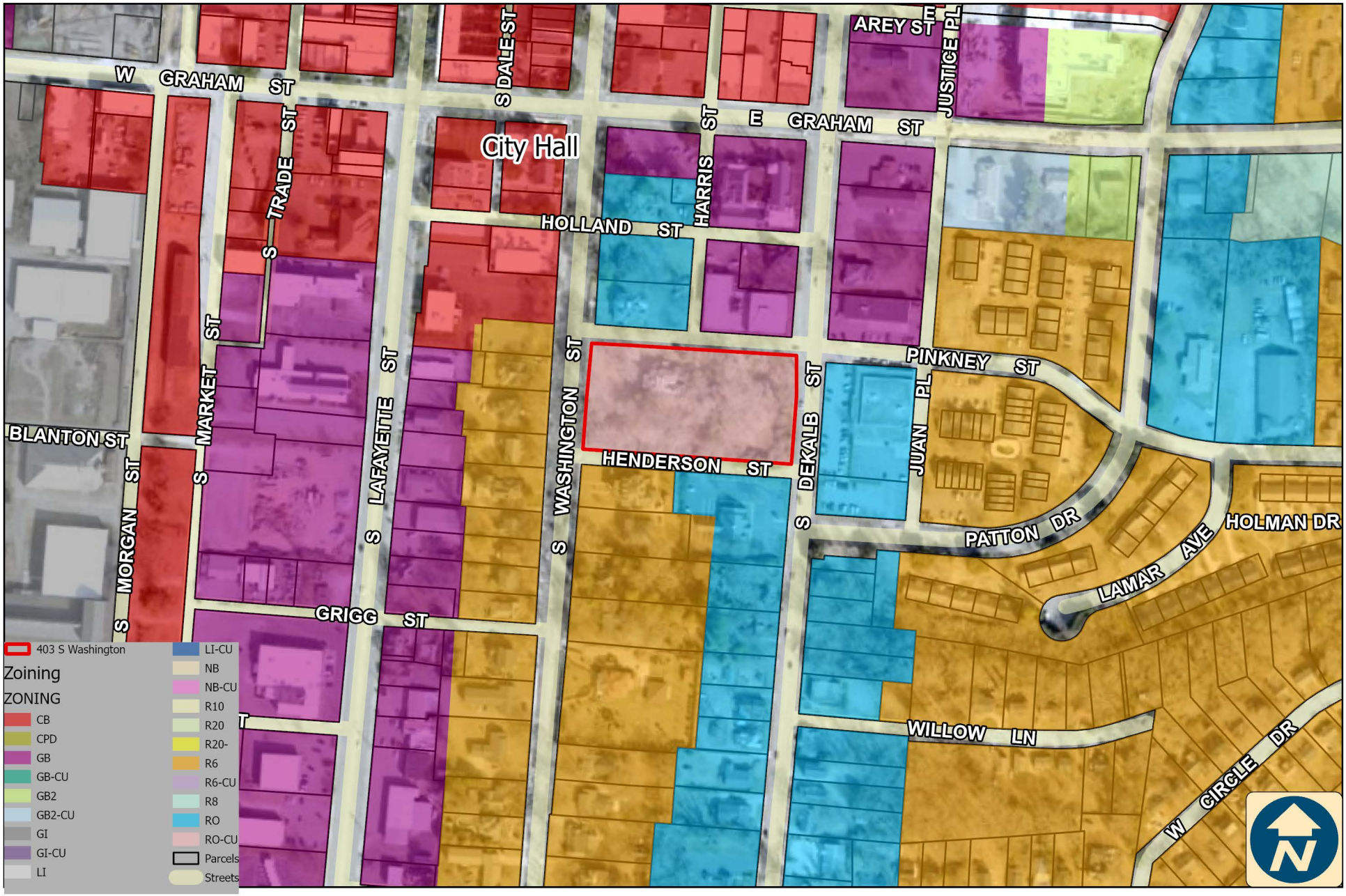


Scale 1:3,500

0 3,200 6,400 12,800 Feet

Date: 11/13/2026

403 South Washington Rezoning
Zoning Map

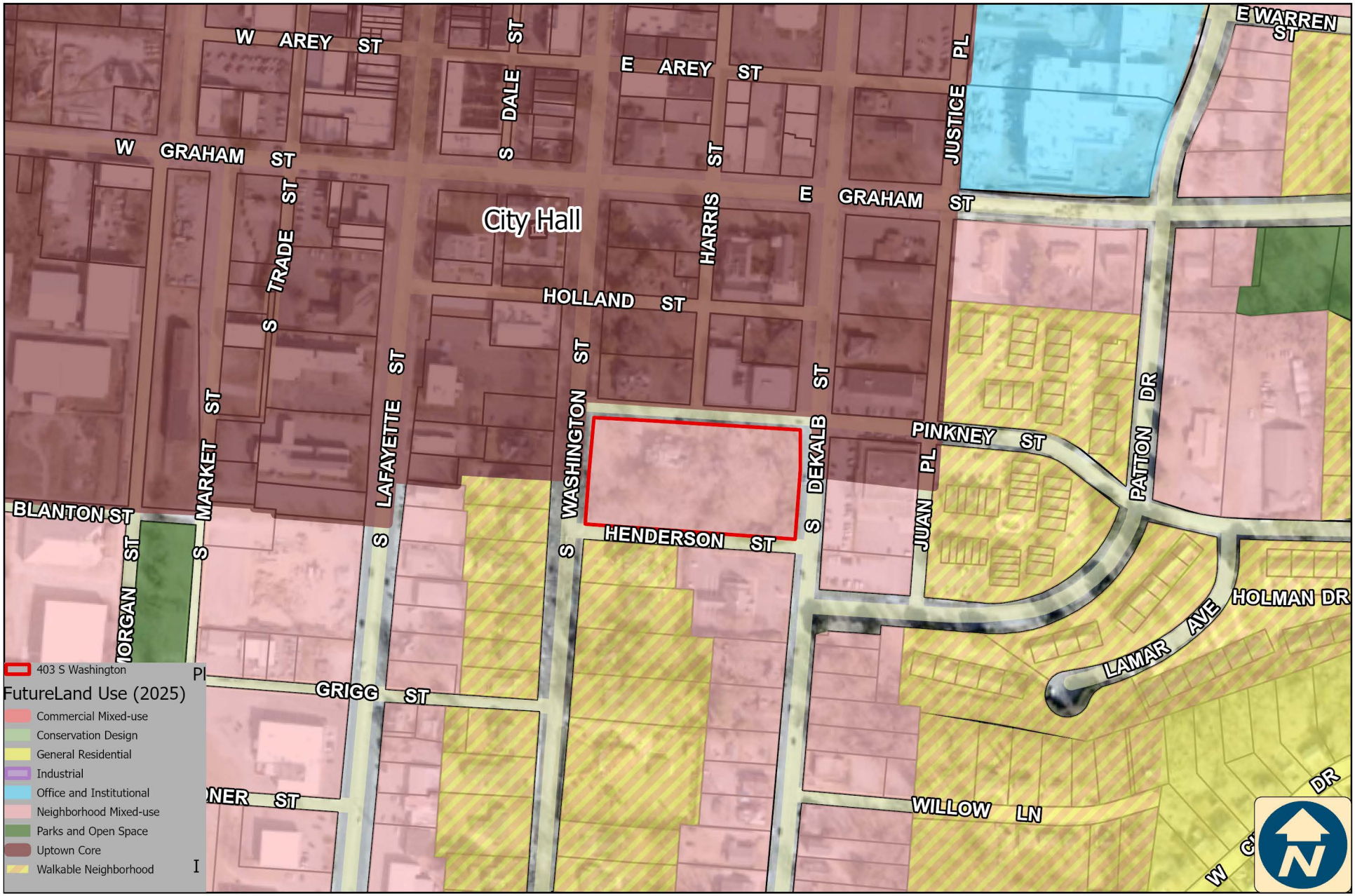


Scale 1:3,500

0 3,200 6,400 12,800 Feet

Date: 11/13/2026

403 South Washington Rezoning
Future Land Use Map



Scale 1:3,500

0 3,200 6,400 12,800 Feet

Date: 11/13/2026

Staff Report

To: Shelby Planning & Zoning Board
From: Dylan Lehmann
Planner

Date: November 12, 2026
Meeting: November 19, 2026
File: #ZA-26-0008

OWNER/APPLICANT: City of Shelby

LOCATION: 403 S. Washington St **PARCEL ID #:** 60930

PRESENT ZONING: RO-CU **REQUESTED ACTION:** RO

SURROUNDING ZONING: **North:** GB, RO **South:** R6, RO **East:** RO **West:** R6

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

ANALYSIS: The 2.45-acre subject property is currently RO-CU (Residential Office-Conditional Use). The site is located along South Washington and South Dekalb, southeast of Uptown Shelby. Land uses in the area include residential, commercial, and institutional.

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. 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.

The 2026 Future Land Use map identifies this parcel as Neighborhood Mixed Use. The Comprehensive Plan describes the Neighborhood Mixed Use district as the following:

This character area is generally located along key corridors near concentrations of existing or planned residences. Neighborhood Mixed-Use includes neighborhood-serving uses such as small to medium-scale retail or grocery stores, service, and limited office uses as well as a variety of higher density housing options. Buildings have small to medium sized footprints and are typically less than 30,000 square feet. The typical building height is 2-3 stories, although slightly higher buildings could be considered depending on the site as part of redevelopment of older structures and/ or civic or institutional buildings. Buildings, lighting, and amenities should be pedestrian-scaled. Site design should minimize impacts on existing development and facilitate high levels of vehicular and pedestrian connectivity to adjacent uses and nearby neighborhoods.

