Shelby City Council Agenda
Regular Meeting
June 1, 2026, at 6:00 p.m.

City Hall Council Chambers
300 South Washington Street
Shelby, North Carolina

Welcome and Call to Order by Mayor O. Stanhope Anthony, III

Invocation

Pledge of Allegiance

A. Approval of Agenda

Discussion and revision of the proposed agenda, including consent agenda; adoption of an agenda.

1) **Motion to adopt the agenda as proposed or amended**

B. Special Presentation:

1) **Annual Stormwater Update - Alan Gossett, Stormwater Coordinator, presenting** **1**

C. Consent Agenda:

Prior to approval and adoption of the agenda, a Council Member may move an item from the Consent Agenda to the regular agenda. Items remaining on the Consent Agenda will be considered collectively through a single motion and vote.

1) **Approval of the Minutes of the Regular Meeting of May 18, 2026** **2 - 9**

2) **Approval of a resolution to accept an offer to purchase property by Upset Bid Process (Parcel #17778, 426 Gardner St.): Resolution No. 33-2026** **10 - 16**

3) **Approval of a resolution to accept an offer to purchase property by Upset Bid Process (Parcel #17787, 504 Gardner St.): Resolution No. 34-2026** **17 - 23**

4) **Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 17794 through the Upset Bid Procedure of N. C. General Statute § 160A-269 (417 Clegg Street): Resolution No. 35-2026** **24 - 30**

5) Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 18175 through the Upset Bid Procedure of N. C. General Statute § 160A-269 (608 Legrand Street): Resolution No. 36-2026 — 31 - 37

6) Approval of a resolution approving acceptance of maintenance and ownership of the water and sewer infrastructure extensions for Willow Estates Subdivision Phase 1: Resolution No. 37-2026 — 38 - 57

7) Special Event Application: — 58 - 65

   a) Juneteenth Block Party, requested date: June 13, 2026

8) Management Report: — 66 - 101

   b) Financial Summary Report – April 2026

END OF CONSENT AGENDA

D. Unfinished Business:

1) Adoption of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina for parcel 27791, located on S. Morgan St.: Ordinance No. 14-2026 (Brian Burgess, presenting - Tabled at April 20th meeting) — 102 - 126

E. New Business:

1) Adoption of an ordinance establishing a capital project ordinance and budgets for the City of Shelby's Payment In Lieu of Sidewalks Project: Ordinance No. 24-2026 (Justin Merritt, presenting) — 127 - 129

2) Consideration of appointments to City advisory boards and commissions: — 130 - 154

   a) Alcoholic Beverage Control Board

3) Consideration of appointment to the North Carolina Municipal Power Agency 1 (NCMPA1) Board of Commissioners as Commissioner and Second Alternate: **155**

Currently:	**Commissioner:**	**vacant – previously, Rick Howell**
	1st Alternate:	**Ben Yarboro**
	2nd Alternate:	**Justin Longino**
Proposed:	**Commissioner:**	**Justin Merritt**
	1st Alternate:	**Ben Yarboro**
	2nd Alternate:	**Kerri Melton**

F. City Manager's Report **156**

G. Council Announcements and Remarks **156**

H. Adjournment: **156**

To adjourn a meeting of City Council, a majority of the Council Members must vote for a motion to adjourn.

1) Motion to adjourn

City of Shelby
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B. Special Presentations:

Agenda Item B-1

1) Annual Stormwater Update - Alan Gossett, Stormwater Coordinator, presenting

Presenting: (Alan Gossett, Stormwater Coordinator)

- Presentation from Alan Gossett, Stormwater Coordinator

City Manager's Recommendation / Comments

This time is placed on the agenda so that City staff may provide updates to City Council regarding stormwater activities undertaken in the previous year. This is a requirement of the NPDES MS4 permit the City holds and is also an opportunity to ensure transparency of the stormwater function within the City. Measures that are reported include Public Education and Outreach, Public Involvement and Participation, Illicit Discharge Identification and Elimination, Construction Site Runoff Controls, Post-Construction Runoff Controls, and Pollution Prevention and Good Housekeeping for Municipal Operations.

City of Shelby
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C. Consent Agenda:

Agenda Item: C-1

1) Approval of the Minutes of the Regular Meeting of May 18, 2026

Consent Agenda Item: (Carol Williams, City Clerk)

Summary of Available Information:

Please read and offer changes as you deem necessary.

- Minutes of the Regular Meeting of May 18, 2026

City Manager's Recommendation / Comments

Approve the minutes as presented or as amended by the Mayor and City Council via the Consent Agenda.

MINUTES

Regular Meeting of Shelby City Council **May 18, 2026**
City Hall Council Chambers **Monday, 6:00 p.m.**

Present: Mayor Pro Tem Violet Arth, presiding; Council Members Andrew Hopper, Sr., Emilie Bullock, David White, Lori Waris, and Charles Webber; City Manager Justin S. Merritt, Assistant City Manager Ben Yarboro, Assistant City Manager Kerri Melton, City Attorney Jason Lunsford, City Clerk Carol Williams, Director of Finance Elizabeth (Beth) Beam, CPA, Director of Human Resources Deborah (Deb) Jolly, Chief of Police Brad Fraser, Director of Planning and Development Services Brian Burgess, Director of Water Resources Brian Wilson, Public Information/Communications Officer Chip Nuhrah, and Energy Services Operations Manager Ronnie Davis

Mayor Pro Tem Arth called the meeting to order at 6:00 p.m. and Dr. Webber delivered the invocation.

Mr. Hopper led the Pledge of Allegiance.

A. Approval of agenda:

Motion to adopt the proposed agenda presented.

ACTION TAKEN: Upon a motion by Mr. White, City Council voted unanimously to approve the agenda as presented.

B. Special Presentation:

1) **A proclamation declaring May 10-16, 2026, as National Police Week and honor the men and women who serve as law enforcement officers in our community**

Mayor Pro Tem Arth proudly read and presented the proclamation to Chief Fraser and several Shelby Police officers.

C. Public Comment:

1) **Cynitra Stewart, 416 McBrayer Street, Shelby, North Carolina spoke about several concerns:**
    - **Her next-door neighbor needs help cleaning up his property**
    - **She wants to obtain a van or golf cart to pick up trash especially in Ward 4**
    - **She and a couple of others want to start a tiny home community to help the homeless and veterans**

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- She wants to open a center to help seniors and teens
- She also mentioned there are trees in her neighborhood hanging in the utility lines

D. Public Hearing:

1) **Proposed Fiscal Year (FY) 2026-2027 Annual Operating Budget for the City of Shelby**

   a. **Consideration of Fiscal Year (FY) 2026-2027 Budget Ordinance: Ordinance No. 20-2026**

   b. **Consideration of Fiscal Year (FY) 2026-2027 Supplemental Budget Ordinance: Ordinance No. 21-2026**

<u>Presenting: Justin Merritt, City Manager:</u>

- **Total proposed budget for FY 2026-2027 is $105.26 million**
- **Tax rate stays the same at $0.45 cents per $100 of valuation**
- **Number of employees is 357**
- **The General Fund is approximately $38.39 million**
  - **Revenues come mainly from Property and Sales taxes**
  - **Expenditures go mainly to Public Safety**
- **The Enterprise Fund (Water, Sewer, Electric, Natural Gas) is approximately $65.33 million**
  - **Revenues come from utility charges from customer usage**
  - **Expenditures go mainly to purchasing power and natural gas and personnel**
- **Several Strategic Investments include:**
  - **Public Utilities, Public Safety, Capital Equipment and Construction, Public Works and Parks and Recreation**
- **Proposed utility rate increases are the following:**
  - **Water – 2.87%**
  - **Sewer – 4.6%**
  - **Electric – 1.2%**
  - **Natural Gas - .63%**
  - **The impact of these utility rate increases on a customer's bill is less than $6.00/month, which is a conservative estimate**

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Mayor Pro Tem Arth opened the public hearing at 6:23 p.m. and the public offered no comments.

Mayor Pro Tem Arth closed the public hearing at 6:24 p.m.

ACTION TAKEN: Upon a motion from Mr. White, City Council voted unanimously to approve Ordinance No. 20-2026 entitled, "FISCAL YEAR (FY) 2026-2027 BUDGET ORDINANCE" and Ordinance No. 21-2026 entitled "FISCAL YEAR (FY) 2026-2027 SUPPLEMENTAL BUDGET ORDINANCE."

E. Consent Agenda:

Mayor Pro Tem Arth presented the consent agenda. Dr. Webber moved to approve the consent agenda, and the following items were unanimously adopted:

1) **Approval of the Minutes of the Special Meeting of April 22, 2026**

2) **Approval of the Minutes of the Regular Meeting of May 4, 2026**

3) **Adoption of FY 2025-2026 Budget Ordinance Amendment: Ordinance No. 22-2026**

4) **Special Event applications:**
    a) **Greenbrook Design - First Fridays, requested dates: June 5, 2026, and August 7, 2026**

END OF CONSENT AGENDA

F. Unfinished Business:

None

G. New Business:

1) **Substation 9 Improvements Project:**

    a) **Approval of a resolution awarding the contract for the construction of the Station 9 Copper Reconductoring Project to River City Construction: Resolution No. 30-2026**

    b) **Adoption of an ordinance establishing a capital project ordinance and budgets for the City of Shelby's Substation 9 Improvements Project: Ordinance No. 23-2026**

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Presenting: Ben Yarboro, Assistant City Manager:

- **The City has 4 electric substations (referred to as Stations 8, 9, 10, and 11) and 15 circuits.**

- **An Electric Distribution System Planning Study was completed in 2016 for the entire system.**

- **The study recommended that the City perform several substation upgrades and circuit reconductoring of small diameter copper wire with larger aluminum wire. Copper wire becomes brittle over time and prone to damage.**

- **Phase I focused on Substation 10 (Completed in 2023)**
  - **Substation upgrades were completed by City staff**
  - **Replaced 49,500 feet of overhead lines**

- **Phase II focused on Substation 8 (Completed in 2025)**
  - **Substation upgrades were completed by City staff**
  - **Replaced 47,000 feet of overhead lines**

- **Phase III focuses on Substation 9 (Proposed in 2026)**
  - **Substation upgrades will be completed by City staff**
  - **Includes the replacement of 28,000 feet of overhead lines**

- **The Electric Distribution lines that are to be reconductored run from approximately Shelby High School west towards Charles Road.**

- **The Substation 9 project design and specifications were prepared by Progressive Engineering Consultants. The project was advertised on March 6, 2026, and distributed to 11 contractors. Four sealed bids were opened on April 14, 2026.**

- **Bid amounts ranged from $333,829 to $741,165. River City Construction was the lowest bid.**

- **Bids have been reviewed by Progressive Engineering and City staff, and the contract award is recommended to River City Construction in the amount of $333,829.08.**

Council asked about the wide range in bid amounts and timelines offered by the four bidders. Mr. Yarboro stated his staff and Progressive Engineering have vetted River City Construction and feel confident in their proposal and timeline.

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Mr. Yarboro concluded by stating there are two items for Council's consideration tonight; a resolution awarding the contract to River City Construction and a project budget ordinance for the Substation 9 Improvement project.

ACTION TAKEN: Upon a motion from Mr. Hopper, City Council voted unanimously to approve Resolution No. 30-2026 entitled, "A RESOLUTION AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE STATION 9 COPPER RECONDUCTORING PROJECT TO RIVER CITY CONSTRUCTION" and Ordinance No. 23-2026 entitled "AN ORDINANCE ESTABLISHING A CAPITAL PROJECT ORDINANCE AND BUDGETS FOR THE CITY OF SHELBY'S SUBSTATION 9 IMPROVEMENTS PROJECT."

2) **Request to close a portion of Bowman Street:**

   a) **Approval of a resolution declaring approval of the petition by the City Council of the City of Shelby for the permanent closure of a portion of Bowman Street: Resolution No. 31-2026**

   b) **Approval of a resolution declaring the intent of the City Council of the City of Shelby to consider the permanent closure of a portion of Bowman Street: Resolution No. 32-2026**

<u>Presenting: Brian Burgess, Planning and Development Director</u>

- **For clarification, if Council wants to consider the road closure, then it must approve the Resolution of Petition and then approve the Resolution of Intent to start the process of advertising for a public hearing which would be held on June 15, 2026.**
- **If Council does not wish to consider the road closure, then denying the Resolution of Petition is all that is necessary.**
- **The request is to close the southern portion of Bowman Street that is between W. Marion Street and W. Warren Street.**
- **About two years ago, City Council approved the northern portion of Bowman Street to be permanently closed when Cleveland County redesigned that area to function as the Cleveland County Board of Elections.**
- **The City has received a fee-in-lieu of $50,000 to construct a sidewalk along Rogers Street that pedestrians could access when walking to the library and City Park areas.**

ACTION TAKEN: Upon a motion from Mr. White, City Council voted 5 – 1 (Hopper opposed) to approve Resolution No. 31-2026 entitled, "A RESOLUTION DECLARING APPROVAL OF

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THE PETITION BY THE CITY COUNCIL OF THE CITY OF SHELBY FOR THE PERMANENT CLOSURE OF A PORTION OF BOWMAN STREET" and Resolution No. 32-2026 entitled "A RESOLUTION DECLARING THE INTENT OF THE CITY COUNCIL OF THE CITY OF SHELBY TO CONSIDER THE PERMANENT CLOSURE OF A PORTION OF BOWMAN STREET."

H. City Manager's Report:

- **Regarding the drought conditions – As of May 12th, the City is at D3 which means extreme drought. The water supply is not restricted currently. The City is not restricting use of water yet but it's always good to conserve water.**
- **Regarding Webbley and Hotel Charles – The City received two proposals for redevelopment of Webbley, and those proposals are being reviewed by DFI and City staff. The City did not receive any proposals for the Hotel Charles. The City and DFI hope to gather feedback from some of the developers that were initially interested to see if there are ways to improve our proposal.**
- **Regarding Uptown Trees Replacement Project – Four of the trees the City replanted may not survive. The City will replace those four trees in the fall.**
- **Regarding the 24" Waterline Project – This project is continuing up Graham Street. The intersection of Graham St., Beaumonde Ave. and Forest Hill Drive will be closed this week, weather permitting.**
- **Regarding Carolina Harmony Trail Phase 2 – Current work includes:**
  - **Installing curb along S. Morgan Street**
  - **Establishing the stone base of the trail**
  - **Installing stormwater infrastructure at the intersection of Lafayette Street and Broad Street**
  - **Lighting foundations are being poured along the trail between Lafayette Street and DeKalb Street**
  - **Pavers are scheduled to be delivered this week**
- **Regarding Depot Park – Site work continues with stormwater infrastructure and foundations being installed. Restoration work on the Depot building also continues.**
- **Regarding the UDO Revision workshop - Council agreed on May 28th at 2:00 p.m.**

I. Council Announcements and Remarks:

Dr. Webber recognized our law enforcement officers and saluted Chief Fraser and all police officers. It's a dangerous job and Council appreciates the great

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work they do every day.

Ms. Arth thanked everyone for their support as she has presided over the past two meetings as Mayor Pro Tem.

H. Adjournment:

1) Motion to adjourn

ACTION TAKEN: Upon a motion made by Dr. Webber, City Council voted unanimously to adjourn the meeting at 6:53 p.m.

Respectfully submitted,

Carol Williams
City Clerk

Violet Arth
Mayor Pro Tem

Minutes of May 18, 2026

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City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-2

2) Approval of a resolution to accept an offer to purchase property by Upset Bid Process (Parcel #17778, 426 Gardner St.): Resolution No. 33-2026

Consent Agenda Item: (Justin Merritt, City Manager)

- Letter to Sundown Automotive, Inc.
- Copy of Resolution No. 25-2026
- Property card
- Resolution No. 33-2026

City Manager's Recommendation / Comments

This item is presented for City Council consideration. As background, City staff made a determination that the listed parcel is surplus in nature and has no immediate or long-term public purpose. Resolution No. 25-2026 was adopted by City Council in accordance with NC General Statute 160A-269, authorizing the sale of the described property through the upset bid method. City Staff has followed the statutory steps and has received bids as listed below. The required deposit has been received and the time for upset bid has expired.

If approved, Resolution No. 33-2026 would accept the offer from the listed party and authorize the City Manager to facilitate the sale of the property.

Parcel	Location	Acreage	Amount Offered	Tax Value	Purchaser
17778	Gardner St.	0.198 acre	$8,500	$6,435	Sundown Automotive, Inc,

Under the provisions of the statute City Council can accept or reject any or all these bids at its discretion. Resolution No. 33-2026 has been prepared for your consideration at this time.

It is my recommendation that Resolution No. 33-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

May 28, 2026

Sundown Automotive, Inc.
228 Rollingbrook Road
Kings Mountain, NC 28086

Dear Mr. Evans,

As you are aware, the resolution (Res. No. 25-2026) to receive an offer to purchase and advertise the offer to purchase for upset bids for property located at 426 Gardner Street (Parcel# 17778) was approved by City Council on April 6, 2026.

Pursuant to GS 160A-269, the City published a notice of the offer after the appropriate deposit had been submitted to the City Clerk. The notice contained a general description of the property, the amount of the offer and a notice that within 10 days, any person may raise the bid.

We received no other bids, so your bid was the highest. Therefore, I've asked the City Manager to place this item on the agenda for City Council to consider your offer. The City Council meeting will take place on Monday, June 1, 2026 at 6:00 p.m. in the Council Chamber at City Hall.

Please keep in mind that City Council may at any time reject any and all offers. The sale of the property is not subject to any contingencies. If Council approves the sale, the City Attorney will facilitate the real estate closing. You will be responsible for all legal fees and recording fees.

If you have any questions, please contact me at 704-669-2521.

Sincerely,

Nicole Hart
City Paralegal

Cc: Justin Merritt, City Manager
Beth Beam, Finance Director
Jason Lunsford, City Attorney

RESOLUTION NO. 25-2026

RESOLUTION AUTHORIZING THE SALE OF CITY OF SHELBY OWNED REAL PROPERTY IDENTIFIED BY PARCEL NUMBER 17778 THROUGH THE UPSET BID PROCEDURE OF N. C. GENERAL STATUTE § 160A-269

WHEREAS, the City of Shelby owns real property in the City of Shelby identified by parcel number 17778, located in Deed Book 17S Page 195 and further identified by Map S-9 Blk. 7 Lot 10 and

WHEREAS, City Council has determined no current or future use of the properties identified by the above parcel number; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the City of Shelby requests bids start at a minimum of the present tax value, which currently is six thousand four hundred thirty-five ($6,435.00) dollars; and

WHEREAS, the City is selling this property as is with no warranty and conveyance will be by quitclaim deed, which will be drafted by the City Attorney; and

WHEREAS, the winning bidder shall pay an administrative fee of one hundred fifty ($150.00) dollars for the preparation of the deed and the filing fee, which is currently twenty-six ($26) dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. Persons wishing to make an initial offer shall submit a sealed bid with their offer to the office of the City Clerk accompanied by a deposit in the amount of 5% of the bid.

Section 3. The City Manager is authorized to solicit an initial bid in accordance with the N. C. General Statutes § 160A-269.

Section 4. The terms of the final sale are that:

- The City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- The winning bidder must pay an administrative fee of one hundred fifty ($150.00) dollars and filing the deed at a current cost of twenty-six ($26.00) dollars; and
- The buyer must pay all costs and fees with cash at the time of closing.

Section 5. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

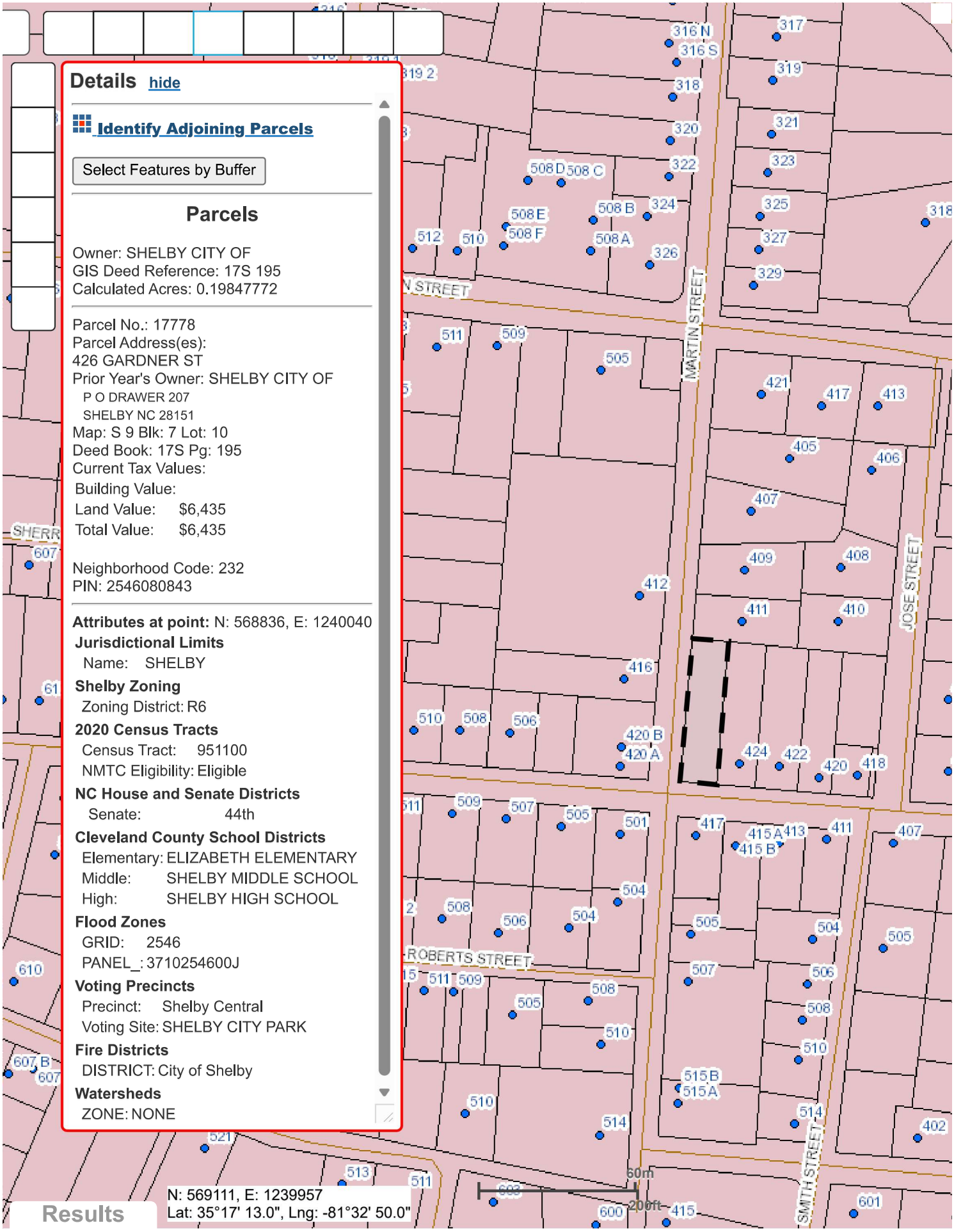
This Resolution shall become effective upon its adoption and approval. Adopted and Approved this the 6th day of April 2026.

O. Stanhope Anthony III
Mayor

ATTEST:

Carol Williams
Carol Williams
City Clerk

CITY OF SHELBY
1843
SHELBY, N.C.