This character area includes many key gateways and corridors in the City. Development may include a mix of housing types including single-family homes, live/work units, townhomes, house-scaled structures (e.g., duplexes, triplexes, etc.), or apartments. This area also may include reuse of larger structures (i.e. historic mills) for a variety of non-residential uses and residential uses including apartments or condos.

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 rezoning.

Staff Report

To:	Shelby Planning & Zoning Board	Date:	10/20/2026
From:	Torin Priddle Planner	Meeting: File:	11/19/2026 #CZ-26-0003

OWNER: Shelby Cattle Farm

APPLICANT: Halcon Development LLC

LOCATION: 1410 S Morgan Street

PARCEL ID #: 65727

PRESENT ZONING: CPD

REQUESTED ZONING: CPD-CZ

SURROUNDING ZONING: **North:** R10 **South:** CPD **East:** CPD, LI, R8 **West:** R10

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

ANALYSIS: The subject property is located at 1410 S Morgan Street, near the intersection with S Dekalb Street. The site is undeveloped and approximately 10.56 acres. Uses in the surrounding area include single and multi-family housing, light industrial, and institutional in the form of Shelby Middle School.

The current zoning is CPD, and the request is to rezone the property to CPD-CZ to allow for the construction of a 60-unit multifamily development containing 3 three-story buildings. The proposed density is 5.68 units per acre. This development will include a community building with a multi-purpose room, kitchenette, laundry area, and covered mail kiosk.

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.