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Owner: SHELBY CITY OF
GIS Deed Reference: 17S 195
Calculated Acres: 0.19847772
Parcel No.: 17778
Parcel Address(es):
426 GARDNER ST
Prior Year's Owner: SHELBY CITY OF
P O DRAWER 207
SHELBY NC 28151
Map: S 9 Blk: 7 Lot: 10
Deed Book: 17S Pg: 195
Current Tax Values:
Building Value:
Land Value: $6,435
Total Value: $6,435
Neighborhood Code: 232
PIN: 2546080843
Attributes at point: N: 568836, E: 1240040
Jurisdictional Limits
Name: SHELBY
Shelby Zoning
Zoning District: R6
2020 Census Tracts
Census Tract: 951100
NMTC Eligibility: Eligible
NC House and Senate Districts
Senate: 44th
Cleveland County School Districts
Elementary: ELIZABETH ELEMENTARY
Middle: SHELBY MIDDLE SCHOOL
High: SHELBY HIGH SCHOOL
Flood Zones
GRID: 2546
PANEL_: 3710254600J
Voting Precincts
Precinct: Shelby Central
Voting Site: SHELBY CITY PARK
Fire Districts
DISTRICT: City of Shelby
Watersheds
ZONE: NONE
MARTIN STREET
JOSE STREET
SMITH STREET
ROBERTS STREET
N STREET
SHERR
N: 569111, E: 1239957
Lat: 35°17' 13.0", Lng: -81°32' 50.0"
60m
200ft
Results

SHELBY CITY OF
P O DRAWER 207
SHELBY NC 28151-

PARCEL ID.. 17778 PIN... S 9 7 10
LOCATION... 426 GARDNER ST SHELBY
DEED YEAR/BOOK/PAGE.. 1982 17S 195 ASSESSMENT NONE .00 .00 .00
PLAT BOOK/PAGE.. OWNER ID.. 19739001
LEGAL DESC:426 GARDNER ST DISTRICT.. 6 CITY OF SHELBY

TOWNSHIP... 6 SHELBY
NBRHOOD... 232 S MAPS 06
DESCRIPTION FULLY EXEMPT

MAINTAINED.. 6/06/2025 BY SHERRYL VALUED.. 1/31/2025 BY TBAME EXEMPT.... GE GOVERNMENT EXEMPT
VISITED..... 5/01/1998 BY TYPE OF REVIEW ROUTING#..
PARCEL STATUS... ACTIVE CATEGORY.. GROUP 100

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
17S 195	1/01/1982	SALE	QUALIFIED		15.00	

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		17	FF F	39.000	150.00	110.00	.00	100.00	.00	.00	.00	110.00	6,435

DPTH.. 187 OTHER ADJ... .00 .00 .00 .00
TOTAL ACRES.. .000 TOTAL LAND FMV.. 6,435

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2025 VALUE
FMV.....	6,435	0	6,435	6,435
APV.....	6,435	0	6,435	6,435

RESOLUTION NO. 33-2026

A RESOLUTION TO ACCEPT AN OFFER TO PURCHASE PROPERTY BY UPSET BID PROCESS

WHEREAS, the City of Shelby received a bid to purchase property located at 426 Gardner Street (Parcel ID # 17778) from Sundown Automotive, Inc. in the amount of $8,500.00; and,

WHEREAS, Sundown Automotive, Inc. has paid the required 5% deposit on this offer; and,

WHEREAS, the current tax value of Parcel Number 17778 is $6,435.00; and,

WHEREAS, the City Council of the City of Shelby adopted Resolution No. 25-2026 to receive an offer to purchase and advertise the offer to purchase for upset bids as defined in North Carolina General Statute 160A-269.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHELBY RESOLVES THAT:

Section 1. That the City of Shelby will accept the offer from Sundown Automotive, Inc. to purchase the property at 426 Gardner Street with Cleveland County Tax Parcel Number 17778 and authorize the City Manager to facilitate the sale of the property.

Section 2. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 1st day of June, 2026.

_____
O. Stanhope Anthony, III
Mayor

ATTEST:

_____
Carol Williams
City Clerk

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-3

3) Approval of a resolution to accept an offer to purchase property by Upset Bid Process (Parcel #17787, 504 Gardner St.): Resolution No. 34-2026

Consent Agenda Item: (Justin Merritt, City Manager)

- Letter to Sundown Automotive, Inc.
- Copy of Resolution No. 24-2026
- Property card
- Resolution No. 34-2026

City Manager's Recommendation / Comments

This item is presented for City Council consideration. As background, City staff made a determination that the listed parcel is surplus in nature and has no immediate or long-term public purpose. Resolution No. 24-2026 was adopted by City Council in accordance with NC General Statute 160A-269, authorizing the sale of the described property through the upset bid method. City Staff has followed the statutory steps and has received bids as listed below. The required deposit has been received and the time for upset bid has expired.

If approved, Resolution No. 34-2026 would accept the offer from the listed party and authorize the City Manager to facilitate the sale of the property.

Parcel	Location	Acreage	Amount Offered	Tax Value	Purchaser
17787	Gardner St.	0.114 acre	$5,500	$3,690	Sundown Automotive, Inc,

Under the provisions of the statute City Council can accept or reject any or all these bids at its discretion. Resolution No. 34-2026 has been prepared for your consideration at this time.

It is my recommendation that Resolution No. 34-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

May 28, 2026

Sundown Automotive, Inc.
228 Rollingbrook Road
Kings Mountain, NC 28086

Dear Mr. Evans,

As you are aware, the resolution (Res. No. 24-2026) to receive an offer to purchase and advertise the offer to purchase for upset bids for property located at 504 Gardner Street (Parcel# 17787) was approved by City Council on April 6, 2026.

Pursuant to GS 160A-269, the City published a notice of the offer after the appropriate deposit had been submitted to the City Clerk. The notice contained a general description of the property, the amount of the offer and a notice that within 10 days, any person may raise the bid.

We received no other bids, so your bid was the highest. Therefore, I've asked the City Manager to place this item on the agenda for City Council to consider your offer. The City Council meeting will take place on Monday, June 1, 2026 at 6:00 p.m. in the Council Chamber at City Hall.

Please keep in mind that City Council may at any time reject any and all offers. The sale of the property is not subject to any contingencies. If Council approves the sale, the City Attorney will facilitate the real estate closing. You will be responsible for all legal fees and recording fees.

If you have any questions, please contact me at 704-669-2521.

Sincerely,

Nicole Hart
City Paralegal

Cc: Justin Merritt, City Manager
Beth Beam, Finance Director
Jason Lunsford, City Attorney

RESOLUTION NO. 24-2026

RESOLUTION AUTHORIZING THE SALE OF CITY OF SHELBY OWNED REAL PROPERTY IDENTIFIED BY PARCEL NUMBER 17787 THROUGH THE UPSET BID PROCEDURE OF N. C. GENERAL STATUTE § 160A-269

WHEREAS, the City of Shelby owns real property in the City of Shelby identified by parcel number 17787, located in Deed Book 1637 Page 0010 and further identified by Map S-9 Blk. 8Lot 8; and

WHEREAS, City Council has determined no current or future use of the properties identified by the above parcel number; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the City of Shelby requests bids start at a minimum of the present tax value, which currently is three thousand six hundred ninety ($3,690.00) dollars; and

WHEREAS, the City is selling this property as is with no warranty and conveyance will be by quitclaim deed, which will be drafted by the City Attorney; and

WHEREAS, the winning bidder shall pay an administrative fee of one hundred fifty ($150.00) dollars for the preparation of the deed and the filing fee, which is currently twenty-six ($26) dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. Persons wishing to make an initial offer shall submit a sealed bid with their offer to the office of the City Clerk accompanied by a deposit in the amount of 5% of the bid.

Section 3. The City Manager is authorized to solicit an initial bid in accordance with the N. C. General Statutes § 160A-269.

Section 4. The terms of the final sale are that:

- The City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- The winning bidder must pay an administrative fee of one hundred fifty ($150.00) dollars and filing the deed at a current cost of twenty-six ($26.00) dollars; and
- The buyer must pay all costs and fees with cash at the time of closing.

Section 5. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

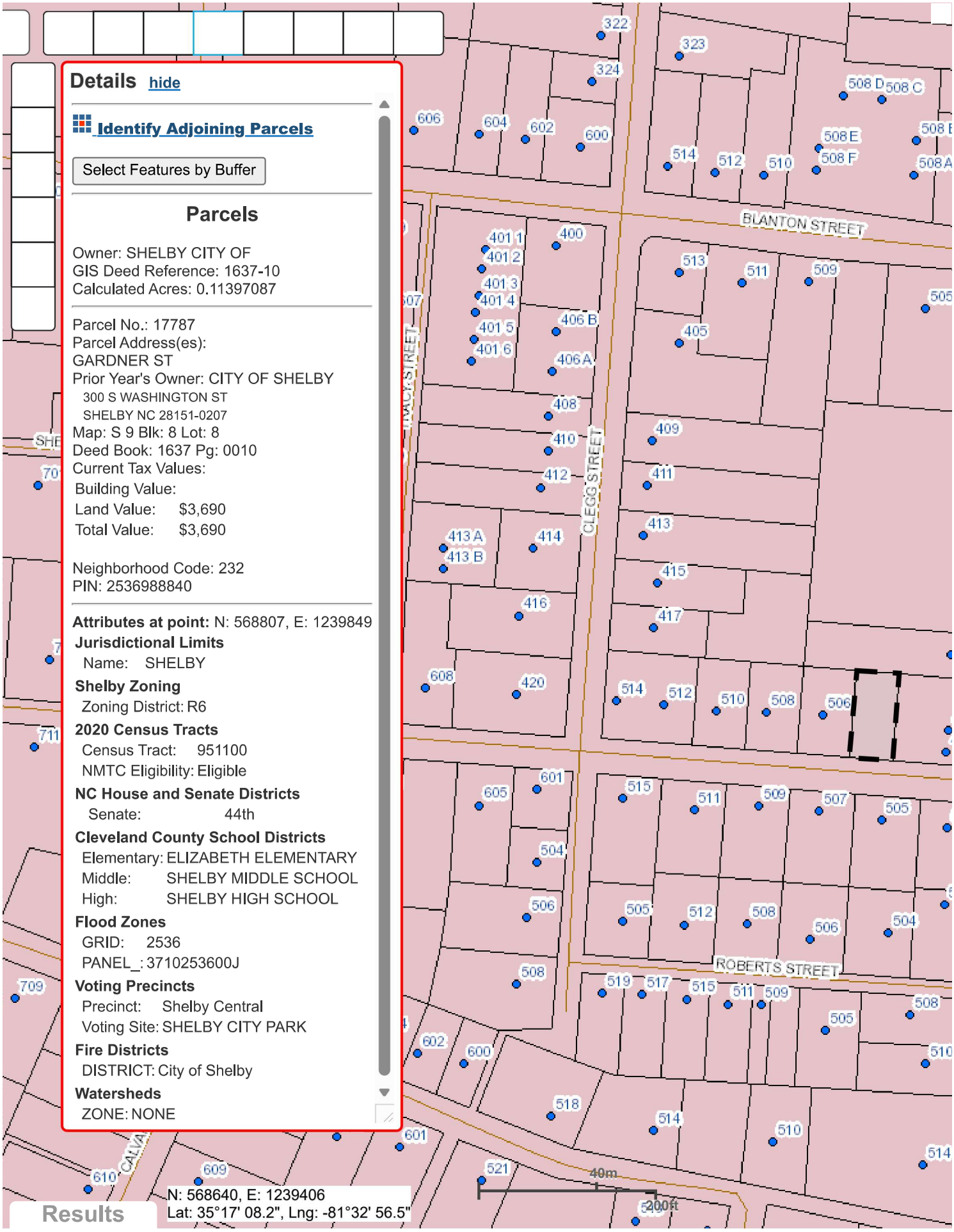
This Resolution shall become effective upon its adoption and approval. Adopted and Approved this the 6th day of April 2026.

O. Stanhope Anthony III
Mayor

ATTEST:

Carol Williams
City Clerk

CITY OF SHELBY
1843
SHELBY, N.C.


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Owner: SHELBY CITY OF
GIS Deed Reference: 1637-10
Calculated Acres: 0.11397087
Parcel No.: 17787
Parcel Address(es):
GARDNER ST
Prior Year's Owner: CITY OF SHELBY
300 S WASHINGTON ST
SHELBY NC 28151-0207
Map: S 9 Blk: 8 Lot: 8
Deed Book: 1637 Pg: 0010
Current Tax Values:
Building Value:
Land Value: $3,690
Total Value: $3,690
Neighborhood Code: 232
PIN: 2536988840
Attributes at point: N: 568807, E: 1239849
Jurisdictional Limits
Name: SHELBY
Shelby Zoning
Zoning District: R6
2020 Census Tracts
Census Tract: 951100
NMTC Eligibility: Eligible
NC House and Senate Districts
Senate: 44th
Cleveland County School Districts
Elementary: ELIZABETH ELEMENTARY
Middle: SHELBY MIDDLE SCHOOL
High: SHELBY HIGH SCHOOL
Flood Zones
GRID: 2536
PANEL_: 3710253600J
Voting Precincts
Precinct: Shelby Central
Voting Site: SHELBY CITY PARK
Fire Districts
DISTRICT: City of Shelby
Watersheds
ZONE: NONE
BLANTON STREET
CLEGG STREET
ROBERTS STREET
N: 568640, E: 1239406
Lat: 35°17' 08.2", Lng: -81°32' 56.5"
40m
200ft
Results

DATE 5/11/26 CLEVELAND COUNTY PAGE 1
TIME 8:07:23 PROPERTY CARD PROG# AS2006
USER SHERRYL FOR YEAR 2026

CITY OF SHELBY
300 S WASHINGTON ST
PO BOX 207

SHELBY NC 28151-0207
DESCRIPTION

PARCEL ID.. 17787
LOCATION... GARDNER ST
DEED YEAR/BOOK/PAGE.. 2012 1637 0010
PLAT BOOK/PAGE..
LEGAL DESC:LOT GARDNER ST

TOWNSHIP... 6 SHELBY

PIN... S 9 8 8
SHELBY
ASSESSMENT NONE .00 .00 .00
OWNER ID.. 1093489
DISTRICT.. 6 CITY OF SHELBY

NBRHOOD... 232 S MAPS 06
FULLY EXEMPT

MAINTAINED.. 7/18/2025 BY SHERRYL VALUED.. 1/31/2025 BY TBAME
VISITED..... 5/01/1998 BY TYPE OF REVIEW
PARCEL STATUS... ACTIVE

EXEMPT.... GE GOVERNMENT EXEMPT
ROUTING#..
CATEGORY.. GROUP 100

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1637 0010	6/18/2012	DEED	LENDOR,GOVERNME			CITY OF SHELBY
1618 1070	7/08/2011	QUIT CLAIM DEE	UNDIVIDED/FRACT			SPANGLER ELOISE Y & EARL W SPA
1502 0950	10/30/2006	DEED	MINERAL OR TIMB			SPANGLER R PATRCK TRST,SPANGLE
87E 317	12/31/2003	DEED	MINERAL OR TIMB			SPANGLER ELOISE Y&SPANGLER EAR
87E 317	7/01/1987	SALE	QUALIFIED			

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		12	FF F	50.000	150.00	82.00	.00	100.00	.00	60.00	.00	49.20	3,690

DPTH.. 100 OTHER ADJ... .00 .00 .00 .00
TOTAL ACRES.. .000 TOTAL LAND FMV.. 3,690

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2025 VALUE
FMV.....	3,690	0	3,690	3,690
APV.....	3,690	0	3,690	3,690

RESOLUTION NO. 34-2026

A RESOLUTION TO ACCEPT AN OFFER TO PURCHASE PROPERTY BY UPSET BID PROCESS

WHEREAS, the City of Shelby received a bid to purchase property located at 504 Gardner Street (Parcel ID # 17787) from Sundown Automotive, Inc. in the amount of $5,500.00; and,

WHEREAS, Sundown Automotive, Inc. has paid the required 5% deposit on this offer; and,

WHEREAS, the current tax value of Parcel Number 17787 is $3,690.00; and,

WHEREAS, the City Council of the City of Shelby adopted Resolution No. 25-2026 to receive an offer to purchase and advertise the offer to purchase for upset bids as defined in North Carolina General Statute 160A-269.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHELBY RESOLVES THAT:

Section 1. That the City of Shelby will accept the offer from Sundown Automotive, Inc. to purchase the property at 504 Gardner Street with Cleveland County Tax Parcel Number 17787 and authorize the City Manager to facilitate the sale of the property.

Section 2. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 1st day of June, 2026.

_____
O. Stanhope Anthony, III
Mayor

ATTEST:

_____
Carol Williams
City Clerk

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-4

4) Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 17794 through the Upset Bid Procedure of N. C. General Statute § 160A-269 (417 Clegg Street): Resolution No. 35-2026

Consent Agenda Item: (Nicole Hart, Paralegal)

- Memorandum dated May 26, 2026, from Nicole Hart, Paralegal to Justin Merritt, City Manager
- Resolution No. 35-2026

City Manager's Recommendation / Comments

Resolution No. 35-2026 is presented for City Council consideration as a matter of routine business via the Consent Agenda. If approved this resolution would authorize the sale of parcel # 17794 using the upset bid procedure. The initial bid accepted by the City for this parcel is $7,500.00. The tax value of the parcel is $7,425.00.

The public will be notified of the bid submitted and will have 10 days to upset the bid in hand by at least 10% of the first $1,000 and 5% of the remaining amount as a minimum as prescribed by statute.

It is my recommendation that Resolution No. 35-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA

Post Office Box 207 · Shelby, NC 28151-0207

To: Justin Merritt, City Manager

From: Nicole Hart, Paralegal

Date: May 26, 2026

Subject: Sale of Real Property by Upset Bid Procedure – 417 Clegg Street

Background:

The City recently received an offer to purchase real property within our corporate limits. The parcel is owned by the City and is currently an unimproved wooded lot. For many of the surplus lots, the City maintains through its employees or pays contractors to maintain (i.e. keep the grass cut) these lots.

The City has several methods through which it can dispose of real property as prescribed in N.C. Gen. Stat. § 160A-266, which includes the upset bid process for real property. This is described in detail in N.C. Gen. Stat. § 160A-269, which is attached.

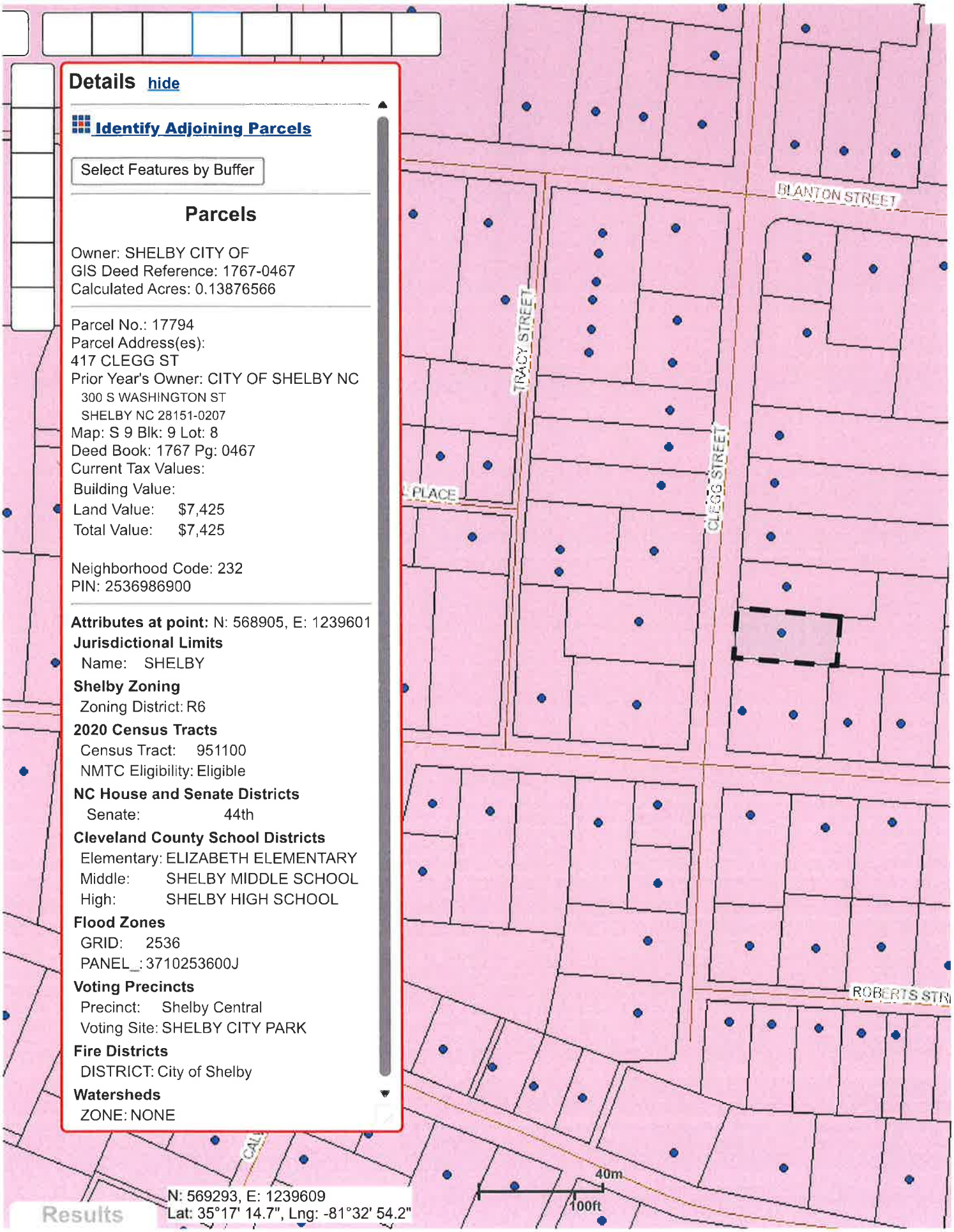
City staff have conducted a review of the parcel in question and found no current or future use for it and no conflicts with existing or planned utilities. Therefore, the recommendation is to proceed with offering the parcel for sale, utilizing the upset bid process. Selling this parcel releases the property from the City's ownership and allows the property to be placed "back on the books" from a property tax perspective.

The parcel is 17794 (417Clegg Street), which is further identified by Deed 1767 Page 0467 and Map S-9 Blk. 9 Lot 8 and the offer seven thousand five ($7,500.00) dollars. This is the amount where the upset bid process would start. The tax value on the parcel is seen thousand four hundred twenty five ($7,425.00) dollars. Maps are included on the next page for tax reference and utility system reference.

Recommendation:

The recommendation from staff is to approve the attached resolution.

Council will be able to accept or reject the final bid offers once the upset bid process is completed.


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Owner: SHELBY CITY OF
GIS Deed Reference: 1767-0467
Calculated Acres: 0.13876566
Parcel No.: 17794
Parcel Address(es):
417 CLEGG ST
Prior Year's Owner: CITY OF SHELBY NC
300 S WASHINGTON ST
SHELBY NC 28151-0207
Map: S 9 Blk: 9 Lot: 8
Deed Book: 1767 Pg: 0467
Current Tax Values:
Building Value:
Land Value: $7,425
Total Value: $7,425
Neighborhood Code: 232
PIN: 2536986900
Attributes at point: N: 568905, E: 1239601
Jurisdictional Limits
Name: SHELBY
Shelby Zoning
Zoning District: R6
2020 Census Tracts
Census Tract: 951100
NMTC Eligibility: Eligible
NC House and Senate Districts
Senate: 44th
Cleveland County School Districts
Elementary: ELIZABETH ELEMENTARY
Middle: SHELBY MIDDLE SCHOOL
High: SHELBY HIGH SCHOOL
Flood Zones
GRID: 2536
PANEL_: 3710253600J
Voting Precincts
Precinct: Shelby Central
Voting Site: SHELBY CITY PARK
Fire Districts
DISTRICT: City of Shelby
Watersheds
ZONE: NONE
BLANTON STREET
TRACY STREET
CLEGG STREET
PLACE
ROBERTS STR
40m
100ft
N: 569293, E: 1239609
Lat: 35°17' 14.7", Lng: -81°32' 54.2"
Results

DATE 4/08/26 CLEVELAND COUNTY PAGE 1
TIME 13:33:16 PROPERTY CARD PROG# AS2006
USER SHERRYL FOR YEAR 2026

CITY OF SHELBY NC
300 S WASHINGTON ST
PO BOX 207

PARCEL ID.. 17794 PIN... S 9 9 8
LOCATION... 417 CLEGG ST SHELBY
DEED YEAR/BOOK/PAGE.. 2018 1767 0467 ASSESSMENT NONE .00 .00 .00
PLAT BOOK/PAGE.. OWNER ID.. 1244176
LEGAL DESC:LOT CLEGG ST DISTRICT.. 6 CITY OF SHELBY

TOWNSHIP... 6 SHELBY
SHELBY NC 28151-0207 NBRHOOD... 232 S MAPS 06
DESCRIPTION FULLY EXEMPT

MAINTAINED.. 6/06/2025 BY SHERRYL VALUED.. 1/31/2025 BY TBAME EXEMPT.... GE GOVERNMENT EXEMPT
VISITED..... BY TYPE OF REVIEW ROUTING#..
PARCEL STATUS... ACTIVE CATEGORY.. GROUP 100

SALES HISTORY

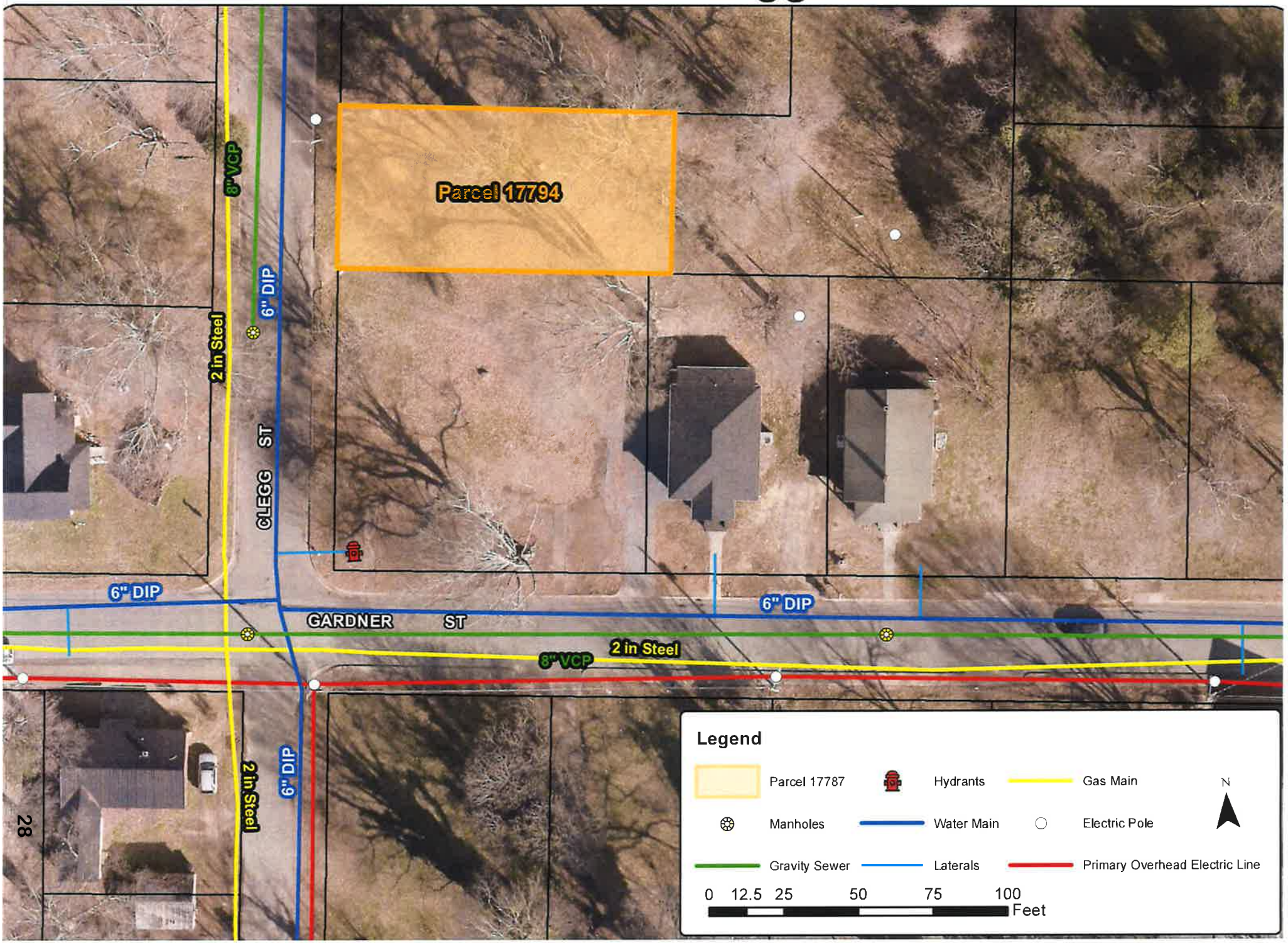
DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1767 0467	5/09/2018	DEED	MINERAL OR TIMB			CITY OF SHELBY NORTH CAROLINA
1400 1731	12/31/2003	DEED	MINERAL OR TIMB			HABITAT FOR HUMANITY IN CLEVEL
11K 133	1/01/1966	SALE	QUALIFIED			

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		17	FF F	55.000	150.00	90.00	.00	100.00	.00	.00	.00	90.00	7,425
			DPTH.. 113			OTHER ADJ...		.00	.00	.00	.00		
		TOTAL ACRES..		.000						TOTAL LAND FMV..			7,425

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2025 VALUE
FMV.....	7,425	0	7,425	7,425
APV.....	7,425	0	7,425	7,425

Parcel 17794 - 417 Clegg St Utilities



RESOLUTION NO. 35-2026

RESOLUTION AUTHORIZING THE SALE OF CITY OF SHELBY OWNED REAL PROPERTY IDENTIFIED BY PARCEL NUMBER 17794 THROUGH THE UPSET BID PROCEDURE OF N. C. GENERAL STATUTE § 160A-269

WHEREAS, the City of Shelby owns real property in the City of Shelby identified by parcel number 17794, located in Deed Book 1767 Page 0467 and further identified by Map S-9 Blk 9 Lot 8; and

WHEREAS, City Council has determined no current or future use of the properties identified by the above parcel number; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the City of Shelby requests bids start at a minimum of the present tax value, which currently is seven thousand four hundred twenty-five ($7,425.00) dollars; and

WHEREAS, the City is selling this property as is with no warranty and conveyance will be by quitclaim deed, which will be drafted by the City Attorney; and

WHEREAS, the winning bidder shall pay an administrative fee of one hundred fifty ($150.00) dollars for the preparation of the deed and the filing fee, which is currently twenty-six ($26) dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. Persons wishing to make an initial offer shall submit a sealed bid with their offer to the office of the City Clerk accompanied by a deposit in the amount of 5% of the bid.

Section 3. The City Manager is authorized to solicit an initial bid in accordance with the N. C. General Statutes § 160A-269.

Section 4. The terms of the final sale are that:

- The City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- The winning bidder must pay an administrative fee of one hundred fifty ($150.00) dollars and filing the deed at a current cost of twenty-six ($26.00) dollars; and
- The buyer must pay all costs and fees with cash at the time of closing.

Section 5. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

This Resolution shall become effective upon its adoption and approval. Adopted and Approved this the 1st day of June 2026.

O. Stanhope Anthony III
Mayor

ATTEST:

Carol Williams
City Clerk

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-5

5) Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 18175 through the Upset Bid Procedure of N. C. General Statute § 160A-269 (608 Legrand Street): Resolution No. 36-2026

Consent Agenda Item: (Nicole Hart, Paralegal)

- Memorandum dated May 26, 2026, from Nicole Hart, Paralegal to Justin Merritt, City Manager
- Resolution No. 36-2026

City Manager's Recommendation / Comments

Resolution No. 36-2026 is presented for City Council consideration as a matter of routine business via the Consent Agenda. If approved this resolution would authorize the sale of parcel # 18175 using the upset bid procedure. The initial bid accepted by the City for this parcel is $13,080.00. The tax value of the parcel is $13,080.00.

The public will be notified of the bid submitted and will have 10 days to upset the bid in hand by at least 10% of the first $1,000 and 5% of the remaining amount as a minimum as prescribed by statute.

It is my recommendation that Resolution No. 36-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA

Post Office Box 207 · Shelby, NC 28151-0207

To: Justin Merritt, City Manager

From: Nicole Hart, Paralegal

Date: May 26, 2026

Subject: Sale of Real Property by Upset Bid Procedure – 608 Legrand Street

Background:

The City recently received an offer to purchase real property within our corporate limits. The parcel is owned by the City and is currently an unimproved wooded lot. For many of the surplus lots, the City maintains through its employees or pays contractors to maintain (i.e. keep the grass cut) these lots.

The City has several methods through which it can dispose of real property as prescribed in N.C. Gen. Stat. § 160A-266, which includes the upset bid process for real property. This is described in detail in N.C. Gen. Stat. § 160A-269, which is attached.

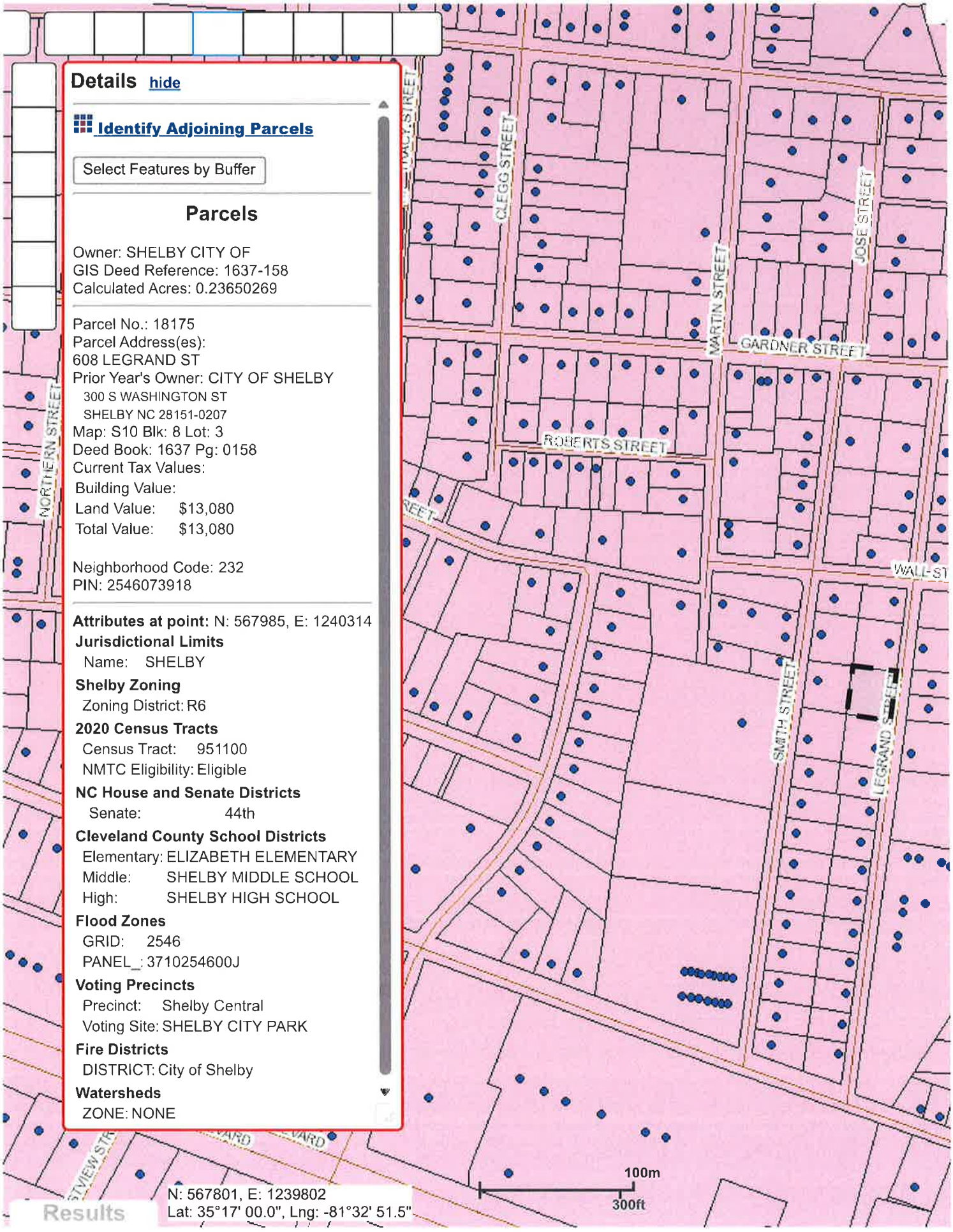
City staff have conducted a review of the parcel in question and found no current or future use for it and no conflicts with existing or planned utilities. Therefore, the recommendation is to proceed with offering the parcel for sale, utilizing the upset bid process. Selling this parcel releases the property from the City's ownership and allows the property to be placed "back on the books" from a property tax perspective.

The parcel is 18175 (608 Legrand Street), which is further identified by Deed 1637 Page 0158 and Map S-10 Blk. 8 Lot 3 and the offer thirteen thousand eighty ($13,080.00) dollars. This is the amount where the upset bid process would start. The tax value on the parcel is thirteen thousand eighty ($13,080.00) dollars. Maps are included on the next page for tax reference and utility system reference.

Recommendation:

The recommendation from staff is to approve the attached resolution.

Council will be able to accept or reject the final bid offers once the upset bid process is completed.


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Owner: SHELBY CITY OF
GIS Deed Reference: 1637-158
Calculated Acres: 0.23650269
Parcel No.: 18175
Parcel Address(es):
608 LEGRAND ST
Prior Year's Owner: CITY OF SHELBY
300 S WASHINGTON ST
SHELBY NC 28151-0207
Map: S10 Blk: 8 Lot: 3
Deed Book: 1637 Pg: 0158
Current Tax Values:
Building Value:
Land Value: $13,080
Total Value: $13,080
Neighborhood Code: 232
PIN: 2546073918
Attributes at point: N: 567985, E: 1240314
Jurisdictional Limits
Name: SHELBY
Shelby Zoning
Zoning District: R6
2020 Census Tracts
Census Tract: 951100
NMTC Eligibility: Eligible
NC House and Senate Districts
Senate: 44th
Cleveland County School Districts
Elementary: ELIZABETH ELEMENTARY
Middle: SHELBY MIDDLE SCHOOL
High: SHELBY HIGH SCHOOL
Flood Zones
GRID: 2546
PANEL_: 3710254600J
Voting Precincts
Precinct: Shelby Central
Voting Site: SHELBY CITY PARK
Fire Districts
DISTRICT: City of Shelby
Watersheds
ZONE: NONE
CLEGG STREET
MARTIN STREET
JOSE STREET
GARDNER STREET
ROBERTS STREET
NORTHERN STREET
SMITH STREET
LEGRAND STREET
100m
300ft
N: 567801, E: 1239802
Lat: 35°17' 00.0", Lng: -81°32' 51.5"
Results

CITY OF SHELBY
PARCEL ID.. 18175 PIN... S10 8 3
LOCATION... 608 LEGRAND ST SHELBY
DEED YEAR/BOOK/PAGE.. 2012 1637 0158 ASSESSMENT NONE .00 .00 .00
300 S WASHINGTON ST PLAT BOOK/PAGE.. OWNER ID.. 1093489
PO BOX 207 LEGAL DESC:#59PB7-10SHELBYCOTTONMILL DISTRICT.. 6 CITY OF SHELBY

TOWNSHIP... 6 SHELBY
SHELBY NC 28151-0207 NBRHOOD... 232 S MAPS 06
DESCRIPTION FULLY EXEMPT

MAINTAINED.. 7/18/2025 BY SHERRYL VALUED.. 1/31/2025 BY TBAME EXEMPT.... GE GOVERNMENT EXEMPT
VISITED..... 9/06/2005 BY JP TYPE OF REVIEW ROUTING#..
PARCEL STATUS... ACTIVE CATEGORY.. GROUP 100

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1637 0158	6/18/2012	SHERIFF DEED	LENDOR,GOVERNME	3,500	7.00	CITY OF SHELBY
1205 0258	8/22/1997	DEED	QUALIFIED	14,000	28.00	S & S PROPERTIES A NC GENERAL
1101 0582	8/01/1991	SALE	QUALIFIED		39.00	
7L 0038	1/01/1991	*INVALID	STAMPS LESS THA			

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		02	FF F	109.000	150.00	80.00	.00	100.00	.00	.00	.00	80.00	13,080
			DPTH..	94			OTHER ADJ...		.00	.00	.00	.00	
		TOTAL ACRES..		.000								TOTAL LAND FMV..	13,080

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2025 VALUE
FMV.....	13,080	0	13,080	13,080
APV.....	13,080	0	13,080	13,080

Parcel 18175- 608 Legrand St Utilities



RESOLUTION NO. 36-2026

RESOLUTION AUTHORIZING THE SALE OF CITY OF SHELBY OWNED REAL PROPERTY IDENTIFIED BY PARCEL NUMBER 18175 THROUGH THE UPSET BID PROCEDURE OF N. C. GENERAL STATUTE § 160A-269

WHEREAS, the City of Shelby owns real property in the City of Shelby identified by parcel number 18175, located in Deed Book 1637 Page 0158 and further identified by Map S-10 Blk 8 Lot 3; and

WHEREAS, City Council has determined no current or future use of the properties identified by the above parcel number; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the City of Shelby requests bids start at a minimum of the present tax value, which currently is thirteen thousand eighty ($13,080.00) dollars; and

WHEREAS, the City is selling this property as is with no warranty and conveyance will be by quitclaim deed, which will be drafted by the City Attorney; and

WHEREAS, the winning bidder shall pay an administrative fee of one hundred fifty ($150.00) dollars for the preparation of the deed and the filing fee, which is currently twenty-six ($26) dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. Persons wishing to make an initial offer shall submit a sealed bid with their offer to the office of the City Clerk accompanied by a deposit in the amount of 5% of the bid.

Section 3. The City Manager is authorized to solicit an initial bid in accordance with the N. C. General Statutes § 160A-269.

Section 4. The terms of the final sale are that:

- The City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- The winning bidder must pay an administrative fee of one hundred fifty ($150.00) dollars and filing the deed at a current cost of twenty-six ($26.00) dollars; and
- The buyer must pay all costs and fees with cash at the time of closing.

Section 5. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

This Resolution shall become effective upon its adoption and approval. Adopted and Approved this the 1st day of June 2026.

O. Stanhope Anthony III
Mayor

ATTEST:

Carol Williams
City Clerk

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-6

6) Approval of a resolution approving acceptance of maintenance and ownership of the water and sewer infrastructure extensions for Willow Estates Subdivision Phase 1: Resolution No. 37-2026

Consent Agenda Item: (Brian Wilson, Director of Water Resources)

- Memorandum dated May 27, 2026, from Brian Wilson, Director of Water Resources to Justin Merritt, City Manager
- Supporting Maps
- Resolution No. 37-2026

City Manager's Recommendation / Comments

As detailed in the memorandum from Water Resources Director, Brian Wilson, Willow Estates Subdivision, Phase 1, is comprised of 36 Single Family Residential Units. In order to serve the subdivision with water and sewer utilities, the developer installed 1,513 linear feet of 12" ductile iron water lines,1,282 linear feet of 8" PVC gravity sewer lines and 75 linear feet of 10" PVC gravity sewer lines. This infrastructure was professionally designed, permitted through NCDEQ and City staff conducted multiple inspections during the construction process, to ensure it was constructed to City standards.

Now that construction of the water and sewer lines is complete and final inspections have been conducted, it is time to officially accept these lines into the City's public water and sewer system. The public water and sanitary sewer extensions will be operated and maintained by the City of Shelby Utilities Department and are located within Public Right of Way and Public Utility Easements.

It is my recommendation that Resolution No. 37-2026 be adopted and approved by City Council via the Consent Agenda.

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

Memorandum

To: **Justin Merritt, City Manager**

From: **Brian Wilson, Director of Water Resources**

Copied: **Ben Yarboro, Assistant City Manager**

RE: **Acceptance of Infrastructure – Willow Estates Subdivision Phase 1**

Date: **May 27, 2026**

Background

Willow Estates Subdivision is in the process of being constructed on Parcel #73741, consisting of a combined 51.57 acres. The Phase 1 section of the subdivision, consisting of 36 Single Family Residential Units, required both water and sewer extensions to serve the subdivision. LGI Homes has completed the water and sewer infrastructure extensions for Phase 1 of the subdivision. The water extension was approximately 1,513 LF of 12-inch ductile iron and the sewer extension was approximately 1,282 LF of 8-inch PVC gravity sewer and 75 LF of 10-inch PVC gravity sewer. This extension was designed by a professional engineering firm, and it was then permitted through the North Carolina Department of Environmental Quality, Division of Water Resources.

Review

City staff were involved during the construction process and completed multiple inspections during the installation process and at its completion. The water and sewer infrastructure installed to serve this subdivision has been constructed in accordance with the approved plans and specifications and City standards and certified within the as-builts by Matthew C. Kirchner, PE.

The public water and sanitary sewer extension will be operated and maintained by the City of Shelby Utilities Department and are located within Public Right of Way and Public Utility Easements. The associated easements are recorded with the Phase 1 Final Plat in Deed Book 51 - pages 97-100 (attached for reference).

Recommendation

City Staff recommends that City Council formally accept the water infrastructure (1,513 LF) and sewer infrastructure (1,357 LF) for ownership and maintenance associated with the construction of the Willow Estates Subdivision Phase 1.

Please let me know if additional information is required.

Attachments:

- Willow Estates Phase 1 Water and Sewer Overview Map
- Willow Estates Phase 1 Water and Sewer As-Builts
- Willow Estates Phase 1 – Final Plat

Willow Estates - Water and Sewer Acceptance



WILLOW ESTATES

CONSTRUCTION PLANS

SHELBY, CLEVELAND CO., NC

PARTIAL SANITARY SEWER AND WATER ASBUILTS

SITE AND DEVELOPMENT DATA	
JURISDICTION	SHELBY
TAX PARCEL(S)	[illegible]
SITE ADDRESS	[illegible]
ZONING	HC, CB
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	91.97 AC
AREA IN LOTS	19.41 AC
COMMON AREA	25.00 AC
RIGHT-OF-WAY	7.74 AC
MINIMUM FRONT SETBACK	20 / 25 TOWNHOME
MINIMUM CORNER SIDE SETBACK	5 / 15 TOWNHOME END UNITS
MINIMUM REAR SETBACK	10 / 10 TOWNHOME
SINGLE FAMILY MINIMUM LOT SIZE	4,497.30 FT (0.114 AC)
SINGLE FAMILY MINIMUM LOT WIDTH	35 LF
TOWNHOME MINIMUM LOT SIZE	2,117.33 FT (0.049 AC)
TOWNHOME MINIMUM LOT WIDTH	20 LF
DISTURBED AREA	41.47 AC



VICINITY MAP

NOT TO SCALE

I HEREBY CERTIFY THAT THE WATER AND SEWER UTILITIES AS SHOWN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND ARE, TO THE BEST OF MY KNOWLEDGE, AS SHOWN ON THESE PLANS. I DESIGNED THE CONSTRUCTION PART TIME.