- Relief from the provision limiting an individual multifamily building to 250 feet in length and eight dwelling units
- Relief from the otherwise applicable 75-foot buffer requirement for buildings greater than two stories adjacent to residentially zoned property, with the setbacks, landscaped areas, tree-preservation areas, and buffers instead provided generally as depicted on the approved Conditional Zoning Conceptual Site Plan.
- Relief, where applicable, from the additional one-foot setback for each foot of building height exceeding 35 feet along boundaries adjoining residential districts
- To the extent the approved Conditional Zoning Conceptual Site Plan modifies otherwise applicable buffer dimensions or locations, approval is requested for the landscaping, buffering, and tree-preservation arrangement generally depicted on the approved plan. Final landscaping will otherwise comply with Article 14 of the UDO.

The objective of the Corridor Protection District (CPD) is to foster a sensitive conversion of vacant land to more urban uses while avoiding uncoordinated strip development. This district permits commercial as well as residential uses.

STAFF COMMENTS: The Future Land Use Map in the 2026 Comprehensive Land Use Plan identifies the area as a Neighborhood Mixed Use zone. A neighborhood mixed use zone should contain “a variety of higher density housing options” and feature “small to medium sized footprints.” The proposed development is consistent with this plan. Staff recommends approval of this conditional rezoning.

Stratton Station Conditional Rezoning
1410 S Morgan Street



N

0 330 660 1,320 Feet

Scale: 1:4,912

Location Map

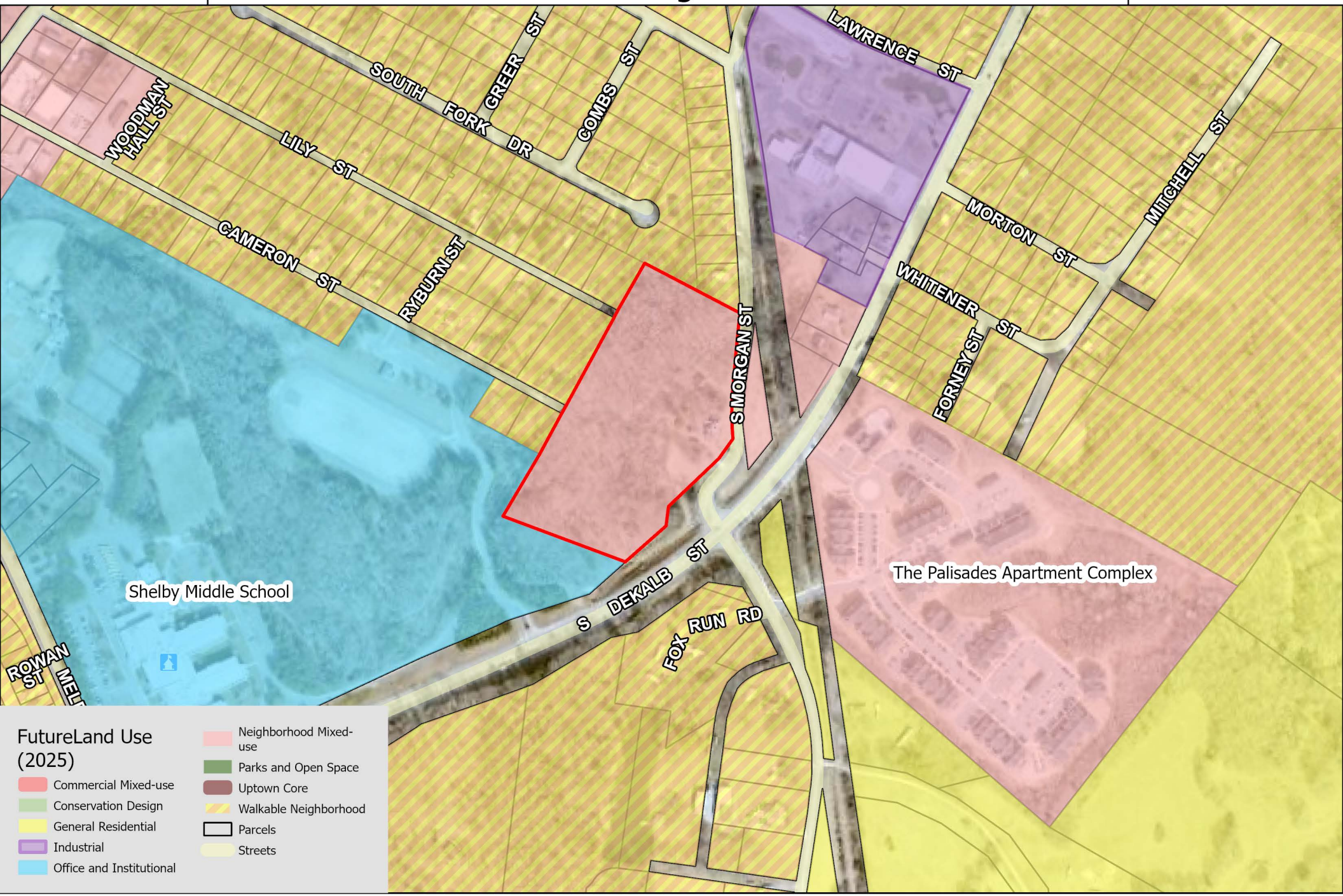
Stratton Station Conditional Rezoning
1410 S Morgan Street



Scale: 1:4,912

Zoning Map

Stratton Station Conditional Rezoning
1410 S Morgan Street



Scale: 1:4,912

Future Land Use Map

Staff Report – Maple Glen

To:	Shelby Planning & Zoning Board	Date:	Nov 9, 2026
From:	Audrey Whetten Godfrey Assistant Planning Director	Meeting:	Nov 19, 2026

OWNER: LGI Homes **APPLICANT:** LGI Homes

LOCATION: Cherryville Rd **PARCEL ID #s:** 25709, 49780, 25850, 25852, 25853, 40021