SEAL 045909 — 02/11/2025 DATE — REGISTRATION NUMBER

SEWER PERMIT NO. WQ0044300 DATED MAY 1, 2023
WATER SYSTEM NO.: NC0123010
SERIAL NO.: 23-00342 DATED JUNE 2, 2023

EAGLE ENGINEERING

FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

PROJECT ENGINEER: MATTHEW C. KIRCHNER, P.E.
STREET ADDRESS: 2013A VAN BUREN AVENUE
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 704.882.4222
EMAIL: PC@EAGLEONLINE.NET

PREPARED FOR: LGI HOMES NC, LLC.
STREET ADDRESS: 3037 SHERMAN DR.
CITY, STATE , ZIP: LANCASTER, SC 29720
PHONE: 704-634-0644
EMAIL: MELISSA.BURKLIN@LGIHOMES.COM
CONTACT: MELISSA BURKLIN

811 Know what's below. Call before you dig. CALL 1-800-632-4949 OR 811 WWW.NC811.ORG NC ONE-CALL CENTER IT'S THE LAW!

Sheet List Table	
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C-2.0	OVERALL SITE PLAN
C-2.1	SITE PLAN
C-2.2	SITE PLAN
C-2.3	SITE PLAN
C-2.4	SIGNAGE PLAN
C-3.0	OVERALL EROSION CONTROL PLAN PHASE I
C-3.1	EROSION CONTROL PLAN PH I
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C-3.5	EROSION CONTROL PLAN PH II
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C-4.0	GRADING AND DRAINAGE PLAN
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C-4.2	GRADING PLAN CONTINUED
C-4.3	GRADING PLAN CONTINUED
C-4.4	STORM DRAIN STRUCTURE SCHEDULE
C-4.5	STORM DRAIN STRUCTURE SCHEDULE
C-4.6	WILLOW ESTATES DRIVE GRADING PROFILE
C-4.7	WILLOW ESTATES DRIVE GRADING PROFILE CONTINUED
C-4.8	BENT RIDGE ROAD GRADING PROFILE
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C-4.10	BENT RIDGE ROAD GRADING PROFILE CONTINUED
C-4.11	SILKGRASS LANE GRADING PROFILE
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C-6.10	UTILITY DETAILS
C-6.11	NCG01
C-6.12	CONSTRUCTION NOTES

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045909 MATTHEW C. KIRCHNER 02/20/25

2/19/26

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	DESCRIPTION
1	10/13/2023	KEL	ADJUSTED MAY DRIVE/WILLOW ESTATES DRIVE INTERSECTION GRADING
2	01/05/2024	KEL	ADJUSTED MAY DRIVE/WILLOW ESTATES DRIVE INTERSECTION GRADING
3	01/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
4	04/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
5	05/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
6	06/20/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
7	07/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
8	08/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
9	09/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
10	10/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
11	11/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
12	12/16/2024	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
13	01/16/2025	KEL	ADJUSTED BENT RIDGE ROAD GRADING PROFILE
14	02/11/2025	KEL	ASBUILT PARTIAL SHEETS

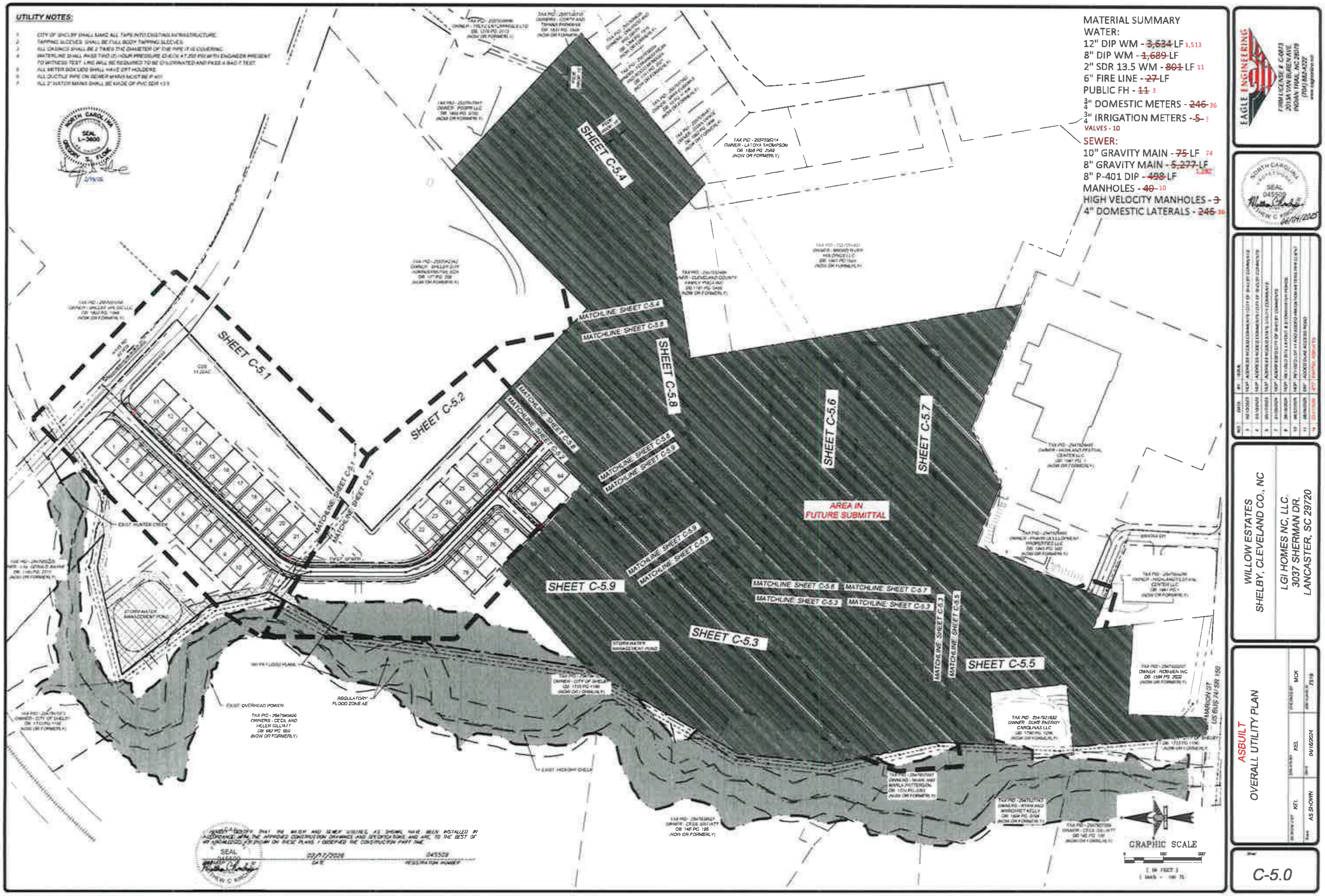
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

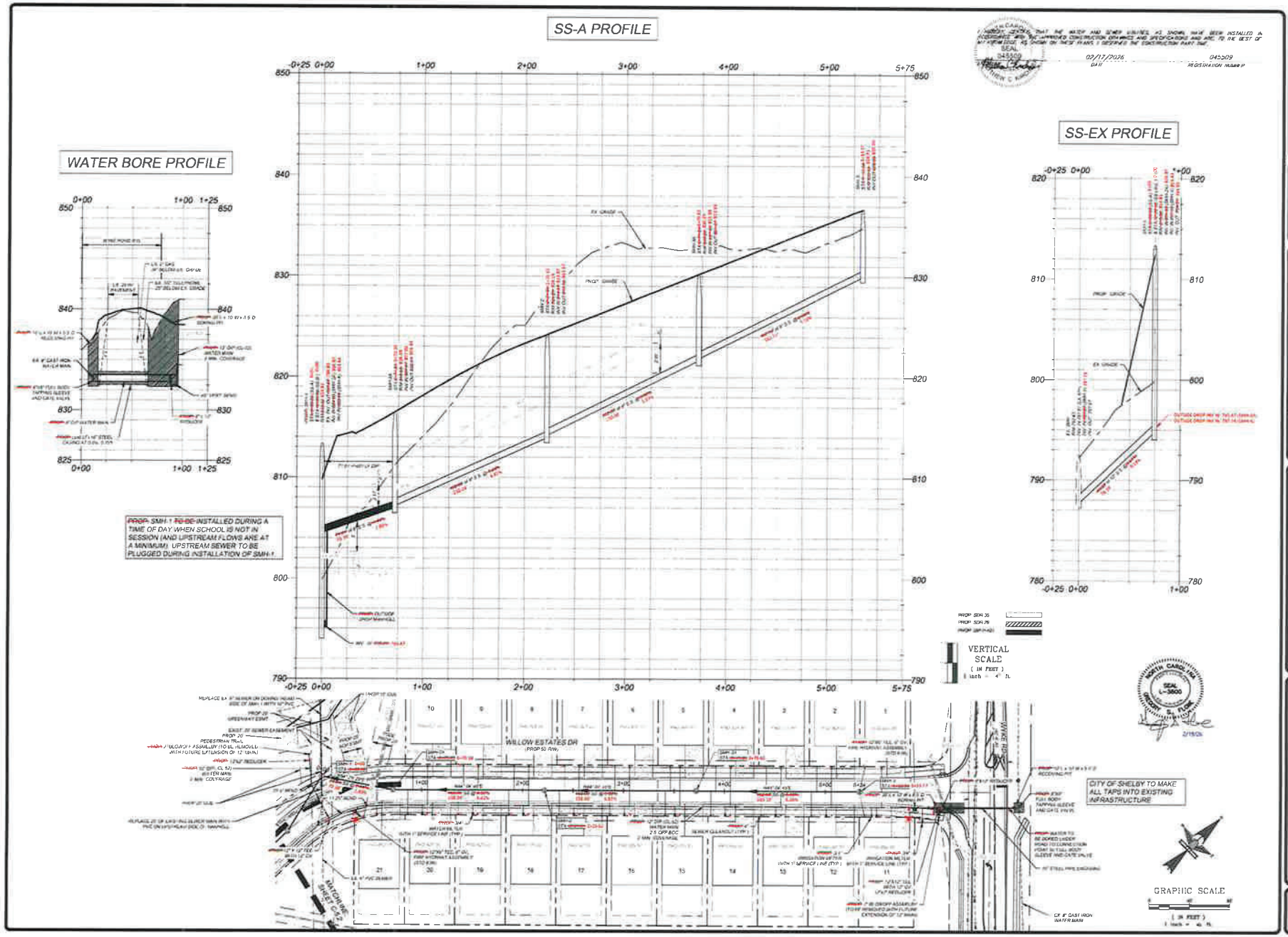
LGI HOMES NC, LLC.
3037 SHERMAN DR.
LANCASTER, SC 29720

ASBUILT
COVER SHEET

DESIGNED BY: KEL
DRAWN BY: KEL
CHECKED BY: MCK
SCALE: AS SHOWN
DATE: 05/06/2022
JOB NUMBER: 7518

C-0.0


UTILITY NOTES:
MATERIAL SUMMARY
WATER:
12" DIP WM - ~~3,634~~ LF 1,513
8" DIP WM - ~~1,689~~ LF
2" SDR 13.5 WM - ~~801~~ LF 11
6" FIRE LINE - ~~27~~ LF
PUBLIC FH - ~~11~~ 3
3/4" DOMESTIC METERS - ~~246~~ 36
3/4" IRRIGATION METERS - ~~5~~
VALVES - 10
SEWER:
10" GRAVITY MAIN - ~~75~~ LF 74
8" GRAVITY MAIN - ~~5,277~~ LF
8" P-401 DIP - ~~498~~ LF
MANHOLES - ~~40~~ 10
HIGH VELOCITY MANHOLES - ~~3~~
4" DOMESTIC LATERALS - ~~246~~ 36
SHEET C-5.1
SHEET C-5.2
SHEET C-5.3
SHEET C-5.4
SHEET C-5.5
SHEET C-5.6
SHEET C-5.7
SHEET C-5.8
SHEET C-5.9
AREA IN FUTURE SUBMITTAL
MATCHLINE: SHEET C-5.4
MATCHLINE: SHEET C-5.8
MATCHLINE: SHEET C-5.1
MATCHLINE: SHEET C-5.2
MATCHLINE: SHEET C-5.6
MATCHLINE: SHEET C-5.7
MATCHLINE: SHEET C-5.3
MATCHLINE: SHEET C-5.9
MATCHLINE: SHEET C-5.5
REGULATORY FLOOD ZONE AE
EXIST. OVERHEAD POWER
TAX PID - 2547840400
OWNERS - CECIL AND HELEN GILLIATT
DB 982 PG 920
(NOW OR FORMERLY)
TAX PID - 2557036014
OWNER - LATOYA THOMPSON
DB 1826 PG 2589
(NOW OR FORMERLY)
TAX PID - 2547921832
OWNER - DUKE ENERGY CAROLINAS LLC
OWNER - ROB-BEN INC
DB 1594 PG 2022
US BUS 74 / SR 150
MARION ST
GRAPHIC SCALE
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC
LGI HOMES NC, LLC.
3037 SHERMAN DR.
LANCASTER, SC 29720
ASBUILT
OVERALL UTILITY PLAN
AS SHOWN
KEL
KEL
MCK
04/16/2024
C-5.0
EAGLE ENGINEERING



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FIRM LICENSE # C-0873
2024 E. WILKINSON BLVD.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

SEAL 045509
MATTHEW C. KINCHEN
04/02/2025

NO.	DATE	BY	DESCRIPTION
1	09/18/2023	KEP	ADDRESS CITY OF SHELBY COMMENTS
2	10/06/2023	KEP	ADDRESS NCDOT COMMENTS, CITY OF SHELBY COMMENTS
3	10/13/2023	KEP	ADDRESS NCDOT COMMENTS, CITY OF SHELBY COMMENTS
4	10/17/2023	KEP	ADDRESS NCDOT COMMENTS, CITY OF SHELBY COMMENTS
5	10/19/2023	KEP	ADJUSTED SSA PROFILES FOR EARTHWORK BALANCING
6	01/05/2024	KEP	ADDRESS CITY OF SHELBY COMMENTS
7	01/16/2024	KEP	ADDRESS CITY OF SHELBY COMMENTS
8	04/02/2025	KEP	ADJUSTED SSA PROFILE TO MEET CITY OF SHELBY STANDARDS

WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

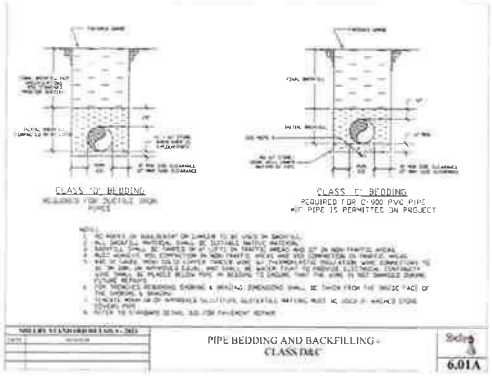
LGI HOMES NC, LLC.
3037 SHERMAN DR.
LANCASTER, SC 29720

ASBUILT
SANITARY SEWER PLAN & PROFILE SS-A
STA: 0+00 - 5+33.94

DESIGNED BY:	KEL	DRAWN BY:	MCK
CHECKED BY:	KEL	DATE:	09/06/2023
SCALE:	AS SHOWN	JOB NO.:	7319

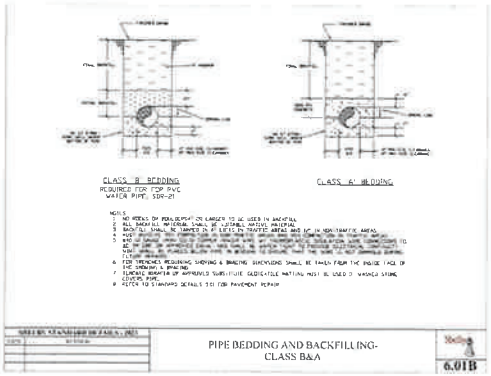
C-5.1

C-5.2
ASBUILT
SANITARY SEWER PLAN
& PROFILE SS-B
STA: 0+00 - 7+47.68
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC
LGI HOMES NC, LLC.
3037 SHERMAN DR.
LANCASTER, SC 29720
EAGLE ENGINEERING
FIRM LICENSE # C-0870
201-A VAN BUREN AVE
INDIAN TRAIL, NC 28079
(704) 882-4222
SS-B PROFILE
MATCHLINE SHEET C-5.3
MATCHLINE SHEET C-5.1
NARROW LEAF DR
AREA IN FUTURE SUBMITTAL
GRAPHIC SCALE
VERTICAL SCALE: 1 INCH = 4 FT.
HORIZONTAL SCALE: 1 INCH = 40 FT.



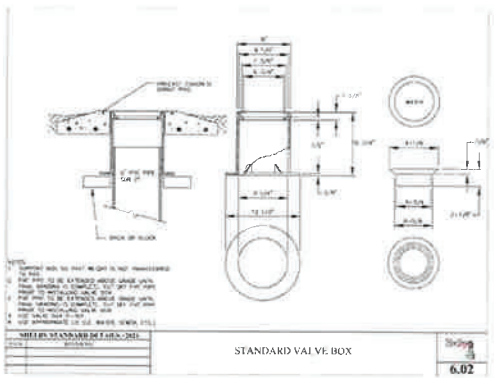
PIPE BEDDING AND BACKFILLING - CLASS D&C

6.01A



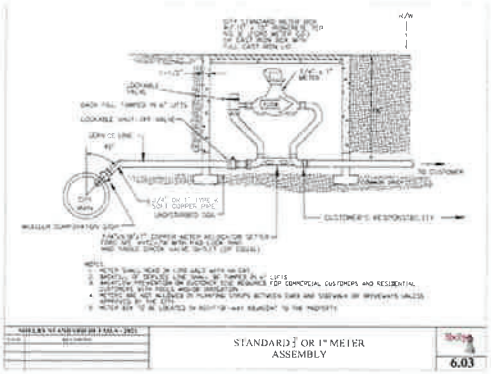
PIPE BEDDING AND BACKFILLING - CLASS B&A

6.01B



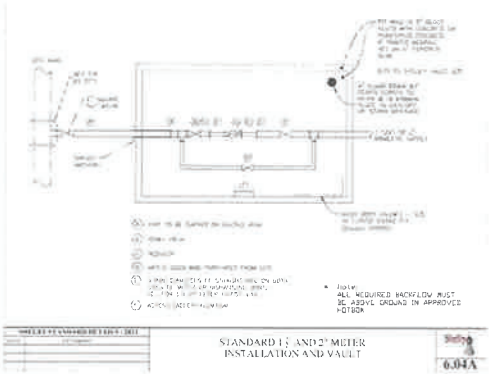
STANDARD VALVE BOX

6.02



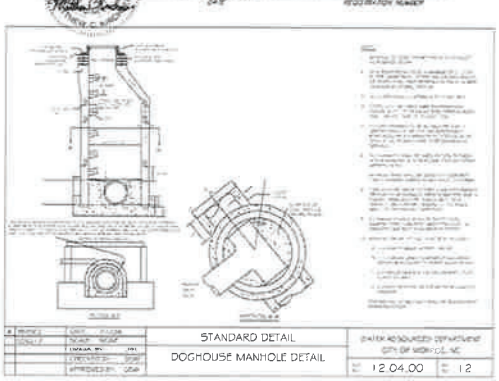
STANDARD $\frac{3}{4}$" OR 1" METER ASSEMBLY

6.03



STANDARD 1½" AND 2" METER INSTALLATION AND VAULT

6.04A

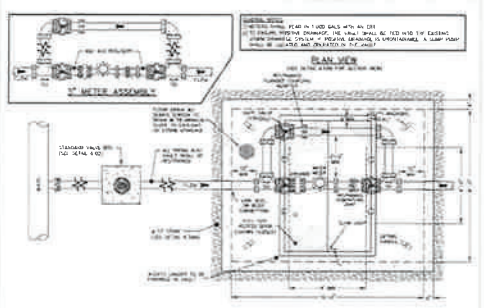


STANDARD DETAIL

DOGHOUSE MANHOLE DETAIL

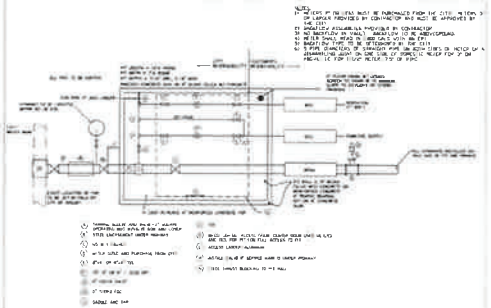
12.04.00

12



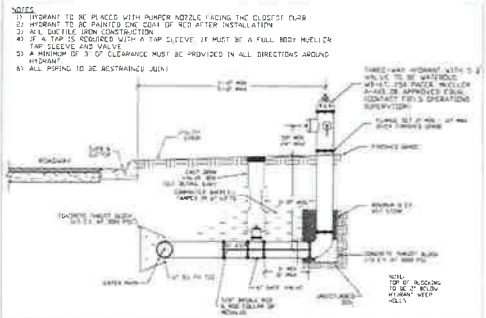
STANDARD 3" OR 4" METER INSTALLATION & VAULT (PLAN VIEW)

6.04C



COMMERCIAL METER VAULT (2" OR LESS)

6.05



STANDARD HYDRANT INSTALLATION

6.06

EAGLE ENGINEERING

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INDIAN TRAIL, NC 28079
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SEAL 045509 NORTH CAROLINA PROFESSIONAL ENGINEER
05/26/22

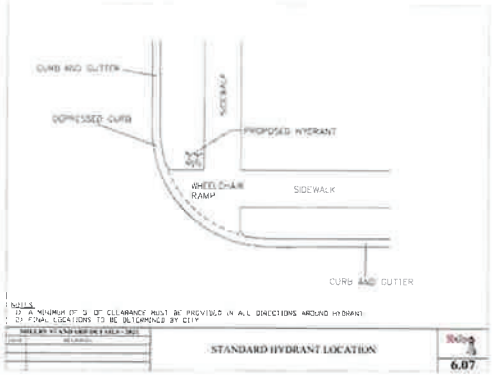
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

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

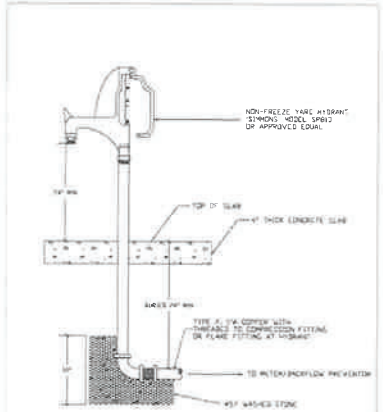
ASBUILT
UTILITY DETAILS
(1 OF 5)

DESIGNED BY:	KEL
DRAWN BY:	KEL
CHECKED BY:	MDK
DATE:	05/26/2022
SCALE:	AS SHOWN
JOB NUMBER:	2518

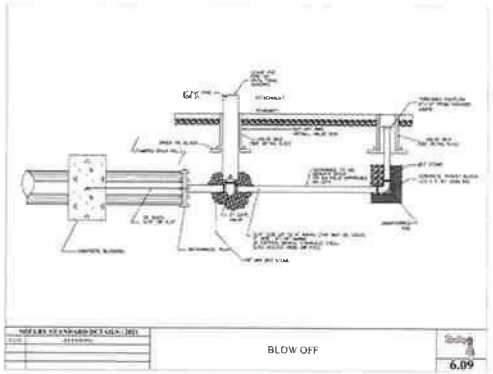
C-6.6



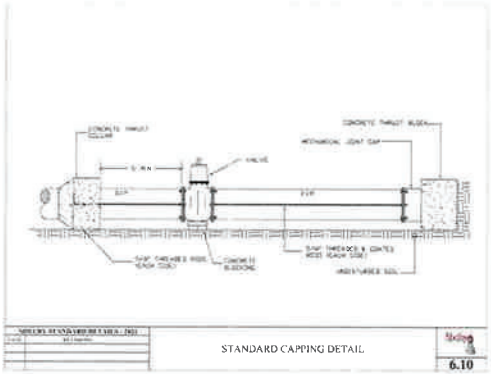
STANDARD HYDRANT LOCATION — 6.07



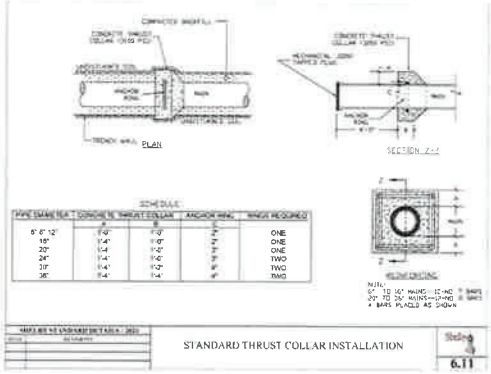
YARD HYDRANT (NO- FREEZE) — 6.08



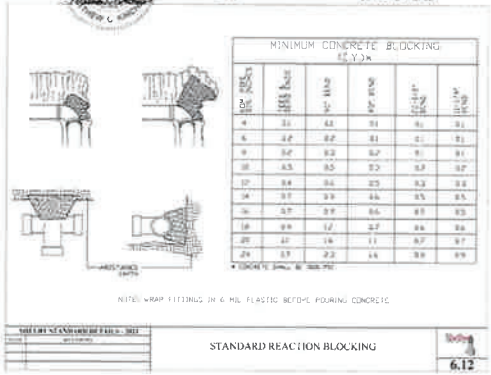
BLOW OFF — 6.09



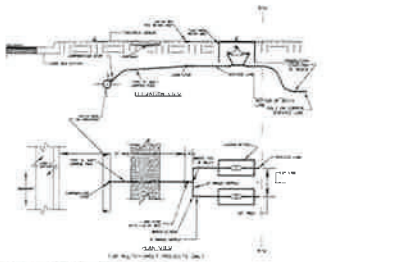
STANDARD CAPPING DETAIL — 6.10



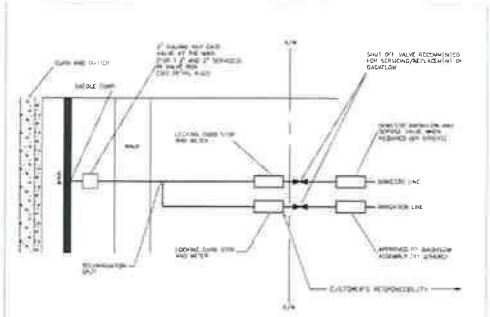
STANDARD THRUST COLLAR INSTALLATION — 6.11



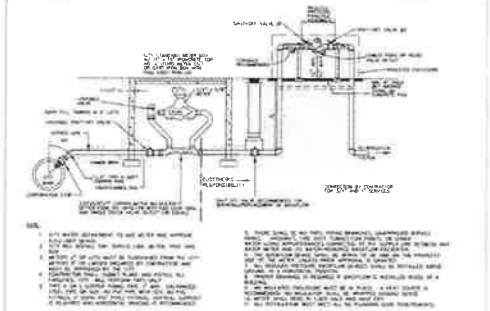
STANDARD REACTION BLOCKING — 6.12



STANDARD MULTIPLE BRANCH SERVICE — 6.13



IRRIGATION TAP ON EXISTING SERVICE — 6.14



TYPICAL IRRIGATION SYSTEM CONNECTIONS — 6.15

EAGLE ENGINEERING
FIRM LICENSE # C-0813
201A VAN BUREN AVE
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleenc.net

SEAL 045509 — 05/24/22

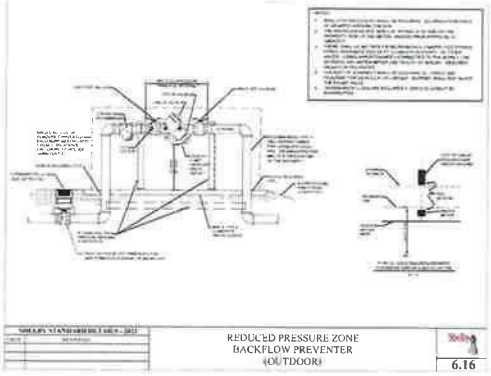
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

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

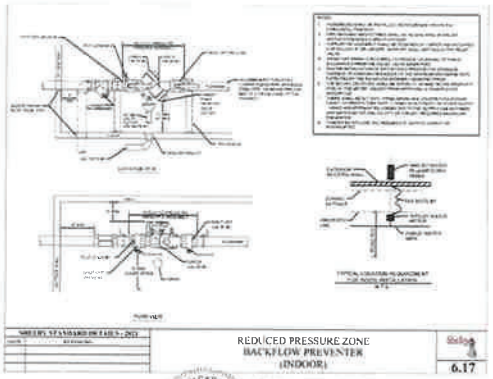
ASBUILT
UTILITY DETAILS
(2 OF 5)

DESIGNED: MCK
DRAWN BY: KEL — DATE: 05/06/2022
CHECKED BY: KEL — SCALE: AS SHOWN

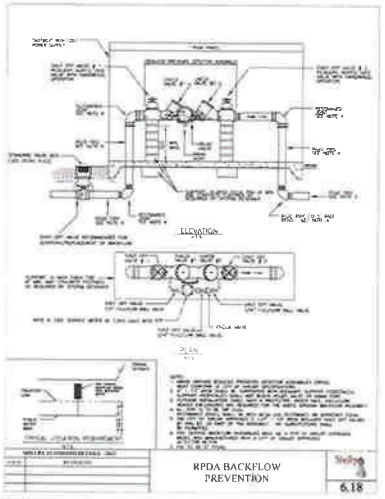
Sheet
C-6.7



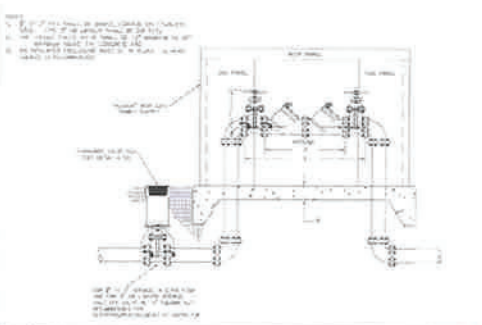
REDUCED PRESSURE ZONE BACKFLOW PREVENTER (OUTDOOR) — 6.16



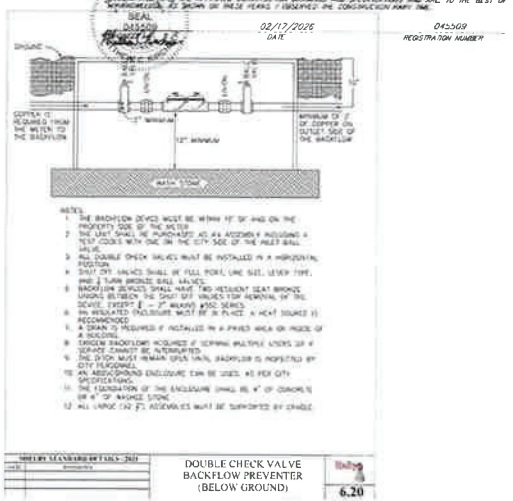
REDUCED PRESSURE ZONE BACKFLOW PREVENTER (INDOOR) — 6.17



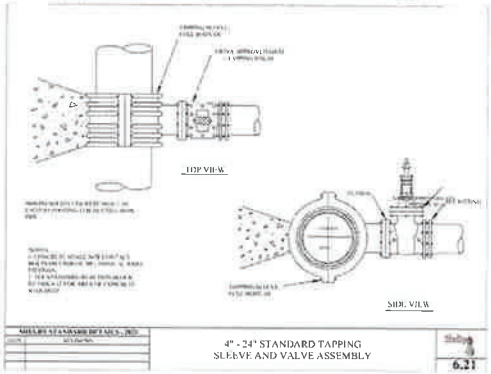
RPDA BACKFLOW PREVENTION — 6.18



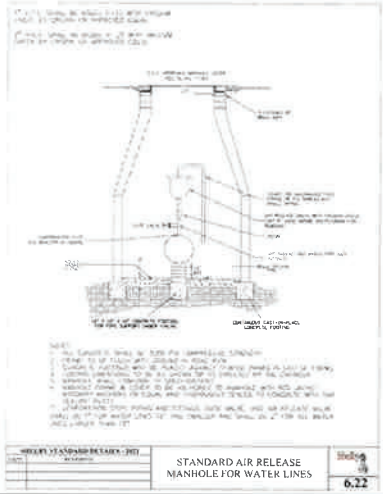
DOUBLE-CHECK VALVE BACKFLOW PREVENTER IN BOX W/ OPTIC — 6.19



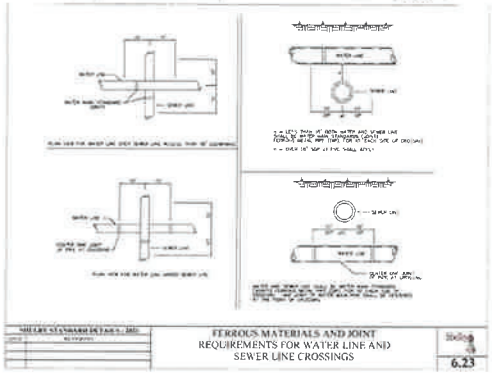
DOUBLE CHECK VALVE BACKFLOW PREVENTER (BELOW GROUND) — 6.20



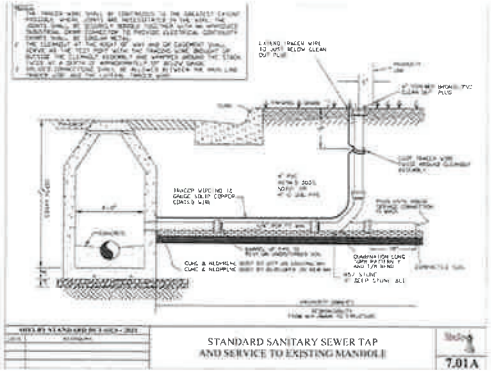
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY — 6.21



STANDARD AIR RELEASE MANHOLE FOR WATER LINES — 6.22



FERROUS MATERIALS AND JOINT REQUIREMENTS FOR WATER LINE AND SEWER LINE CROSSINGS — 6.23



STANDARD SANITARY SEWER TAP AND SERVICE TO EXISTING MANHOLE — 7.01A

02/17/2026
DATE

042509
REGISTRATION NUMBER

EAGLE ENGINEERING
FIRM LICENSE # C-0813
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleenc.net

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042509 MATTHEW C. KIEL 02/17/2026

NO.	DATE	BY	ISSUE
1	08/15/2025	KEL	Addressing

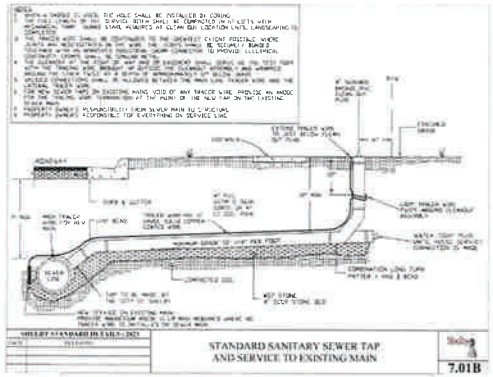
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

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

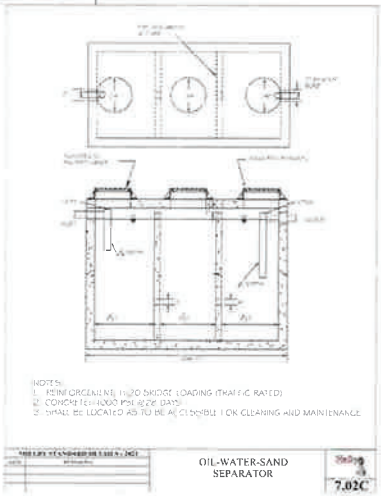
ASBUILT
UTILITY DETAILS
(3 OF 5)

DESIGNED BY	MCK
DRAWN BY	KEL
JOB NUMBER	7519
DATE	09/16/2022
SCALE	AS SHOWN

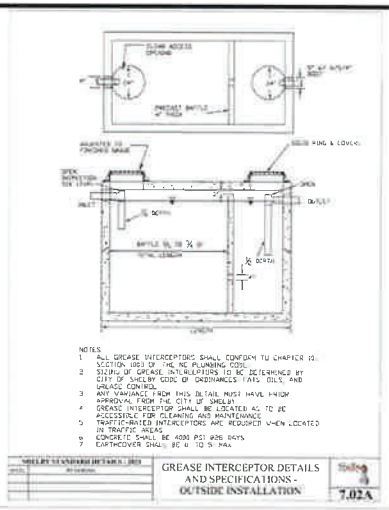
C-6.8



STANDARD SANITARY SEWER TAP AND SERVICE TO EXISTING MAIN — 7.01B



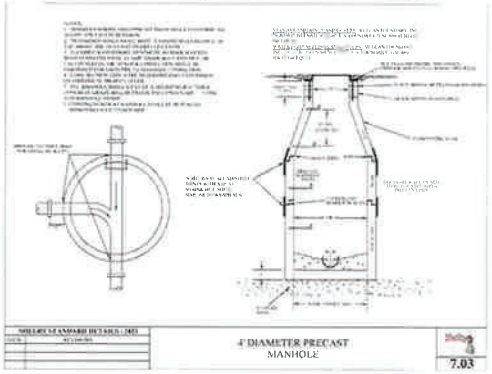
OIL-WATER-SAND SEPARATOR — 7.02C



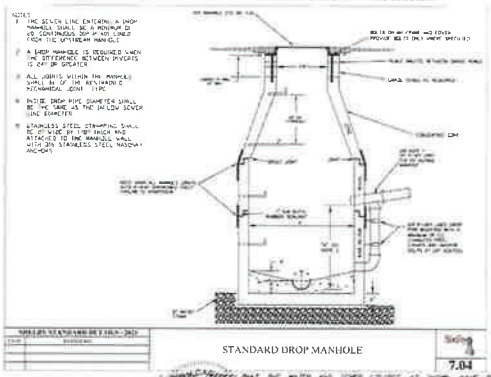
GREASE INTERCEPTOR DETAILS AND SPECIFICATIONS - OUTSIDE INSTALLATION — 7.02A



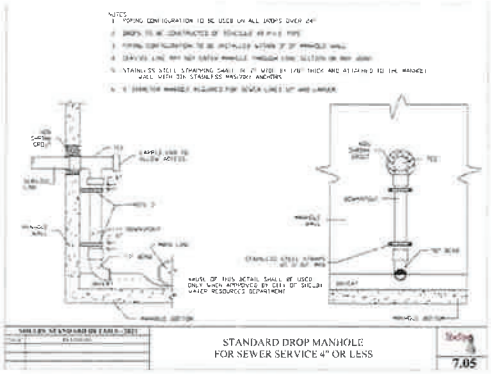
GREASE TRAP DETAILS AND SPECIFICATION - INTERIOR INSTALLATION — 7.02B



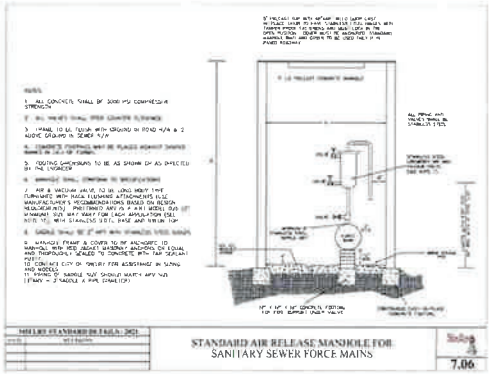
4' DIAMETER PRECAST MANHOLE — 7.03



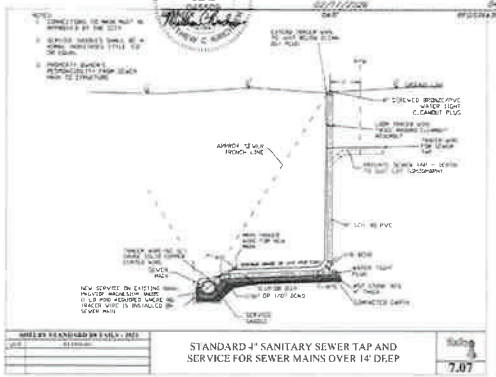
STANDARD DROP MANHOLE — 7.04



STANDARD DROP MANHOLE FOR SEWER SERVICE 4" OR LESS — 7.05



STANDARD AIR RELEASE MANHOLE FOR SANITARY SEWER FORCE MAINS — 7.06



STANDARD 4" SANITARY SEWER TAP AND SERVICE FOR SEWER MAINS OVER 14' DEEP — 7.07

EAGLE ENGINEERING
FIRM LICENSE #: C-0873
2013A VAN BUREN AVE
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleengr.net

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 045509 MATTHEW C. KIEL 05/26/22

NO	DATE	BY	ISSUE
1	04/27/2022	MCK	PERMITTING

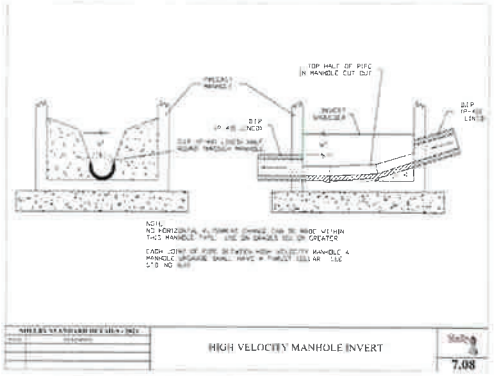
WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

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

ASBUILT
UTILITY DETAILS
(4 OF 5)

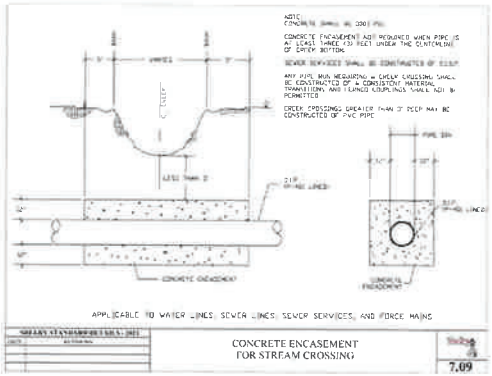
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
MCK	MCK	MCK	MCK
SCALE	DATE	JOB NUMBER	FILE
AS SHOWN	05/26/2022	2118	

C-6.9



HIGH VELOCITY MANHOLE INVERT

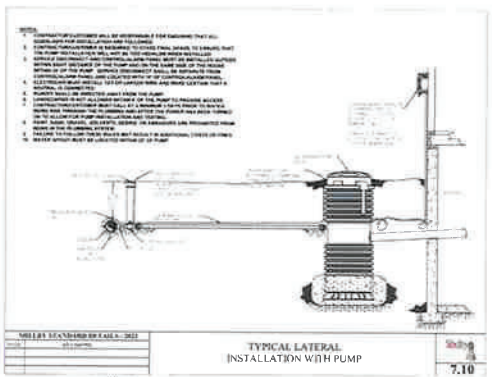
7.08



APPLICABLE TO WATER LINES, SEWER LINES, SEWER SERVICES, AND FORCE MAINS

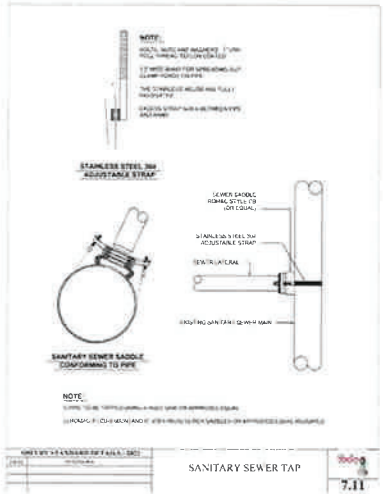
CONCRETE ENCASEMENT FOR STREAM CROSSING

7.09



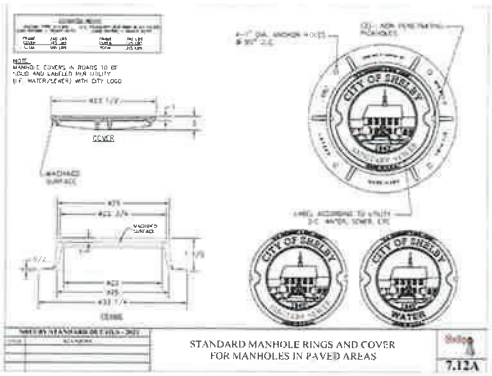
TYPICAL LATERAL INSTALLATION WITH PUMP

7.10



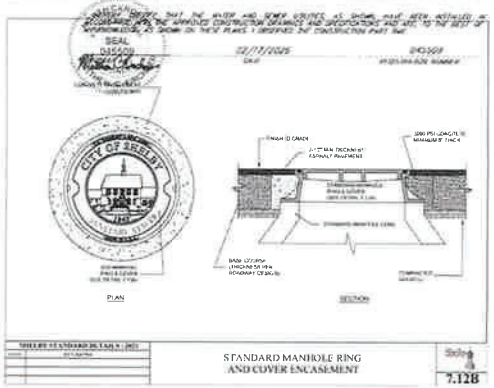
SANITARY SEWER TAP

7.11



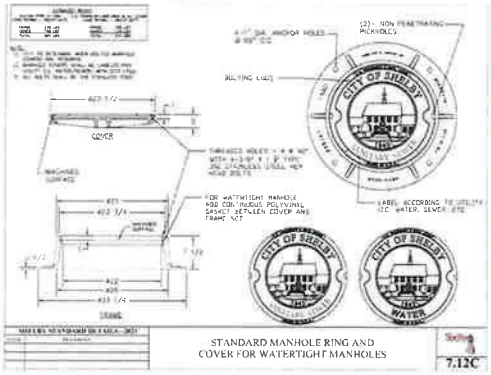
STANDARD MANHOLE RINGS AND COVER FOR MANHOLES IN PAVED AREAS

7.12A



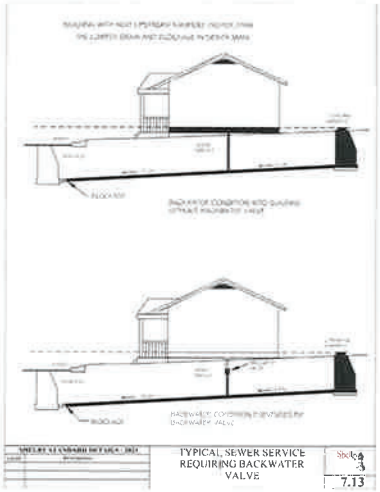
STANDARD MANHOLE RING AND COVER ENCASEMENT

7.12B



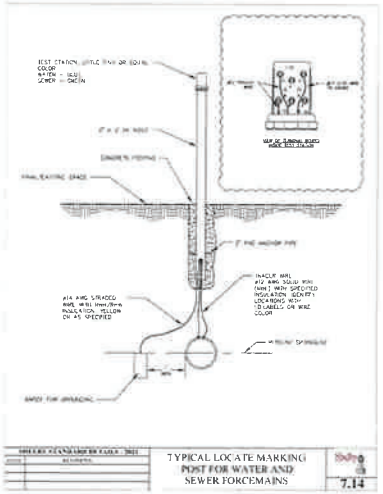
STANDARD MANHOLE RING AND COVER FOR WATERTIGHT MANHOLES

7.12C



TYPICAL SEWER SERVICE REQUIRING BACKWATER VALVE

7.13



TYPICAL LOCATE MARKING POST FOR WATER AND SEWER FORCEMAINS

7.14

50

EAGLE ENGINEERING

FIRM LICENSE # C-0873
2514 S. TRYON STREET
INDIAN TRAIL, NC 28079
(704) 882-4272
www.eagleengineering.net

SEAL
045500
MARTIN C. KIEL
05/24/22

NO.	DATE	BY
1	08/08/22	MCK

WILLOW ESTATES
SHELBY, CLEVELAND CO., NC

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

ASBUILT
UTILITY DETAILS
(5 OF 5)

DESIGNED BY	MCK
DRAWN BY	KEL
JOB NUMBER	7519
SCALE	AS SHOWN
DATE	05/06/2022

C-6.10

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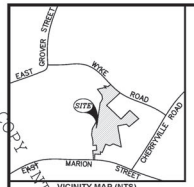


VICINITY MAP (NTS)

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE AS SHOWN FROM FEMA FLOOD MAP NUMBER 3710254700J, PANEL 2547, EFFECTIVE FEBRUARY 20, 2008

USE OF LAND WITHIN AN AREA OF SPECIAL FLOOD HAZARD IS SUBSTANTIALLY RESTRICTED BY SECTION 10-2 OF THE SHELBY UNIFIED DEVELOPMENT ORDINANCE

OWNER:

LGI HOMES – NC, LLC
3037 SHERMAN DRIVE
LANCASTER, SC 29720

REFERENCES:

1. DB 1861, PG 1612
2. DB 1186, PG 2277
3. DB 1951, PG 2569
4. DB 1951, PG 2581
5. DB 1951, PG 2593
6. DB 1951, PG 2606
7. DB 1953, PG 2114

CLEVELAND COUNTY REGISTER OF DEEDS

SURVEY NOTES:

1. NORTH IS REFERENCED TO DEED BOOK 1861, PAGE 1612.
2. SUBJECT PARCEL IS ZONED: RO, GB
3. AREA WAS DETERMINED BY THE COORDINATE METHOD.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
6. DESIGNATED AS BEING TAX PARCEL 2547937518, 2547948962.
7. THERE ARE NO GEODETIC MONUMENTS WITHIN 2,000 FEET OF THE SITE.
8. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
9. PARCELS SUBJECT TO COVENANTS AD RESTRICTIONS FOUND IN BOOK 1953, PAGE 2114, CLEVELAND COUNTY REGISTER OF DEEDS.