PRESENT ZONING: RO, R10 **REQUESTED ACTION:** Preliminary Plat Approval Extension

SURROUNDING ZONING: **North:** R10 **South:** RO, R10, NB-CU **East:** R10 **West:** R10

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

ANALYSIS: The Planning Board previously approved an extension for this preliminary plat on Nov 21, 2024. Pursuant to N.C.G.S. 160D-108.1, the applicant may request an extension of their vested right:

> *A local government may provide for rights to be vested for a period exceeding two years but not exceeding five years where warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of development, the level of investment, the need for the development, economic cycles, and market conditions or other considerations. These determinations are in the sound discretion of the local government and shall be made following the process specified for the particular form of a site-specific vesting plan involved in accordance with subsection (a) of this section.*

Site work began and then was put on hold at the Maple Glen site. As a result, the applicant has requested another extension of the preliminary plat approval ahead of the Nov 21, 2026 expiration.

The 22.87-acre property is currently undeveloped. Land uses in the area include residential and commercial.

This preliminary plat includes 60 lots, including 42 single family homes and 18 townhomes. It is a cluster development, which allows for smaller lot sizes in return for common open space. There is a total of 10.38 acres in lots and 8.91 acres of common open space; the remaining 3.58 acres are rights-of-way. The density is 2.62 units per acre, including the open space. The proposed lots meet the dimensional requirements; the minimum proposed single family lot size is 7,726 square feet and the minimum proposed townhome lot size is 2,087 square feet.

This project does require a sewer and water extension, stormwater treatment, and the construction of several streets, all of which are the responsibility of the developer. This proposal also includes sidewalks along Cherryville Road and within the subdivision, and landscaping in the common open space around the perimeter of the property as a buffer.

A Traffic Impact Analysis was conducted by an NCDOT prequalified consultant. The traffic engineer determined no exclusive turn lanes are warranted at any access points. NCDOT is not requiring any mitigation measures.

Location Map

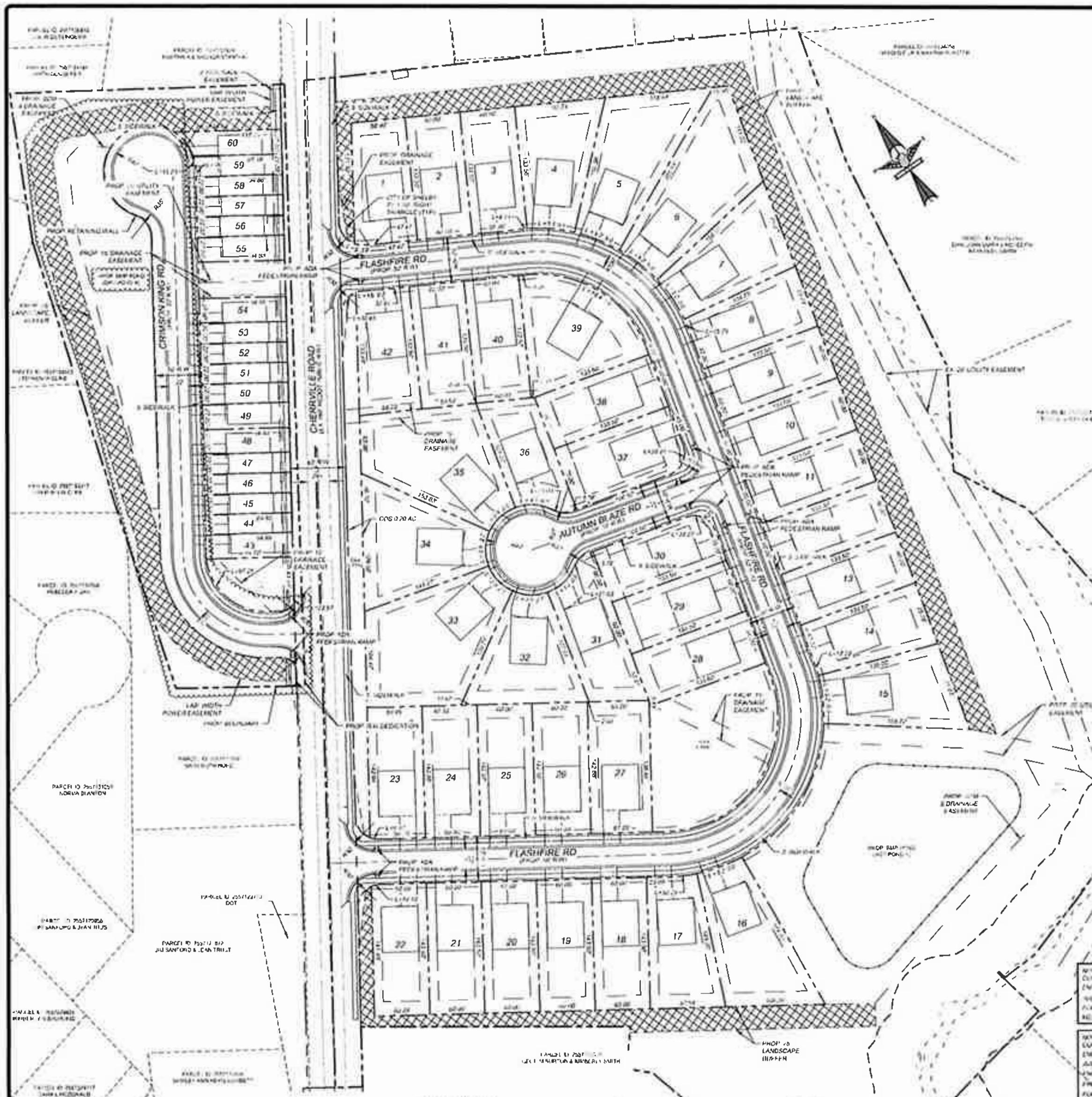
Maple Glen Subdivision



Scale 1:9,000 1:9,000

0 375 750 1,500 Feet

Date: 11/10/2026



Parcel Table

Parcel #	Sq. Ft.	Acres
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	8010	0.18
4	10374	0.24
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	10873	0.25
8	8523	0.20
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
16	12634	0.29
17	9956	0.23
18	8610	0.20
19	8610	0.20
[illegible]	[illegible]	[illegible]