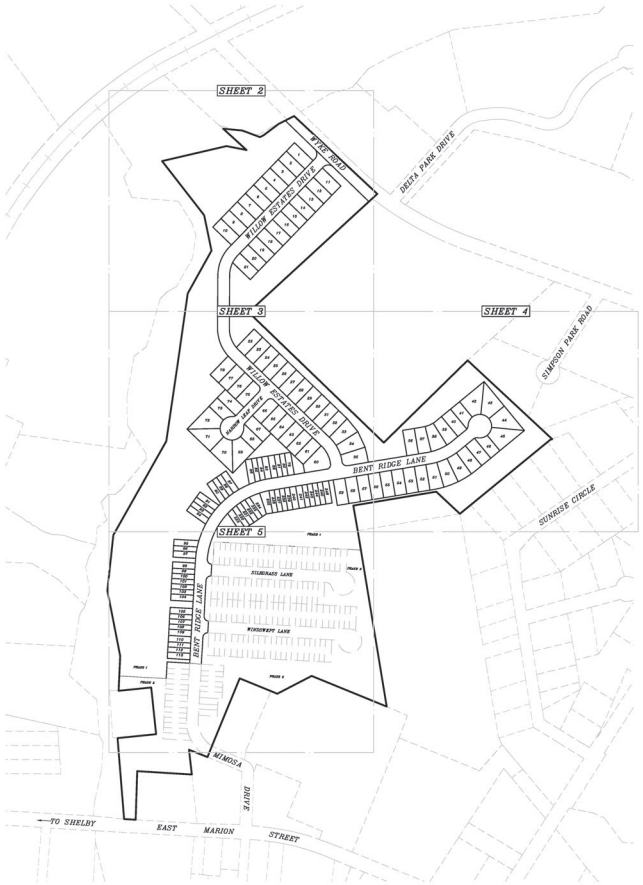
DEVELOPMENT DATA:

JURISDICTION	SHELBY
TAX PARCELS	2547937518, 2547948962
ZONING	RO & GB
AREA IN LOTS	19.41 AC
COMMON AREA	25.03 AC
RIGHT-OF-WAY	7.14 AC
TOTAL AREA	51.57 AC
TOTAL TOWNHOMES	168 UNITS 53(PHASE 1) 115(PHASE 2)
TOTAL SINGLE FAMILY HOUSES	78 UNITS(PHASE 1)
TOTAL UNITS	246 UNITS
DENSITY	4.77 UNITS/ACRE
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	10'
TOTAL DISTURBED AREA	41.47 AC

EASEMENT NOTES:

1. PARCELS SUBJECT TO COVENANTS AND RESTRICTIONS FOUND IN BOOK 1953, PAGE 2114, CLEVELAND COUNTY REGISTER OF DEEDS.
2. THE ACCESS EASEMENT SHOWN IS FOR THE PURPOSE OF GRANTING ACCESS TO THE CITY OF SHELBY TO CARRY OUT ALL PROVISIONS OF THE CITY'S PHASE II STORMWATER ORDINANCE, INCLUDING BUT NOT LIMITED TO INSPECTIONS OF THE STORMWATER SCM DEVICE(S). THIS ACCESS EASEMENT IS RECORDED IN DEED BOOK 1951 AND PAGE 2606.
3. THIS PROPERTY CONTAINS A STORMWATER MANAGEMENT FACILITY THAT MUST BE MAINTAINED ACCORDING TO THE OPERATIONS AND MAINTENANCE MANUAL RECORDED IN DEED BOOK 1951 AND PAGE 2593.
4. ALL PSDE(PRIVATE STROM DRAIN EASEMENT) ARE MEASURED FROM THE CONSTRUCTED CENTERLINE, AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. GREENWAY EASEMENTS RECORDED IN BOOK 1951, PAGE 2581, CLEVELAND COUNTY REGISTER OF DEEDS.
6. UTILITY EASEMENTS RECORDED IN BOOK 1951, PAGE 2569, CLEVELAND COUNTY REGISTER OF DEEDS.

THE PURPOSE OF THIS PLAT IS TO DEDICATE PHASE 1 OF THE WILLOW ESTATES SUBDIVISION BY SUBDIVIDING PARCELS 2547937518 & 2547948962 INTO 53 TOWNHOME LOTS AND 78 SINGLE FAMILY LOTS



– FUTURE PHASE 2

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SHELBY UNIFIED DEVELOPMENT ORDINANCE SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

Signed by: BRIAN BURGESS 9/2/2025
OFFICIAL DATE

CERTIFICATE OF APPROVAL OF REQUIRED IMPROVEMENTS:

I HEREBY CERTIFY THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY SPECIFICATIONS IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF $ 6,636,614.34 HAS BEEN POSTED WITH SHELBY TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

Signed by: BEN HARGROVE 8/28/2025
CITY ENGINEER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF SHELBY AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Signed by: JOSH SPIEGEL 8/26/2025
OWNER(S) DATE

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

Signed by: DOUG CLARK
DISTRICT ENGINEER

DATE: 8/28/2025

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

REVIEW OFFICER CERTIFICATE

I, Donna Mellon, REVIEW OFFICER OF CLEVELAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Signed by: Donna Mellon 9/2/2025
REVIEW OFFICER DATE

SURVEYOR CERTIFICATION:

I, CHRISTOPHER G. DELLA MEA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION PER DEED DESCRIPTIONS THAT ARE REFERENCED ON THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION, NUMBER AND SEAL THIS 26TH DAY OF AUGUST, 2025.

I FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DocuSigned by: Chris Della Mea 8/26/2025
CHRISTOPHER G. DELLA MEA, PLS L-4157 DATE

Submitted electronically by "GPA, Inc."
In compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cleveland County Register of Deeds.

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4157 CHRISTOPHER G. DELLA MEA
Chris Della Mea 8/26/2025

250' 0' 125' 250' 500'
1 INCH = 250 FEET

BK 51 PG 97 - 97 (1) DOC# 200118227
This Document eRecorded: 09/03/2025 10:37:50 AM
Fee: $21.00 Tax: $0.00
Cleveland County, North Carolina
Betsy S. Harnage, Register of Deeds

SEE SHEET 5 FOR LINE AND CURVE DATA

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC. SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP. OFC
261 TROLLAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC. BRANCH
605 PHILIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1" = 250'
(THIS SHEET ONLY)

JOB NO.
250013
DATE
8/26/2025
DRAWN BY
CJP
CHECKED BY
CGD

WILLOW ESTATES SUBDIVISION(PHASE 1)
PARCELS 2547937518 & 2547948962
OWNED BY: LGI HOMES-NC LLC
A NUMBER 4 TOWNSHIP
LOCATED IN THE CITY OF SHELBY
CLEVELAND COUNTY, NORTH CAROLINA

FINAL PLAT FOR WILLOW ESTATES PHASE 1

PREPARED FOR:
LGI HOMES-NC, LLC
3037 SHERMAN DRIVE
LANCASTER, SC 29720

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR GPA, INC No. C-4479 STATE OF ACCREDITATION

SHEET 1 OF 5

INTERNET COPY

P:\Projects\2025\PROJECTS\250013\LGI\WILLOW ESTATES\DWG\250013-SUBDIVISION.dwg

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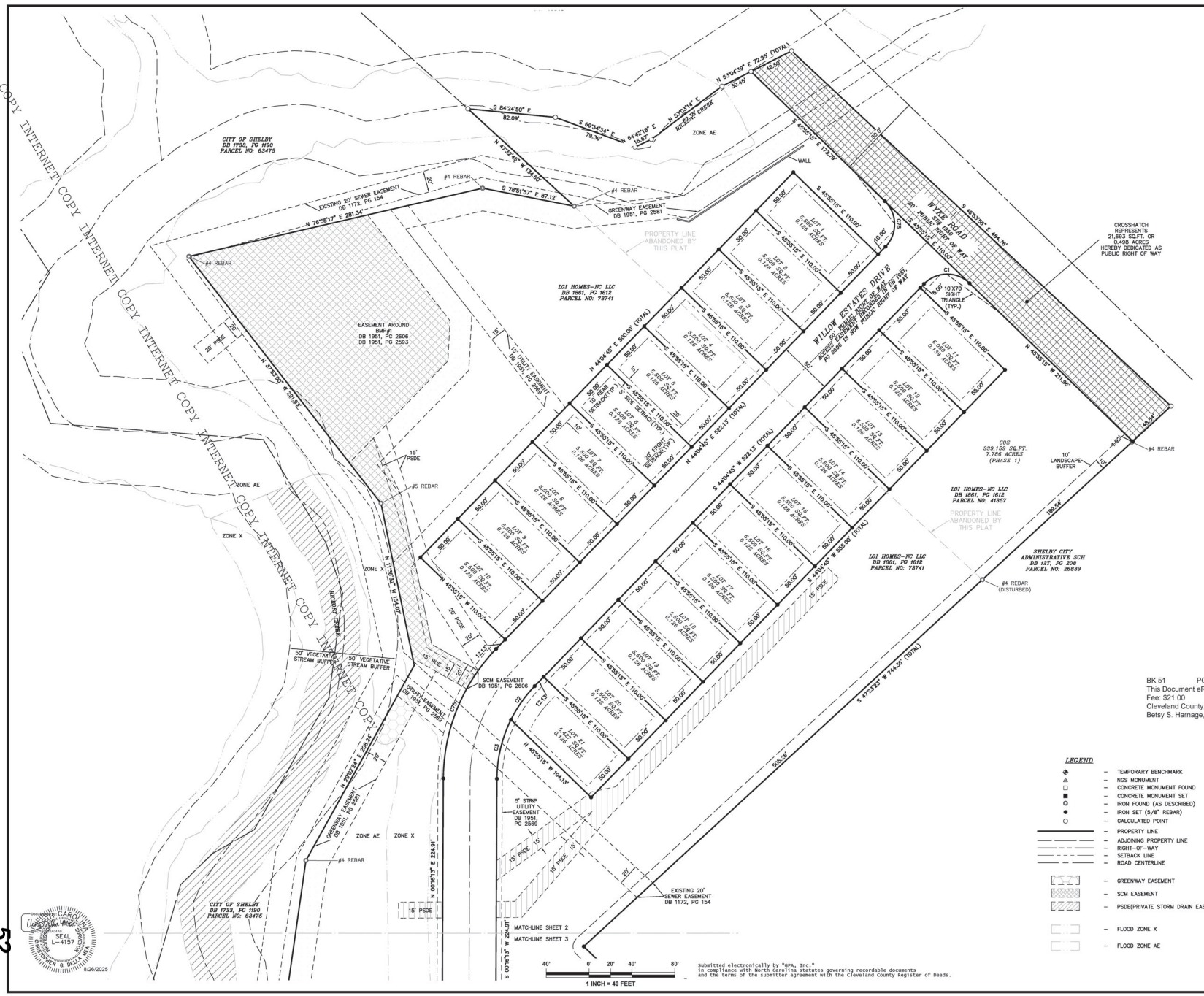
INTERNET COPY
CITY OF SHELBY
DB 1733, PG 1190
PARCEL NO: 63475
ZONE AE
ZONE X
S 84°24'50" E
82.09'
S 69°34'34" E
79.39'
N 64°42'16" E
16.67'
N 53°53'14" E
HARRIS MINE CREEK
N 63°04'38" E 72.85' (TOTAL)
42.50'
30.45'
S 45°55'15" E 172.78'
WALL
N 47°52'45" W 134.46'
EXISTING 20' SEWER EASEMENT
DB 1172, PG 154
S 78°51'57" E 87.12'
#4 REBAR
GREENWAY EASEMENT
DB 1951, PG 2581
PROPERTY LINE ABANDONED BY THIS PLAT
WYKE ROAD
80' PUBLIC RIGHT OF WAY
S 45°33'56" E 484.76'
CROSSHATCH REPRESENTS 21,693 SQ.FT. OR 0.498 ACRES HEREBY DEDICATED AS PUBLIC RIGHT OF WAY
LGI HOMES-NC LLC
DB 1861, PG 1612
PARCEL NO: 73741
EASEMENT AROUND BMP#1
DB 1951, PG 2606
DB 1951, PG 2593
N 76°55'17" E 281.34'
N 37°43'00" W 291.83'
15' UTILITY EASEMENT
DB 1951, PG 2569
WILLOW ESTATES DRIVE
ACCESS EASEMENT BEGINS ON THE WEST SIDE OF WYKE ROAD AT PC #208 IS NOW REBAR RIGHT OF WAY
50' PUBLIC RIGHT OF WAY
10'X70' SIGHT TRIANGLE (TYP.)
N 45°55'15" W 211.06'
N 44°04'45" E 550.00' (TOTAL)
S 44°04'45" W 522.13' (TOTAL)
N 44°04'45" E 522.13' (TOTAL)
LOT 1 6,600 SQ.FT. 0.152 ACRES
LOT 2 6,600 SQ.FT. 0.152 ACRES
LOT 3 6,600 SQ.FT. 0.152 ACRES
LOT 4 6,600 SQ.FT. 0.152 ACRES
LOT 5 6,600 SQ.FT. 0.152 ACRES
LOT 6 6,600 SQ.FT. 0.152 ACRES
LOT 7 6,600 SQ.FT. 0.152 ACRES
LOT 8 6,600 SQ.FT. 0.152 ACRES
LOT 9 6,600 SQ.FT. 0.152 ACRES
LOT 10 6,600 SQ.FT. 0.152 ACRES
LOT 11 6,600 SQ.FT. 0.152 ACRES
LOT 12 6,600 SQ.FT. 0.152 ACRES
LOT 13 6,600 SQ.FT. 0.152 ACRES
LOT 14 6,600 SQ.FT. 0.152 ACRES
LOT 15 6,600 SQ.FT. 0.152 ACRES
LOT 16 6,600 SQ.FT. 0.152 ACRES
LOT 17 6,600 SQ.FT. 0.152 ACRES
LOT 18 6,600 SQ.FT. 0.152 ACRES
LOT 19 6,600 SQ.FT. 0.152 ACRES
LOT 20 6,600 SQ.FT. 0.152 ACRES
LOT 21 6,600 SQ.FT. 0.152 ACRES
50' FRONT SETBACK (TYP.)
30' REAR SETBACK (TYP.)
5' SIDE SETBACK (TYP.)
COS 339,159 SQ.FT. 7.786 ACRES (PHASE 1)
10' LANDSCAPE BUFFER
LGI HOMES-NC LLC
DB 1861, PG 1612
PARCEL NO: 41357
LGI HOMES-NC LLC
DB 1861, PG 1612
PARCEL NO: 73741
SHELBY CITY ADMINISTRATIVE SCH
DB 127, PG 208
PARCEL NO: 26839
#4 REBAR (DISTURBED)
S 44°04'45" W 555.00' (TOTAL)
S 47°23'23" W 744.36' (TOTAL)
189.54'
135.54'
#5 REBAR
15' PSDE
20' PSDE
N 13°36'35" W 194.07'
BOUNDARY CREEK
50' VEGETATIVE STREAM BUFFER
SCM EASEMENT
DB 1951, PG 2606
DRAINAGE EASEMENT
DB 1951, PG 2569
N 37°09'24" E 208.24'
N 00°16'13" E 224.91'
S 00°16'13" W 224.91'
GREENWAY EASEMENT
DB 1951, PG 2581
5' STRIP UTILITY EASEMENT
DB 1951, PG 2569
EXISTING 20' SEWER EASEMENT
DB 1172, PG 154
N 45°55'15" W 104.13'
MATCHLINE SHEET 2
MATCHLINE SHEET 3
CITY OF SHELBY
DB 1733, PG 1190
PARCEL NO: 63475
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
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C30
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C32
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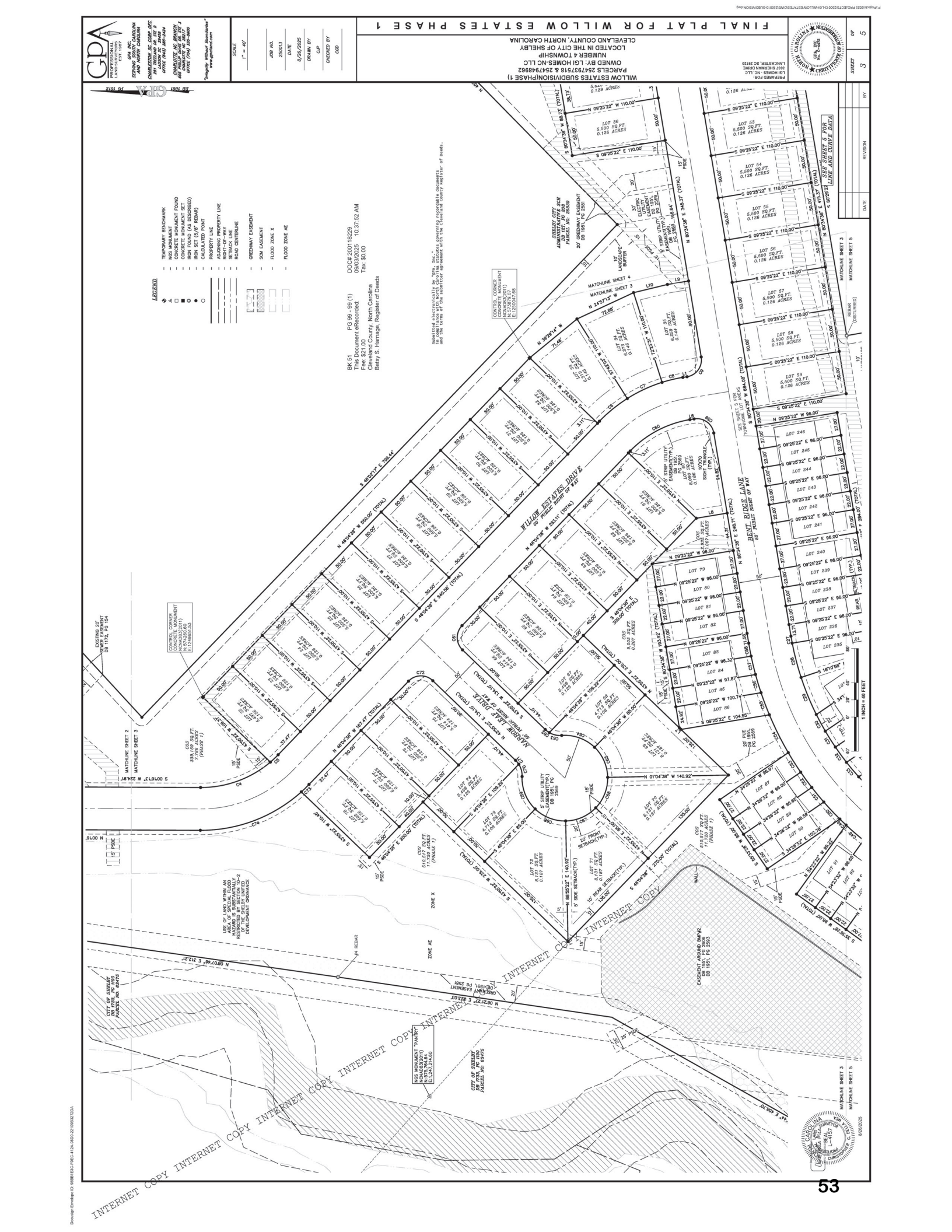
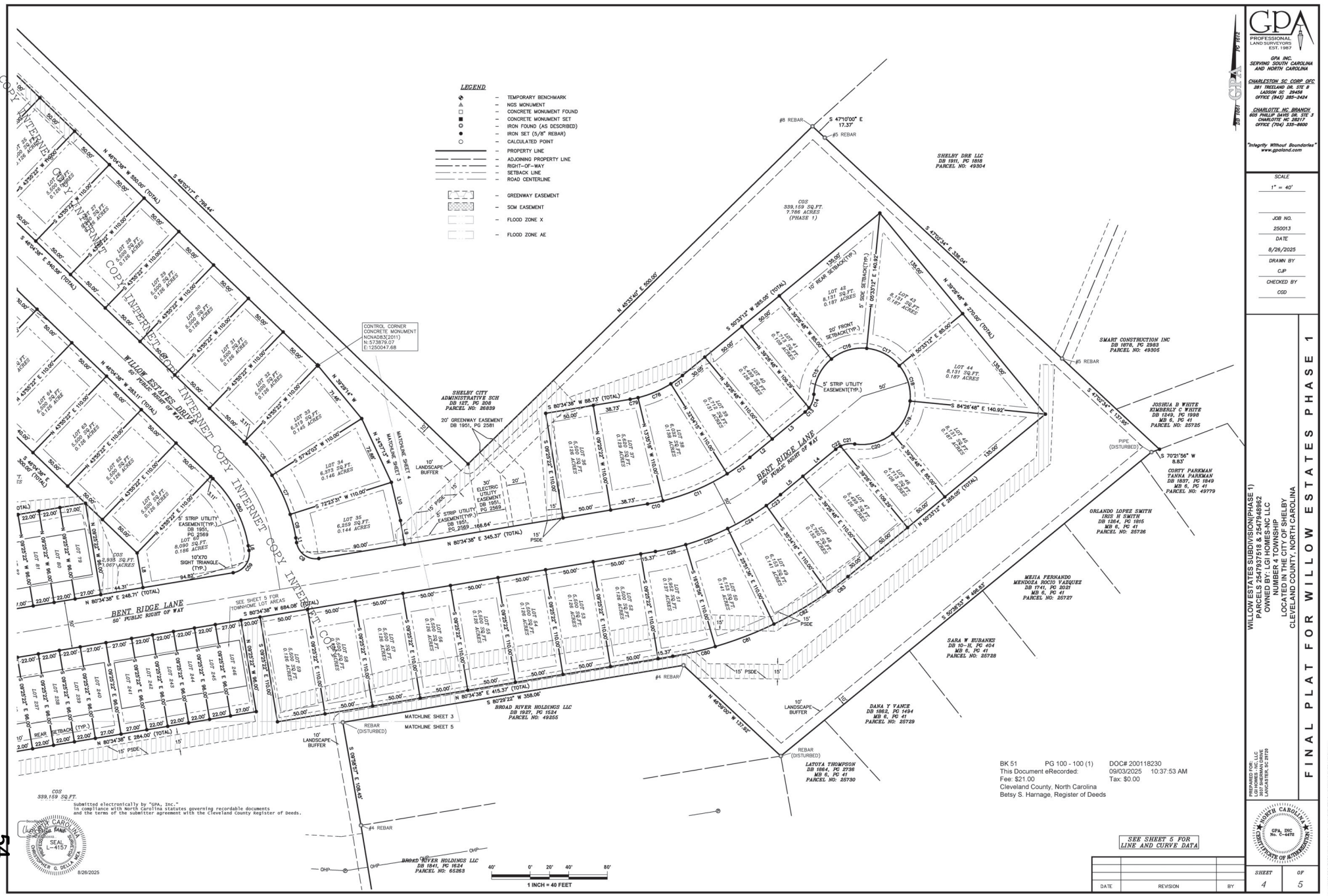
C35
C36
C37
C38
C39
C40


FINAL PLAT FOR WILLOW ESTATES PHASE 1
WILLOW ESTATES SUBDIVISION(PHASE 1)
PARCELS 2547373518 & 2547948962
OWNED BY: LGI HOMES-NC LLC
NUMBER 4 TOWNSHIP
LOCTATED IN THE CITY OF SHELBY
CLEVELAND COUNTY, NORTH CAROLINA
PREPARED FOR:
LGI HOMES - NC, LLC.
3037 SHERMAN DRIVE
LANCASTER, SC 29720
GPA, INC.
C-1419
SHEET 3 OF 5
SCALE
1" = 40'
JOB NO.
25001.3
DATE
8/26/2025
DRAWN BY
CJP
CHECKED BY
CGD
GPA
PROFESSIONAL LAND SURVEYORS
GPA, INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA
CHARLESTON, SC CORP. OFF.
1981 Pierpont Rd. Ste. B
Lassie, SC 29456
OFFICE (843) 285-3434
CHARLOTTE, NC BRANCH
8027 Arrowridge Blvd. Ste. 5
Charlotte, NC 28217
OFFICE (704) 333-8660
"Integrity Without Boundaries"
www.gpainc.com
LEGEND
TEMPORARY BENCHMARK
NGS MONUMENT
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
IRON FOUND (AS DESCRIBED)
IRON SET (5/8" REBAR)
CALCULATED POINT
PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY
SETBACK LINE
ROAD CENTERLINE
GREENWAY EASEMENT
SCM EASEMENT
FLOOD ZONE X
FLOOD ZONE AE
BK 51 PG 99 - 99 (1) DOC# 20011B229
This Document eRecorded 09/03/2025 10:37:52 AM
Fee $21.00 Tax: $0.00
Cleveland County, North Carolina
Betsy S. Harnage, Register of Deeds
Submitted electronically by "GPA, Inc."
In compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cleveland County Register of Deeds.
CONTROL CORNER
CONCRETE MONUMENT
NAD83(2011)
N:573879.077
E:1250547.66
CONTROL CORNER
CONCRETE MONUMENT
NAD83(2011)
N:574260.601
E:1249851.53
NGS MONUMENT "PARTY"
NAD83(2011)
N:574214.80
E:1247214.80
CITY OF SHELBY
DB 1951, PG 2589
PARCEL No. 63475
CITY OF SHELBY
DB 1783, PG 1150
PARCEL No. 63475
SHELBY CITY ADMINISTRATIVE & SCH
DB 1951, PG 2589
PARCEL No. 26869
20' GREENWAY EASEMENT
DB 1951, PG 2581
30' ELECTRIC EASEMENT
DB 1951, PG 2589
5' STRIP UTILITY EASEMENT(TYP.)
DB 1951, PG 2589
10' LANDSCAPE BUFFER
EXISTING 20' SEWER EASEMENT
DB 1172, PG 154
WILLOW ESTATES DRIVE
60' PUBLIC RIGHT OF WAY
BENT RIDGE LANE
60' PUBLIC RIGHT OF WAY
MIRROR LIGHT DRIVE
60' PUBLIC RIGHT OF WAY
CROSSWAY EASEMENT
DB 1951, PG 2581
EASEMENT AROUND BMP#2
DB 1951, PG 2589
DB 1951, PG 2593
DB 1951, PG 2581
USE OF LAND WITHIN AN AREA OF SPECIAL FLOOD HAZARD IS SUBSTANTIALLY RESTRICTED BY SECTION 10-2 OF THE UNIFIED DEVELOPMENT ORDINANCE
ZONE X
ZONE AE
#4 REBAR
REBAR (DISTURBED)
WALL
SEE SHEET 5 FOR LINE AND CURVE DATA
SEE SHEET 3 FOR TOWNHOME LOT AREAS
MATCHLINE SHEET 2
MATCHLINE SHEET 3
MATCHLINE SHEET 4
MATCHLINE SHEET 5
1 INCH = 40 FEET
DATE
REVISION
BY
LICENSED LAND SURVEYOR
CHRISTOPHER G. PHILLIPS
L-4157
8/26/2025
INTERNET COPY INTERNET COPY INTERNET COPY INTERNET COPY
INTERNET COPY
INTERNET COPY
Docusign Envelope ID: 68BB1E3C-F9EC-4124-99D0-2210B53272DA
53

Docusign Envelope ID: 98BB1E3C-F0EC-412A-98D0-22109B3272DA



Submitted electronically by "GPA, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cleveland County Register of Deeds.

NORTH CAROLINA SEAL L-4157 CHRISTOPHER C. DELLINGER, PLS
8/26/2025

BK 51 PG 100 - 100 (1) DOC# 200118230
This Document eRecorded: 09/03/2025 10:37:53 AM
Fee: $21.00 Tax: $0.00
Cleveland County, North Carolina
Betsy S. Harnage, Register of Deeds

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987
GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA
CHARLESTON SC CORP OFC
251 TRESLAND DR, STE B
LADSON SC 29456
OFFICE (843) 285-2424
CHARLOTTE NC BRANCH
605 PHILIP DAVIS DR, STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600
"Integrity Without Boundaries"
www.gpaland.com

SCALE 1" = 40'
JOB NO. 250013
DATE 8/26/2025
DRAWN BY CJP
CHECKED BY CGD

FINAL PLAT FOR WILLOW ESTATES PHASE 1
WILLOW ESTATES SUBDIVISION(PHASE 1)
PARCELS 2547937518 & 2547948962
OWNED BY: LGI HOMES-NC LLC
NUMBER 4 TOWNSHIP
LOCATED IN THE CITY OF SHELBY
CLEVELAND COUNTY, NORTH CAROLINA

PREPARED FOR: LGI HOMES-NC, LLC 3037 SHERMAN DRIVE LANCASTER, SC 29720

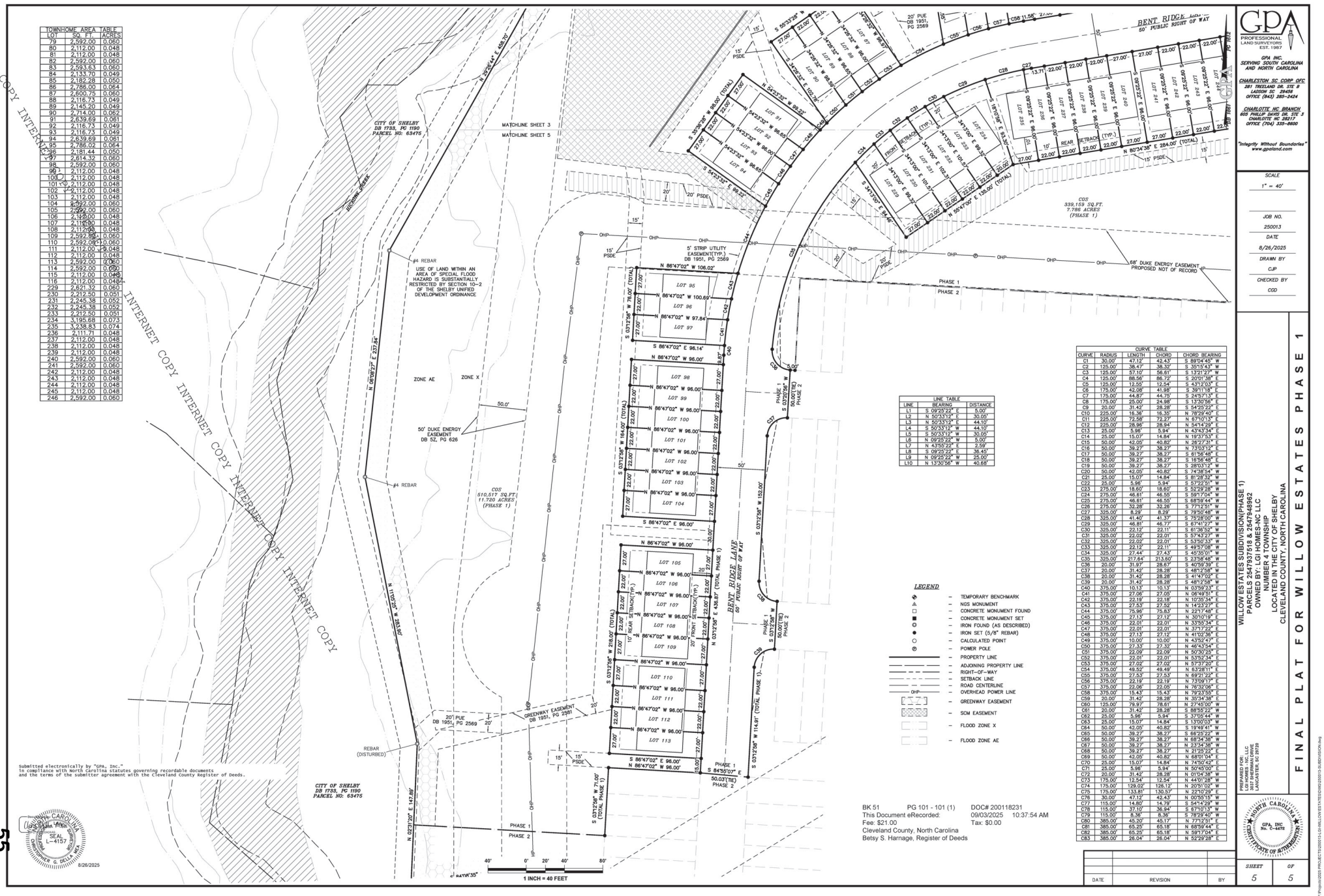
NORTH CAROLINA GPA, INC No. C-4479 STATE OF AUTHORIZATION

SHEET 4 OF 5

54

P:\Projects\2025\PROJECTS\250013\LGI\WILLOW ESTATES\DESIGN\250013-SUBDIVISION.dwg

Docusign Envelope ID: 98BB1E3C-F0EC-412A-98D0-22109B3272DA



TOWNHOME AREA TABLE		
LOT	SQ. FT.	ACRES
79	2,592.00	0.060
80	2,112.00	0.048
81	2,112.00	0.048
82	2,592.00	0.060
83	2,593.63	0.060
84	2,133.70	0.049
85	2,182.28	0.050
86	2,786.00	0.064
87	2,600.75	0.060
88	2,116.73	0.049
89	2,145.20	0.049
90	2,714.00	0.062
91	2,639.69	0.061
92	2,116.73	0.049
93	2,116.73	0.049
94	2,639.69	0.061
95	2,786.02	0.064
96	2,181.44	0.050
97	2,614.32	0.060
98	2,592.00	0.060
99	2,112.00	0.048
100	2,112.00	0.048
101	2,112.00	0.048
102	2,112.00	0.048
103	2,112.00	0.048
104	2,592.00	0.060
105	2,592.00	0.060
106	2,112.00	0.048
107	2,112.00	0.048
108	2,112.00	0.048
109	2,592.00	0.060
110	2,592.00	0.060
111	2,112.00	0.048
112	2,112.00	0.048
113	2,592.00	0.060
114	2,592.00	0.060
115	2,112.00	0.048
116	2,112.00	0.048
229	2,621.32	0.060
230	2,212.50	0.051
231	2,245.38	0.052
232	2,245.38	0.052
233	2,212.50	0.051
234	3,195.68	0.073
235	3,238.83	0.074
236	2,111.71	0.048
237	2,112.00	0.048
238	2,112.00	0.048
239	2,112.00	0.048
240	2,592.00	0.060
241	2,592.00	0.060
242	2,112.00	0.048
243	2,112.00	0.048
244	2,112.00	0.048
245	2,112.00	0.048
246	2,592.00	0.060

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	30.00'	47.12'	42.43'	S 89°04'45" W
C2	125.00'	38.47'	38.32'	S 35°15'43" W
C3	125.00'	57.10'	56.61'	S 13°21'27" W
C4	125.00'	88.56'	86.72'	S 20°01'38" E
C5	125.00'	12.55'	12.54'	S 43°12'03" E
C6	175.00'	42.08'	41.98'	S 39°11'18" E
C7	175.00'	44.87'	44.75'	S 24°57'13" E
C8	175.00'	25.00'	24.98'	S 13°30'56" E
C9	20.00'	31.42'	28.28'	S 54°25'22" E
C10	225.00'	16.36'	16.35'	N 78°29'40" E
C11	225.00'	72.58'	72.27'	N 67°10'13" E
C12	225.00'	28.96'	28.94'	N 54°14'29" E
C13	25.00'	5.96'	5.94'	N 43°43'34" E
C14	25.00'	15.07'	14.84'	N 19°37'53" E
C15	50.00'	42.05'	40.82'	N 28°27'31" E
C16	50.00'	39.27'	38.27'	N 73°03'12" E
C17	50.00'	39.27'	38.27'	S 61°56'48" E
C18	50.00'	39.27'	38.27'	S 18°56'48" E
C19	50.00'	39.27'	38.27'	S 28°03'12" W
C20	50.00'	42.05'	40.82'	S 74°38'54" W
C21	25.00'	15.07'	14.84'	S 81°28'32" W
C22	25.00'	5.96'	5.94'	S 57°22'51" W
C23	275.00'	18.60'	18.60'	S 52°29'28" W
C24	275.00'	46.61'	46.55'	S 59°17'04" W
C25	275.00'	46.61'	46.55'	S 68°59'44" W
C26	275.00'	32.28'	32.26'	S 77°12'51" W
C27	325.00'	8.29'	8.29'	S 79°50'48" W
C28	325.00'	41.40'	41.37'	S 75°28'00" W
C29	325.00'	46.81'	46.77'	S 67°41'27" W
C30	325.00'	22.12'	22.11'	S 61°36'52" W
C31	325.00'	22.02'	22.01'	S 57°43'27" W
C32	325.00'	22.02'	22.01'	S 53°50'33" W
C33	325.00'	22.12'	22.11'	S 49°57'08" W
C34	325.00'	27.44'	27.43'	S 45°35'01" W
C35	325.00'	217.64'	213.60'	S 23°58'48" W
C36	20.00'	31.97'	28.67'	S 40°59'39" E
C37	20.00'	31.42'	28.28'	S 48°12'58" W
C38	20.00'	31.42'	28.28'	S 41°47'02" E
C39	20.00'	31.42'	28.28'	S 48°12'58" W
C40	375.00'	10.13'	10.13'	N 03°59'23" E
C41	375.00'	27.06'	27.05'	N 06°49'51" E
C42	375.00'	22.19'	22.18'	N 10°35'34" E
C43	375.00'	27.53'	27.52'	N 14°23'27" E
C44	375.00'	75.96'	75.83'	N 22°17'48" E
C45	375.00'	27.13'	27.12'	N 30°10'19" E
C46	375.00'	22.01'	22.01'	N 33°55'34" E
C47	375.00'	22.01'	22.01'	N 37°17'22" E
C48	375.00'	27.13'	27.12'	N 41°02'36" E
C49	375.00'	10.00'	10.00'	N 43°52'47" E
C50	375.00'	27.33'	27.32'	N 46°43'54" E
C51	375.00'	22.09'	22.09'	N 50°30'25" E
C52	375.00'	22.01'	22.01'	N 53°52'34" E
C53	375.00'	27.02'	27.02'	N 57°37'20" E
C54	375.00'	49.52'	49.49'	N 63°28'11" E
C55	375.00'	27.53'	27.53'	N 69°21'22" E
C56	375.00'	22.19'	22.19'	N 73°09'17" E
C57	375.00'	22.06'	22.05'	N 76°32'06" E
C58	375.00'	15.43'	15.43'	N 79°23'55" E
C59	20.00'	31.42'	28.28'	N 35°34'38" E
C60	125.00'	78.97'	78.61'	N 27°45'00" W
C61	20.00'	31.42'	28.28'	S 88°55'22" W
C62	25.00'	5.96'	5.94'	S 37°05'44" W
C63	25.00'	15.07'	14.84'	S 13°00'03" W
C64	50.00'	42.05'	40.82'	S 19°49'41" W
C65	50.00'	39.27'	38.27'	S 68°25'22" E
C66	50.00'	39.27'	38.27'	N 68°34'38" W
C67	50.00'	39.27'	38.27'	N 23°34'38" W
C68	50.00'	39.27'	38.27'	N 21°25'22" E
C69	50.00'	42.05'	40.82'	N 68°01'04" E
C70	25.00'	15.07'	14.84'	N 74°50'42" E
C71	25.00'	5.96'	5.94'	N 50°45'00" E
C72	20.00'	31.42'	28.28'	N 01°04'38" W
C73	175.00'	12.54'	12.54'	N 44°01'28" W
C74	175.00'	129.02'	128.12'	N 20°51'02" W
C75	175.00'	133.81'	130.57'	N 22°10'29" E
C76	30.00'	47.12'	42.43'	N 00°55'15" W
C77	115.00'	14.80'	14.79'	S 54°14'29" W
C78	115.00'	37.10'	36.94'	S 67°10'13" W
C79	115.00'	8.36'	8.36'	S 78°29'40" W
C80	385.00'	45.20'	45.17'	N 77°12'51" E
C81	385.00'	65.25'	65.18'	N 68°59'44" E
C82	385.00'	65.25'	65.18'	N 59°17'04" E
C83	385.00'	26.04'	26.04'	N 52°29'28" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°25'22" E	5.00'
L2	N 50°33'12" E	30.05'
L3	N 50°33'12" E	44.10'
L4	S 50°33'12" W	44.10'
L5	S 50°33'12" W	30.05'
L6	N 09°25'22" W	5.00'
L7	N 43°55'22" E	2.59'
L8	S 09°25'22" E	36.45'
L9	N 09°25'22" W	25.00'
L10	N 13°30'56" W	40.68'

LEGEND

- TEMPORARY BENCHMARK
- NGS MONUMENT
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- ROAD CENTERLINE
- OVERHEAD POWER LINE
- GREENWAY EASEMENT
- SCM EASEMENT
- FLOOD ZONE X
- FLOOD ZONE AE

Submitted electronically by "GPA, Inc."
In compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cleveland County Register of Deeds.

NORTH CAROLINA PROFESSIONAL SEAL L-4157 ENGINEER C. DELLINGER

8/26/2025

BK 51 PG 101 - 101 (1) DOC# 200118231
This Document eRecorded: 09/03/2025 10:37:54 AM
Fee: $21.00 Tax: $0.00
Cleveland County, North Carolina
Betsy S. Harnage, Register of Deeds

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP. OFC
261 TRESLAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC. BRANCH
605 PHILIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1" = 40'

JOB NO.
250013

DATE
8/26/2025

DRAWN BY
CJP

CHECKED BY
CGD

WILLOW ESTATES SUBDIVISION(PHASE 1)
PARCELS 2547937518 & 2547948962
OWNED BY: LGI HOMES-NC LLC
A NUMBER 4 TOWNSHIP
LOCATED IN THE CITY OF SHELBY
CLEVELAND COUNTY, NORTH CAROLINA

PREPARED FOR:
LGI HOMES-NC, LLC
3037 SHERMAN DRIVE
LANCASTER, SC 29720

NORTH CAROLINA GPA, INC No. C-4479 STATE OF AUTHORIZATION

SHEET 5 OF 5

FINAL PLAT FOR WILLOW ESTATES PHASE 1

P:\Projects\2025\PROJECTS\2025013\LGI\WILLOW ESTATES\DESIGN\2025013-SUBDIVISION.dwg

RESOLUTION NO. 37 – 2026

A RESOLUTION APPROVING ACCEPTANCE OF MAINTENANCE AND OWNERSHIP OF THE WATER AND SEWER INFRASTRUCTURE EXTENSIONS FOR WILLOW ESTATES SUBDIVISION PHASE 1

WHEREAS, Extensions of the water and sanitary sewer system to serve the new development known as Willow Estates Subdivision Phase 1, located on parcel #73741 (51.57 acres) and planned for 36 Single Family Residential Units have been completed; and,

WHEREAS, plans for the extensions of the water and sanitary sewer system to serve the subdivision were reviewed by the City of Shelby and were submitted to and permitted by the North Carolina Department of Environmental Quality, Division of Water Resources; and,

WHEREAS, the water and sewer lines were constructed in accordance with the approved and permitted plans; and,

WHEREAS, the water extension consists of approximately 1,513 feet of 12-inch ductile iron, and the sewer extension consists of approximately 1,282 feet of 8-inch and 75 feet of 10-inch PVC gravity sewer; and,

WHEREAS, City staff was involved during the construction process, conducted inspections during installation and at completion, and certified that all infrastructure was constructed to City Standards and is in satisfactory condition; and,

WHEREAS, the design engineer, Matthew C. Kirchner, PE, has certified that the water and sewer infrastructure for this subdivision has been completed in accordance with plans approved by the City and the NC Department of Environmental Quality, Division of Water Resources; and,

WHEREAS, the public water and sanitary sewer infrastructure serving the subdivision is located within Public Right of Way and/or Public Utility Easements as recorded in Deed Book 51, pages 97-100.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. The water and sewer extensions as denoted above are hereby accepted by the City Council of the City of Shelby for maintenance and operation.

Section 2. The City Manager of the City of Shelby or his designee is hereby authorized and instructed to cause the provisions of Section 1 of this resolution to be implemented, and the applicable water and sewer infrastructure shall be assumed for ownership and maintenance by the City of Shelby.

Section 3. This resolution shall become effective upon adoption and approval.

Adopted and approved this the 1st day of June 2026.

_____

O. Stanhope Anthony III
Mayor

ATTEST:

_____

Carol Williams
City Clerk

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-7

7) Special Event Application:

    a) Juneteenth Block Party, requested date: June 13, 2026

Consent Agenda Item: (Carol Williams, City Clerk)

- Memorandum dated January 28, 2025, from Carol Williams, City Clerk to Justin Merritt, City Manager
- Special Event Application

City Manager's Recommendation / Comments

This request is to close a portion of Gidney Street and Vermont Avenue to accommodate a Juneteenth Block Party. Due to concerns with traffic volume on the affected section of Gidney street, along with significant concerns with being able to adequately access the area with Emergency Service vehicles, staff recommend modifying the closure to only include Vermont Avenue.

Staff have made efforts to contact the responsible individual, however, as of the date of this memorandum, May 28, 2026, we have not been successful in communicating this change. If approved, we will continue to communicate with the requesting party and proceed as directed by City Council.

It is my recommendation to approve the request, as modified by City staff, via the Consent Agenda.

OFFICE OF THE CITY CLERK SHELBY, NC

Memo

To: Justin Merritt, City Manager

From: Carol Williams, City Clerk

Date: May 28, 2026

Re: Special Event Permit Application

BACKGROUND:

A Special Event Permit Application has been submitted for the following:

- ✓ Juneteenth Block Party: requested date: June 13, 2026

REVIEW:

All responding City departments have concerns about closing Gidney Street. We have asked the applicant to modify the street closure to just Vermont Avenue. I'm waiting to hear back from the applicant.

RECOMMENDATION:

Please place the attached Special Event Permit Application on the agenda of June 1, 2026 for Council's review.

ATTACHMENT:

A. Special Event Permit Application packet received May 20, 2026

criminal in nature, shall be subject to the maximum penalty authorized by G.S. 14-4, as amended.

CITY OF SHELBY
SPECIAL EVENT PERMIT APPLICATION

Each question must be legible and answered clearly and completely. Applications must be filed with the City Clerk not less than thirty (30) days before the date on which the event is to take place. A fee of $30.00 will be due upon submission of the application form.

1. EVENT NAME: Juneteenth 2026 Block Party

2. PURPOSE AND BRIEF DESCRIPTION OF EVENT:

Celebrating Juneteenth with family and neighbors

3. LOCATION OF EVENT (ATTACH MAP):

1314 block of Gidney Street. & Vermont St. 1310, 1318, 1313, 1310 Gidney St & 1401, 1403, 1400 Vermont St.

4. PLEASE INDICATE:

Approximately how many people will attend the event? 100

Approximately how many vehicles will be present? 50

Approximately how many animals will be present? ~~0~~

If the event is a parade, please indicate the amount of street that will be needed:

Single lane —

All lanes in travel direction —

Whole street _____

5. PLEASE LIST THE FOLLOWING PARTY (IES) RESPONSIBLE FOR THE EVENT:

Name: Chancey Clark

Address: 1314 Gidney St.

Phones: (704) 923-1978
(Daytime) (Evening)

cdeyone@hotmail.com
E-mail address

Name: _____

Address: _____

Phones: _____
(Daytime) (Evening)

_____
E-mail address

6. PLEASE LIST THE FOLLOWING:

Requested day(s) and date(s) Saturday June 13th 2026
Alternate day(s) and date(s) _____
Requested hours of operation, from 2 AM/(PM) to 10 AM/(PM)

7. EVENT NOTIFICATION TO RESIDENTS AND BUSINESSES: As an event planner, you are responsible for notifying the neighbors and businesses in the surrounding area of your event. The City requires notifying as many businesses and residents around the event site as possible as early as possible. Please provide your plan of notification at the time you submit your permit application.

8. SANITATION: Please attach your "Plan for Clean-Up." Please check Application Instruction sheet for details.

9. AVAILABILITY OF FOOD, BEVERAGES, AND/OR ENTERTAINMENT: If there will be music, sound amplification, or any other noise impact, please describe on attached sheet, including the intended hours of the music, sound, or noise.

Will alcoholic beverages be served? _____

If yes, attach to the application a copy of your permit from the Cleveland County Alcoholic beverage Control Board. Alcohol may not be served without a permit.

Will food and/or no-alcoholic beverages be served? Yes

If yes, attach to the application a copy of your permit from the Cleveland County Department of Health Services.

10. SECURITY AND SAFETY PROCEDURES: Attach to this application a copy of your building permit(s) if you are installing any electrical wiring on a temporary or permanent basis and/or if you are building any temporary or permanent structures such as bleachers, scaffolding, a grandstand, viewing stands, stages, or platforms.

Attach a copy of your Shelby Fire & Rescue Department Permit or permits to this application if you will use parade floats; an open flame; fireworks; or pyrotechnics; vehicle fuel; cooking facilities; enclosures (and tables within those enclosures); tents; air-supported structures; and/or any fabric shelter.

Give name, address, and phone numbers of the agency or agencies, which will provide first aid staff and equipment. Attach additional sheets if necessary.

Name: _____
Address: _____
Phones: _____

Indicate medical services that will be provided for the event.

AMBULANCE: _____
DOCTOR (S): _____
PARAMEDICS: _____

11. CITY SERVICES/EQUIPMENT REQUESTED FOR THIS EVENT:

road blocked traffic detours.

Event Power Request Form and Pricing

To utilize the event panels for power in Uptown Shelby, this form must be submitted with event application and payment made at time of application.

Please use the map below for event panel locations, circle the event panels that you need for your event. If you have questions about the electrical requirements for your event, please contact the Electric Superintendent at 704-669-6649.

Name of Special Event: _____

Authorize Event/Vendor Coordinator: _____

Phone No.: _____ Mobile No.: _____

Email: _____

Event panel (EP) cost is $15.00 per day per event panel.

Stage panel (STG PAN) cost is $110.00 per day per stage panel.

Full Day Rentals only

Total Number of Event Panels:
_____ x $15.00 x Number of Days _____ = $_____

Total Number of Stage Panels:
_____ x $110.00 x Number of Days ____ = $_____

All fees must be paid at the time of event application.

Any event panel not requested and paid for in advance and requested the day of the event will be subject to an after-hours charge.