Parcel Table

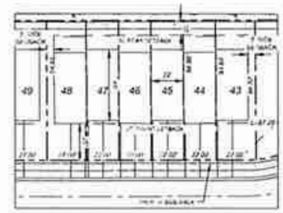
Parcel #	Sq. Ft.	Acres
21	8610	0.20
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Parcel Table

Parcel #	Sq. Ft.	Acres
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51	2087	0.05
52	2087	0.05
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[illegible]	[illegible]	[illegible]
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56	2087	0.05
57	2087	0.05
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[illegible]	[illegible]	[illegible]

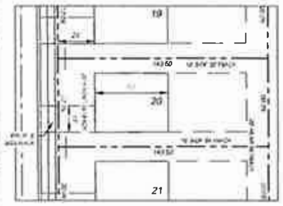
SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF SHELBY, NC
TAX PARCEL(S)	2557115327, 2557110136, 2557126615, 2557124621, 2557126447 & 2557125358
SITE ADDRESS	CHERRYVILLE ROAD
ZONING	[illegible]
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	[illegible]
AREA IN LOTS	[illegible]
AREA IN LOTS: SINGLE FAMILY	[illegible]
AREA IN LOTS: TOWNHOMES	[illegible]
COMMON OPEN SPACE	[illegible]
RIGHT-OF-WAY	[illegible]
MINIMUM FRONT SETBACK	25' (SINGLE FAMILY AND TOWNHOME)
MINIMUM CORNER/SIDE SETBACK	[illegible] (SINGLE FAMILY), [illegible] (END UNIT TOWNHOME)
MINIMUM REAR SETBACK	[illegible] (SINGLE FAMILY AND TOWNHOME)
MINIMUM LOT WIDTH	[illegible] (SINGLE FAMILY), 22' (TOWNHOME)
MINIMUM LOT SIZE	[illegible] S.F. (SINGLE FAMILY), [illegible] S.F. (TOWNHOME)
MAXIMUM BUILDING HEIGHT	[illegible]



TYPICAL TOWNHOME DETAIL

SCALE: 1" = 40'



TYPICAL SINGLE FAMILY DETAIL

SCALE: 1" = 40'

SITE NOTES

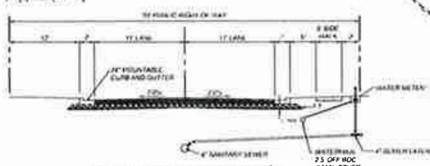
1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1 800 632 4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT OF WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL LINEAR SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL RADIAL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
14. THE DEVELOPMENT WILL COMPLY TO THE CITY OF SHELBY ORDINANCES [illegible] CONSTRUCTION.

LANDSCAPING NOTES:

1. THE 25' LANDSCAPING BUFFER SHALL BE DENSELY PLANTED TO PROVIDE ADEQUATE SCREENING FROM ADJACENT PROPERTIES. IN AREAS WHERE THE LANDSCAPING BUFFER FALLS WITHIN AN AREA OF EXISTING VEGETATION, THE EXISTING VEGETATION MAY BE USED AS THE SCREENING BUFFER TO THE ADJACENT PROPERTIES IN LIEU OF ADDITIONAL PLANTINGS.
2. IN AREAS WHERE A 25' BUFFER CANNOT BE ACHIEVED, A PRIVACY FENCE MAY BE INSTALLED IN ADDITION TO THE MAXIMUM PLANTINGS POSSIBLE IN THE AVAILABLE SPACE. WHERE THIS FENCE IS INSTALLED WITHIN 15' OF THE RIGHT OF WAY, THE HEIGHT OF THE FENCE MAY NOT EXCEED 4'.
3. ANY PLANTINGS THAT ARE PLACED WITHIN THE 70x10 SIGHT TRIANGLE MUST BE LOW PLANTS THAT ARE MAINTAINED TO REMAIN IN THIS CONDITION. SIGHT DISTANCE MUST BE MAINTAINED IN THESE AREAS AT ALL TIMES.
4. PLANTINGS SHALL BE PROVIDED IN THE SHOWN AREAS TO THE MAXIMUM EXTENT POSSIBLE TO MAINTAIN SCREENING FROM ALL ADJACENT PROPERTIES.

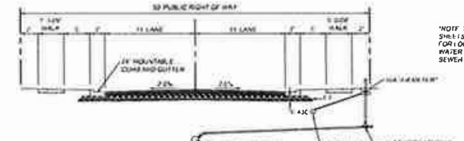
NOTE:
CONTACT CITY OF SHELBY ENGINEERING DEPARTMENT [illegible] FOR PRE-CONSTRUCTION MEETING.

NOTE:
CONTACT CITY OF SHELBY ENGINEERING DEPARTMENT [illegible] FOR PROOF ROLLS ON SUBGRADE FOR CURB AND GUTTER AND STREET BASE.



CRIMSON KING ROAD STREET SECTION

SCALE: NOT TO SCALE



TYPICAL STREET SECTION

SCALE: NOT TO SCALE

3" NCDOT "SUPERPAVE" [illegible]
6" COMPACTED AGGREGATE BASE COURSE

*FINAL SURFACE COURSE TO BE ADDED ONCE ALL CONSTRUCTION IS COMPLETE

*NOTE: SEE UTILITY SHEETS C-5.0 - C-5.5 FOR LOCATION OF WATER METERS & SEWER LATERALS

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NORTH CAROLINA SEAL 045509

NO.	DATE	BY	ISSUE
1	[illegible]	MDP	ADDRESS CITY OF SHELBY COMMENTS
2	[illegible]	MDP	ADDRESS CITY OF SHELBY COMMENTS
3	[illegible]	MDP	ADDRESS CITY OF SHELBY COMMENTS
4	11/05/2023	MDP	[illegible]
5	[illegible]	MDP	[illegible]

MAPLE GLEN
CITY OF SHELBY, NC

LGI HOMES NC, LLC.
3037 SHERMAN DR.
LANCASTER, SC 29720

SITE PLAN

DRAWN BY: MDP | CHECKED BY: JLR | DATE: 03/08/2023 | SCALE: AS SHOWN | JOB NUMBER: 7659

C-2.0

Staff Report – Text Amendment

To: Shelby Planning & Zoning Board
From: Audrey Whetten Godfrey
Assistant Planning Director

Date: Nov 9, 2026
Meeting: Nov 19, 2026

The current UDO does not identify the use of Lodging or Accommodations (Hotels) in the table of permitted uses. As industry and tourism have grown in Shelby, demand has increased for lodging, and a named use is appropriate.

The UDO briefly mentions hotels/motels in the definition of the "Retreat/Conference Center" use. Staff are recommending a text amendment in order to clarify the use and its definition, including a distinction between lodging with fewer than 30 units and those with 30 or more units. Staff are also recommending updates to the development standards in order to be compliant with recent changes in state law and to make the standards less ambiguous and more enforceable.

Current UDO (Sections 2-4; 9-3; 11-1.57)

Use: Retreat/Conference Center

Definition: A use primarily intended for transient guests where the primary attractions are generally conference and meeting facilities and recreational activities and features. A retreat/conference center may include a mixture of such uses as:

(1) Conference centers;
(2) Assembly halls;
(3) Indoor and outdoor recreational facilities, including but not limited to, golf courses, swim and tennis clubs, and physical fitness centers;
(4) Hotel and motels;
(5) Restaurants; and
(6) Incidental support retail businesses.

Where is it allowed?

- RO: SUP2, including development standards
- GB: P (permitted by right)
- GB2: P (permitted by right)
- CPD: P (permitted by right)

Development standards:

(A) Where development standards are required. RO districts.
(B) Hours of operation. The hours of operation allowed shall be compatible with the land uses adjacent to the facility.

(C) General. The board of adjustment shall not grant the permit unless it finds that the parking generated by the facility can be accommodated without undue disruption or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.
(D) Location. Principal access must be from a collector or higher capacity street.
(E) Screening. Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of subsection 14-5.2.

Proposed Amendment

Use: ~~Retreat/conference center~~ General Lodging (less than 30 units)

Definition: A use primarily intended for ~~transient~~ short-term, overnight guests, ~~where the primary attractions are generally conference and meeting facilities and recreational activities and features. A retreat/conference center~~ which may also include a mixture of such uses as:

(1) Conference centers;
(2) Assembly halls;
(3) Indoor and outdoor recreational facilities, including but not limited to, golf courses, swim and tennis clubs, and physical fitness centers;
~~(4) Hotel and motels;~~
~~(5)~~(4) Restaurants and drinking establishments; and
~~(6)~~(5) Incidental support retail businesses.

Where is it allowed?

- RO: D (permitted with development standards) ~~SUP2, including development standards~~
- GB: P (permitted by right)
- GB2: P (permitted by right)
- CPD: P (permitted by right)

Development standards:

(A) Where development standards are required. RO districts.
~~(B) Hours of operation. The hours of operation allowed shall be compatible with the land uses adjacent to the facility.~~
~~(C) General. The board of adjustment shall not grant the permit unless it finds that the parking generated by the facility can be accommodated without undue disruption or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.~~
~~(D) Location. Principal access must be from a collector or higher capacity street.~~
(B) Screening. Parking lots and outdoor gathering areas (including but not limited to seating, patios, and pools) shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of subsection 14-5.2.

Use: General Lodging (greater than or equal to 30 units)

Definition: (same as above)

Where is it allowed?

- RO: SUP2, including development standards
- GB: P (permitted by right)
- GB2: P (permitted by right)
- CPD: P (permitted by right)

Development standards: (same as above; only apply in the RO district)

Staff Report

To:	Shelby Planning & Zoning Board	Date:	Oct 30, 2026
From:	Audrey Whetten Godfrey Assistant Planning Director	Meeting:	Nov 19, 2026

Staff are recommending two amendments to the City's Bicycle & Pedestrian Plan (2020):

Amendment Description	Purpose
Identify a larger span of Marion Street as a priority corridor for Complete Street improvements.	• Strengthen Marion Street as a multi-modal corridor to improve east/west connectivity and enhance safety for all users.
Update the 2019 Carolina Thread Trail map and incorporate it into the Bicycle & Pedestrian Plan.	• Integrate the trail network into the bicycle & pedestrian plan; • Update map to reflect projected trail locations so that trail corridor planning is more accurate.

The City's Bicycle & Pedestrian Plan, adopted in 2020, prioritizes corridors and spot projects for bicycle & pedestrian improvements. The Plan also outlines policies that support bicycling and walking through changes to the built environment as well as development standards to encourage non-motorized circulation throughout the City.

The Carolina Thread Trail (CTT) network is a regional network of connected trails across 15 counties and two states. In 2010, the organization developed the Cleveland County Master Plan in collaboration with the City, County, and other local partners; it was an extensive trail plan that included a map of trail opportunities throughout the city and county. In 2019, the trail map was revised to include the full Carolina Harmony Trail corridor (see attached for the 2019 map).

The City has made progress on the expansion and repairs of pedestrian infrastructure in recent years, including the Carolina Harmony Trail, and many additional sidewalks have been built by the private sector through recent development.

The full amended plan is available at 2020 Bike Ped Plan_2026 update_111226.pdf. The amended pages are included in this packet.

Staff expect to undertake a full update to the Bicycle & Pedestrian Plan within the next few years. These changes are being handled as amendments because they are more time-sensitive.

STAFF COMMENTS: Staff recommends approval of the Bicycle & Pedestrian Plan amendments.

Marion Street

Primary Route

As one of the primary east-west routes through the city, Marion Street is a vital connector in Shelby. It provides direct access to commerce, jobs, the farmers market, recreation, and the commercial and cultural hub of Uptown Shelby. Several civic institutions are located on the corridor, including Cleveland Community College on East Marion Street, and the Cleveland County Board of Elections and the Eugenia Young Memorial Library on West Marion Street. Other important destinations are accessible via adjoining streets, including schools, parks, medical facilities, and the Cleveland County Health Department.

Marion Street serves as a spine connecting residential neighborhoods throughout the city, facilitating access to the Carolina Harmony Trail and the extensive sidewalk network throughout Shelby's core. Today, much of Marion Street embodies the small-town character that Shelby residents cherish, but it also represents a critical opportunity for improved connectivity through Complete Streets design.

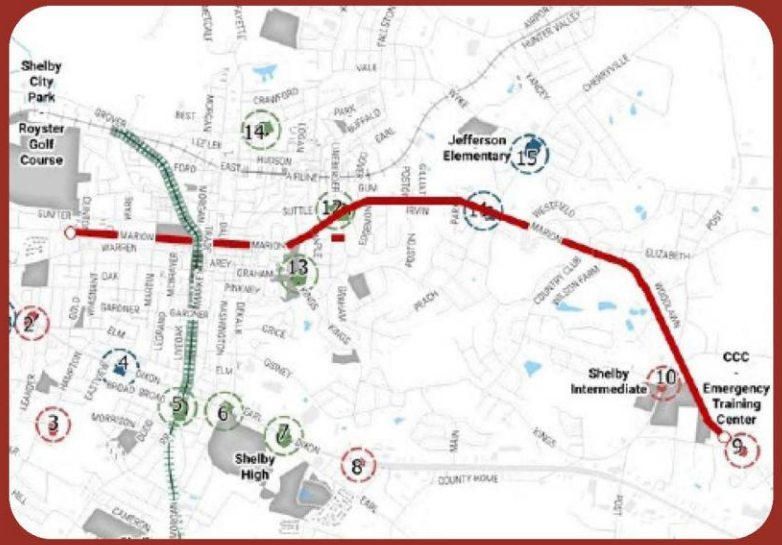
Once completed, this project will progress the following elements of a successful network:

SAFETY

CONNECTIVITY

COMFORT

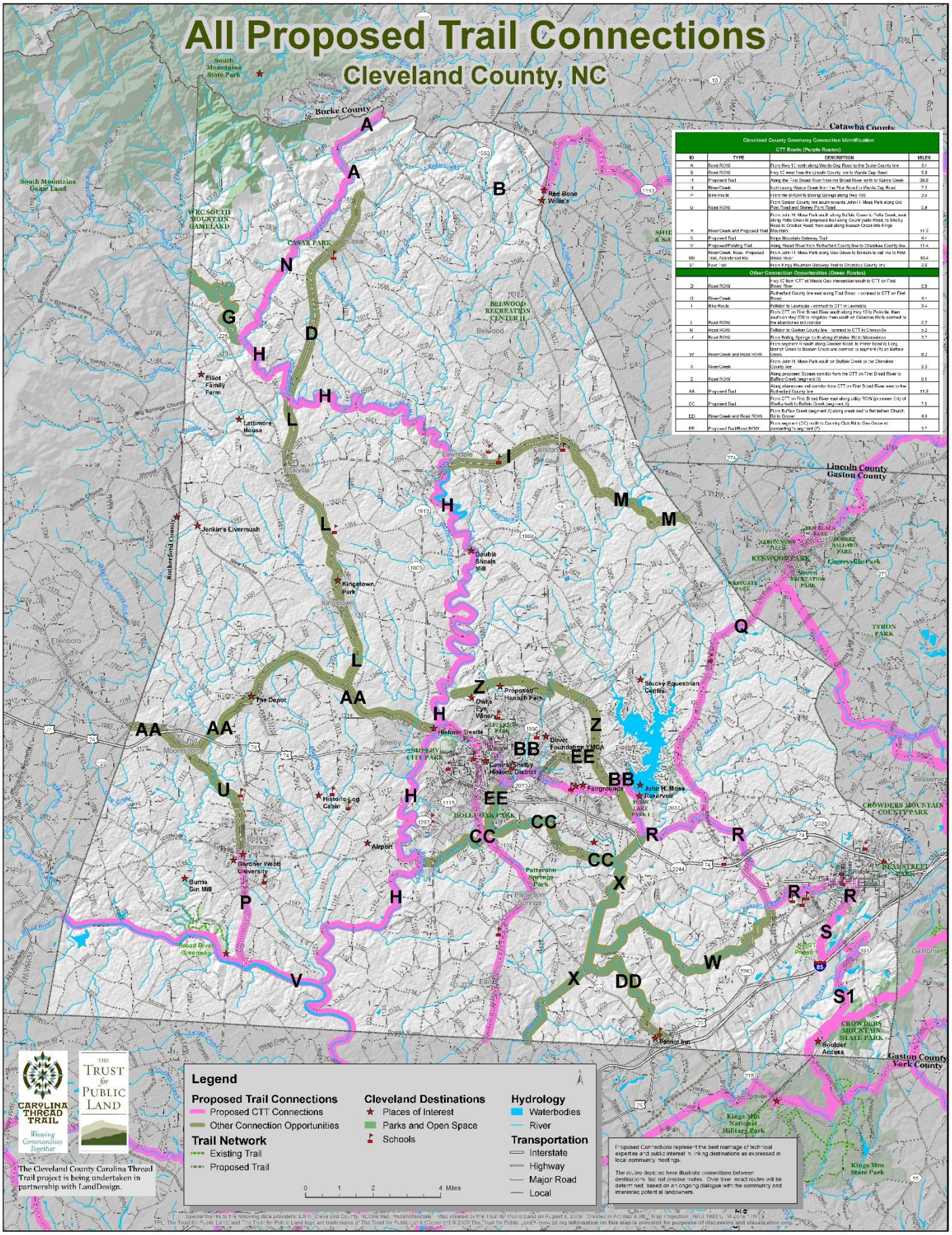
UNBROKEN FLOW



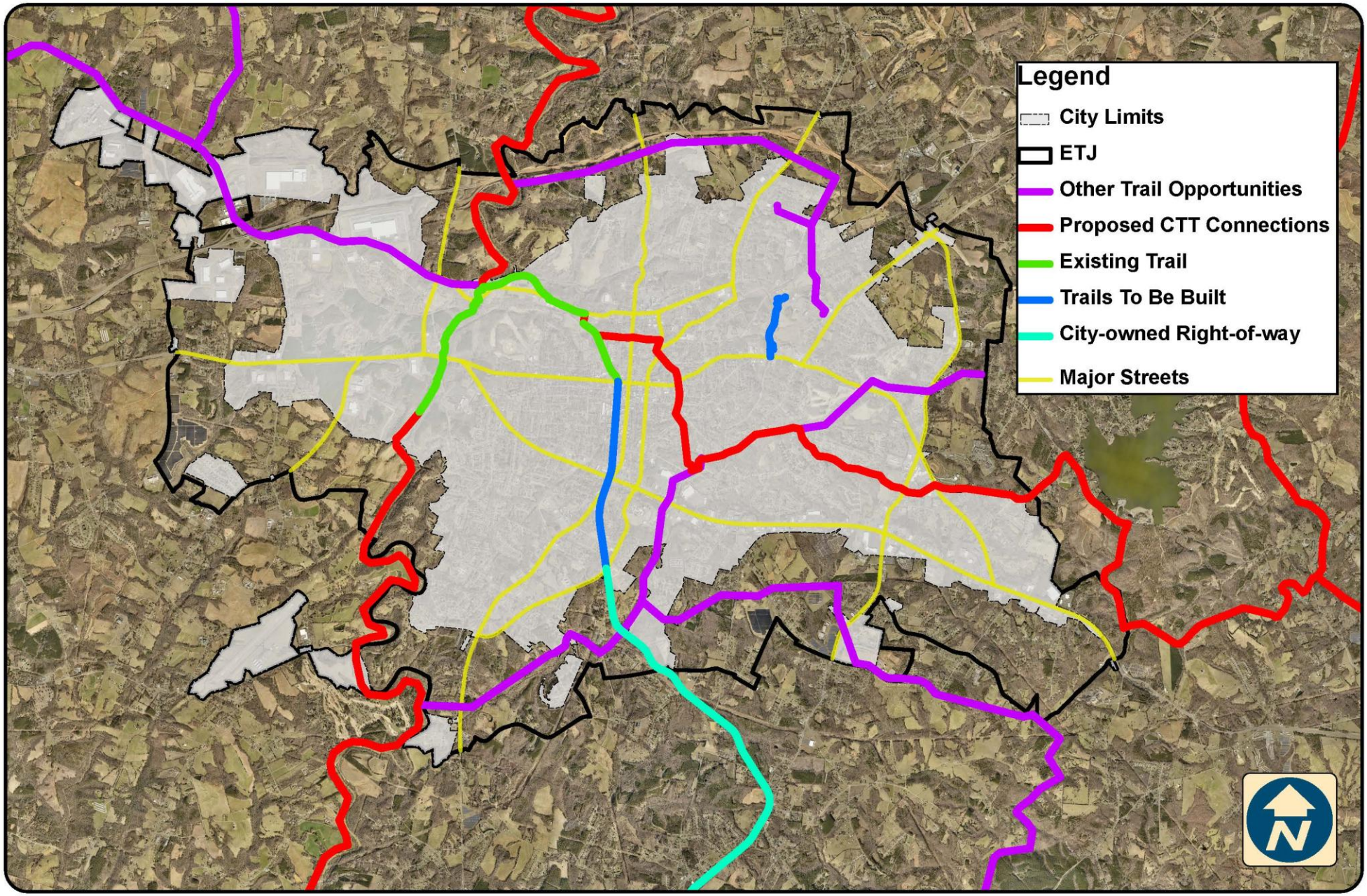
DESIGN OVERVIEW

- BUFFERED BIKE LANES
- ON-STREET PARKING
- NARROWED LANE WIDTHS
- MAINTAIN & EXTEND SIDEWALKS
- PRESERVE HERITAGE TREES

Proposed Trail Map – CTT 2019



Proposed Trail Map – 2026



Scale 1:77,446 1:77,446

0 3,200 6,400 12,800 Feet

Date: 10/12/2026