12. ANY ADDITIONAL COMMENTS:

the event will be held in the back yards of 1318, 1314, 1310 Gidney & 1401, 1403 Vermont

THE CITY OF SHELBY IS NOT A CO-SPONSOR OF THE EVENT

It is understood and agreed that any permit issued pursuant to this application is issued on the condition that the answers herein given are true and correct to the best of the knowledge, information, and belief of the applicant.

Chancey Clark

SIGNATURE

Chancey Clark (704) 923-1978

APPLICANT PHONE

1314 Gidney St.

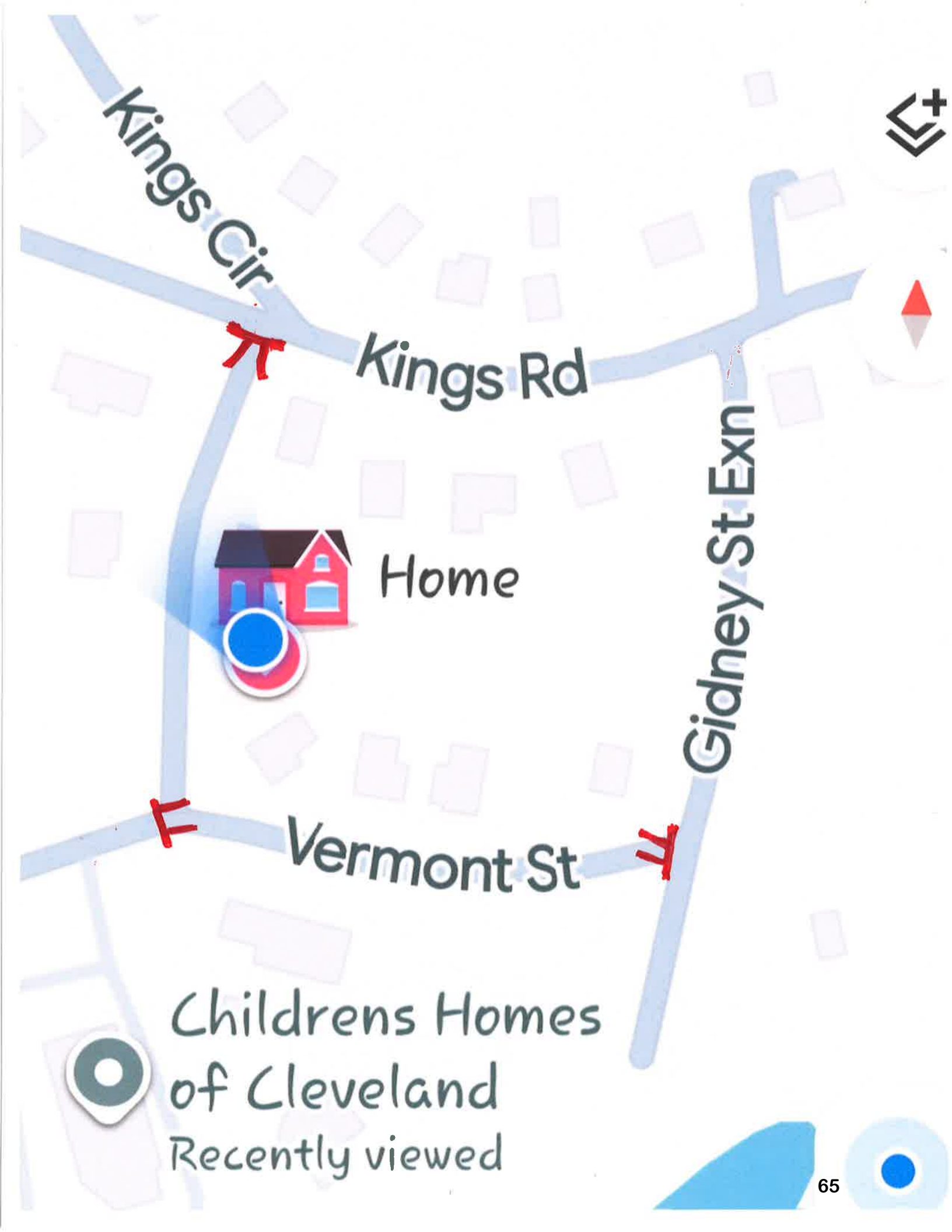
PHYSICAL ADDRESS

Cdeyane@hotmail.com

E-MAIL ADDRESS

May 18th 2026

DATE


Kings Cir
Kings Rd
Gidney St Exn
Home
Vermont St
Childrens Homes
of Cleveland
Recently viewed

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item: C-8

8) Management Report:

b) Financial Summary Report – April 2026

Consent Agenda Item: (Justin Merritt, City Manager)

- Monthly Financial Report for April 2026

City Manager's Recommendation / Comments

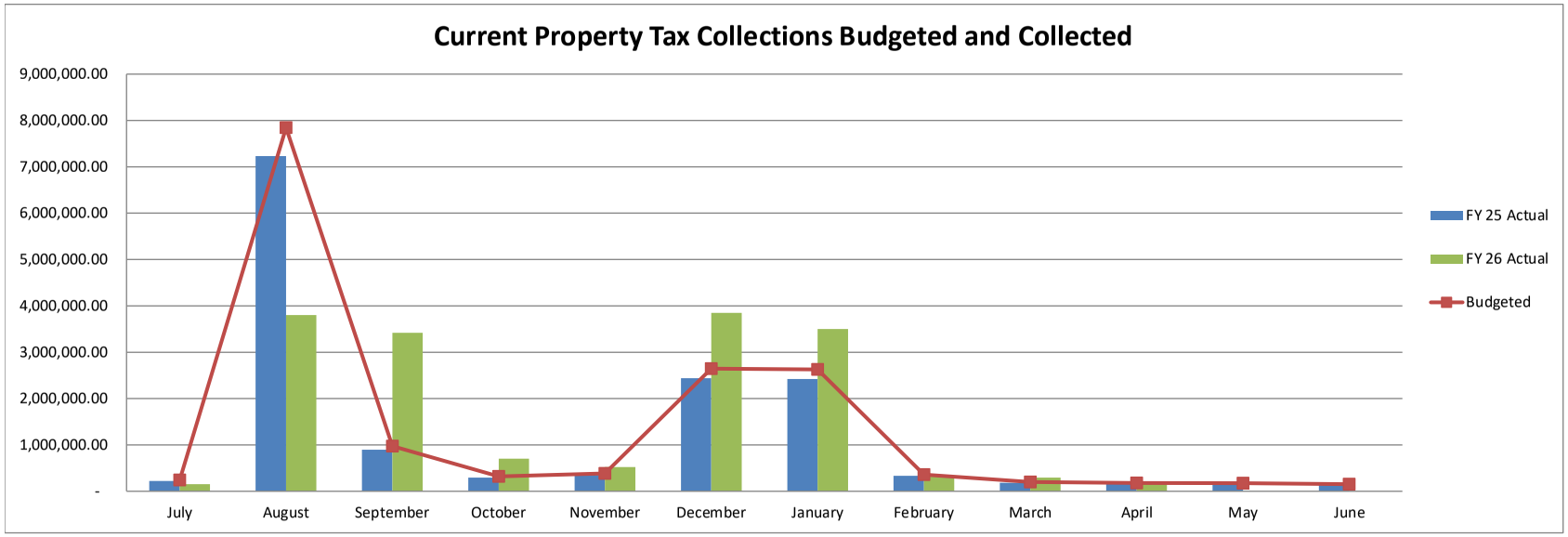
The above listed report is for City Council information and is placed on the agenda to ensure documentation that it was formally presented by management during a regular meeting.



Monthly Financial Summary
April 2026

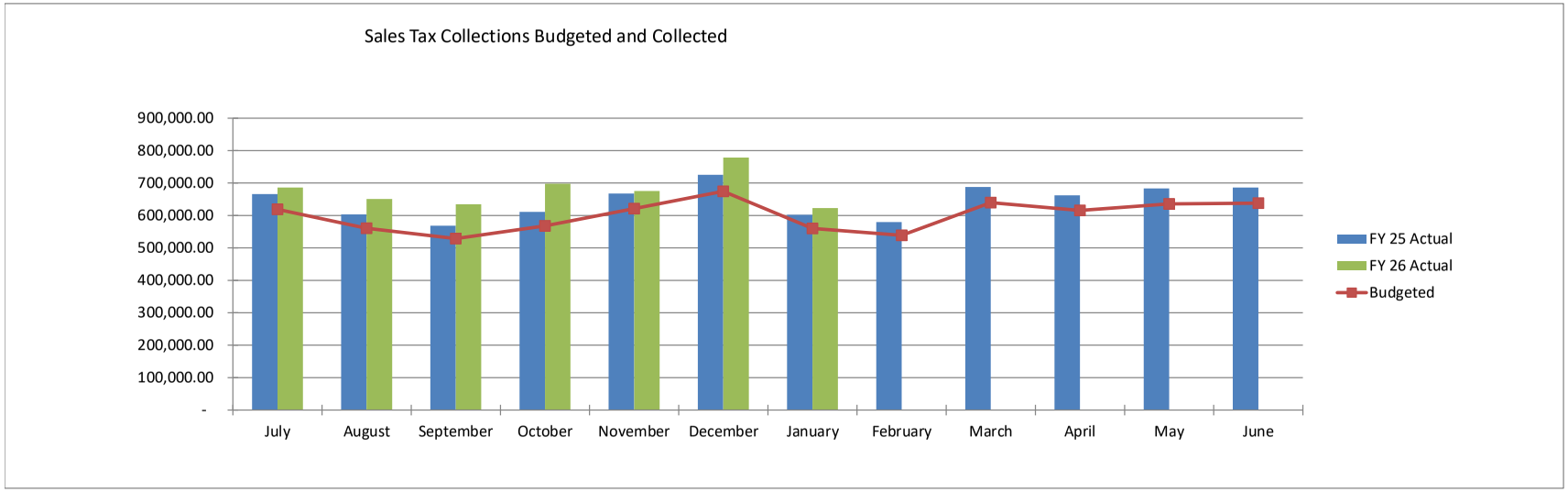
City of Shelby
Current Property Tax Collections
FY 2026
11001000-31001

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget	242,321.20	7,844,377.99	973,670.18	318,832.09	383,712.22	2,644,966.98	2,626,745.61	361,330.43	199,019.67	178,213.51	173,829.76	152,980.37	16,100,000.00
FY 2025	223,311.75	7,229,007.66	897,288.38	293,820.57	353,611.03	2,437,476.44	2,420,684.49	332,985.03	183,407.11	164,233.14	160,193.28	140,979.47	14,836,998.35
FY 2026	152,288.11	3,802,653.19	3,421,249.27	702,307.40	522,736.39	3,849,442.56	3,502,297.13	318,121.75	293,639.63	165,190.78			16,729,926.21
% of Budget	0.95%	23.62%	21.25%	4.36%	3.25%	23.91%	21.75%	1.98%	1.82%	1.03%	0.00%	0.00%	103.91%
Variance	(90,033.09)	(4,041,724.80)	2,447,579.09	383,475.31	139,024.17	1,204,475.58	875,551.52	(43,208.68)	94,619.96	(13,022.73)	(173,829.76)	(152,980.37)	629,926.21



City of Shelby
Sales Tax Collections
FY 2026
GL #11001000-32101

	July (Oct)	August (Nov)	September (Dec)	October (Jan)	November (Feb)	December (Mar)	January (Apr)	February (May)	March (June)	April (July)	May (August)	June (September)	Totals
Budget	619,252.11	560,825.89	528,780.78	567,941.02	621,072.38	674,618.19	559,917.99	538,807.06	639,635.64	615,457.12	635,525.75	638,166.08	7,200,000.00
FY 2025	666,057.91	603,215.58	568,748.36	610,868.50	668,015.76	725,608.80	602,239.06	579,532.47	687,982.12	661,976.08	683,561.58	686,401.48	7,744,207.70
FY 2026	686,327.50	650,790.30	634,512.15	698,259.56	675,822.06	778,604.53	623,104.36						4,747,420.46
% of Budget	9.53%	9.04%	8.81%	9.70%	9.39%	10.81%	8.65%	0.00%	0.00%	0.00%	0.00%	0.00%	65.94%
Variance	67,075.39	89,964.41	105,731.37	130,318.54	54,749.68	103,986.34	63,186.37	(538,807.06)	(639,635.64)	(615,457.12)	(635,525.75)	(638,166.08)	(2,452,579.54)



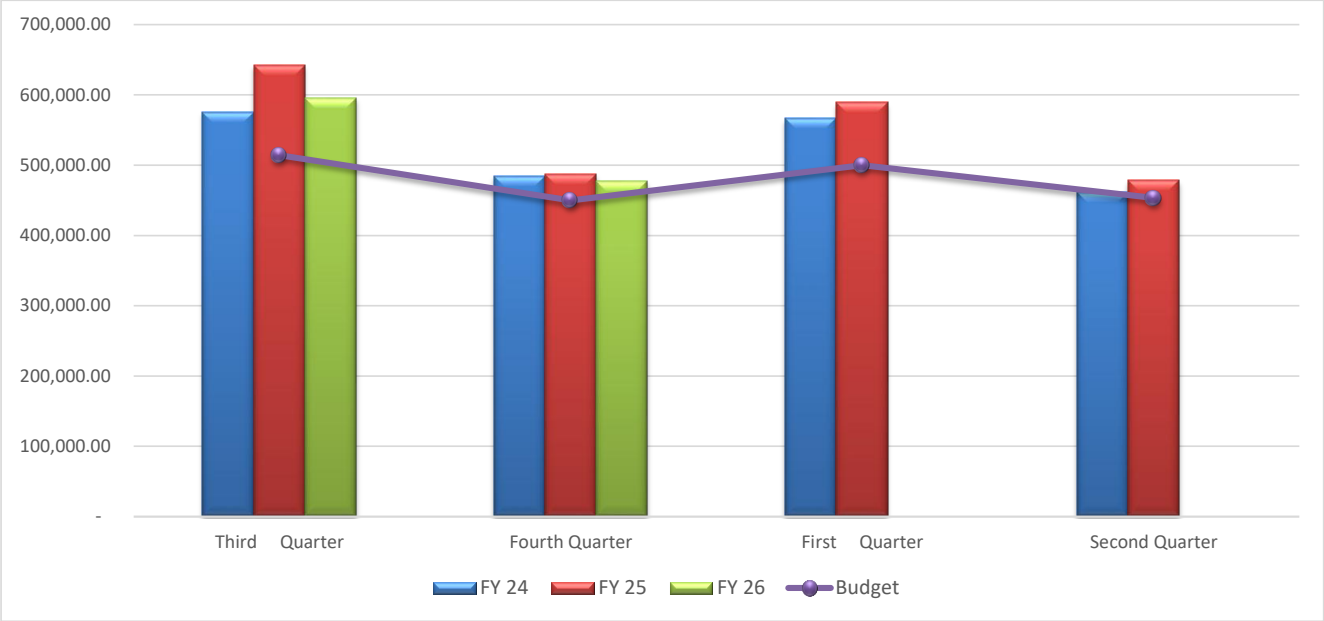
Notes:

Sales Tax Expansion to include Service Contracts: NCGS §105-164.4(a)(11), effective January 2014, has expanded the NC Sales and Use Tax to include "the sales price of a service contract".
A link to the NCDOR directive on this change is embedded here: http://www.dor.state.nc.us/practitioner/sales/directives/SD-13-5.pdf

Sales Tax Distribution Method: A link to a description of the individual articles of Sales Tax is embedded here: http://www.dor.state.nc.us/publications/salesdistribution_articles.pdf

City of Shelby
Utility Sales Tax Distribution (Formerly Utility Franchise Tax)
Last Three Years
GL #11001000-33101

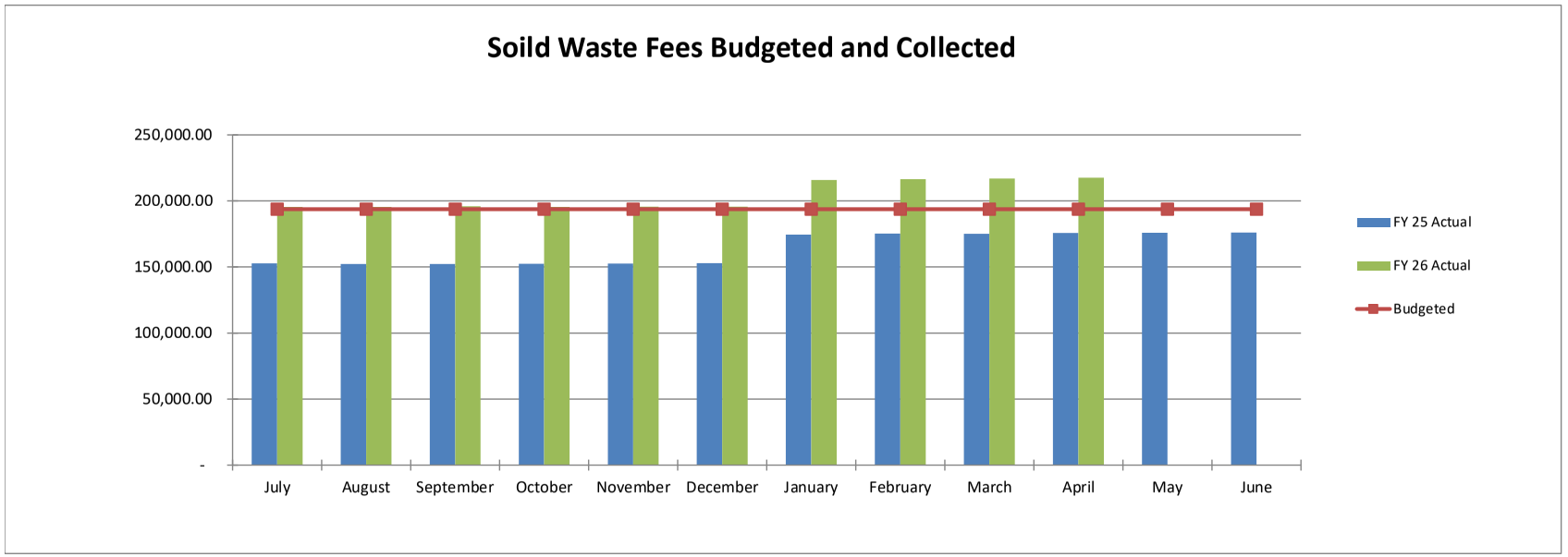
	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Totals
Collection Period:	(July-Sept.)	(Oct.-Dec.)	(Jan.-Mar.)	(Apr.-June)	
Received in:	December	March	June	September	
FY 24	575,545.63	484,885.74	566,199.32	461,664.29	2,088,294.98
FY 25	642,248.85	487,409.61	588,889.85	478,128.64	2,196,676.95
FY 26	595,464.33	477,178.67			1,072,643.00
Budget	514,196.77	449,892.13	499,995.14	453,354.97	1,917,439.00
% of Budget	31.06%	24.89%	0.00%	0.00%	55.94%



Notes:
Effective July 2014, utility franchise tax was eliminated on sales of electricity and piped natural gas. A "hold harmless" provision will keep local distribution levels at the amounts received during the 2013-14 Fiscal Year.

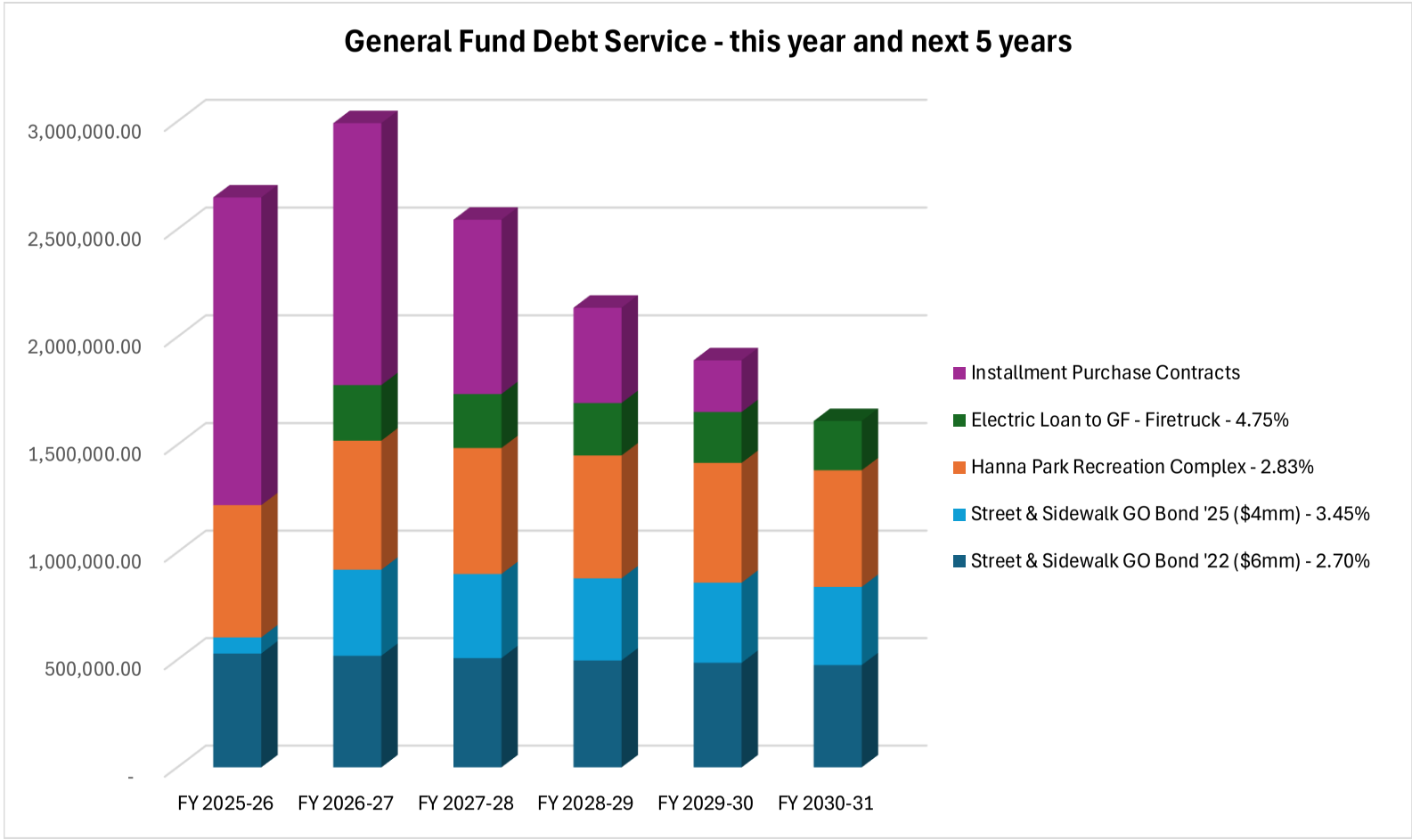
City of Shelby
Solid Waste Fees
FY 2026
GL #11007000-36101

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	193,750.00	2,325,000.00
FY 2025	152,721.44	152,242.65	152,213.17	152,415.46	152,523.81	152,835.98	174,434.73	175,218.54	175,205.29	175,837.60	175,989.60	176,035.92	1,967,674.19
FY 2026	195,522.25	195,548.47	195,931.48	195,553.05	195,622.92	195,715.00	215,804.84	216,451.42	217,002.98	217,515.72			2,040,668.13
% of Budget	8.41%	8.41%	8.43%	8.41%	8.41%	8.42%	9.28%	9.31%	9.33%	9.36%	0.00%	0.00%	87.77%
Variance	1,772.25	1,798.47	2,181.48	1,803.05	1,872.92	1,965.00	22,054.84	22,701.42	23,252.98	23,765.72	(193,750.00)	(193,750.00)	(284,331.87)
Res. Accts:	8,057	8,054	8,078	8,052	8,049	8,059	8,066	8,088	8,121	8,141			
Comm. Accts:	694	695	689	699	701	698	703	701	697	693			



DEBT SERVICE - GENERAL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
General Obligation Bonds						
Street & Sidewalk GO Bond '22 ($6mm) - 2.70%						
Principal	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00
2.70% Interest	129,600.00	118,800.00	108,000.00	97,200.00	86,400.00	75,600.00
Debt Retired in 2037	529,600.00	518,800.00	508,000.00	497,200.00	486,400.00	475,600.00
Street & Sidewalk GO Bond '25 ($4mm) - 3.45%						
Principal		267,000.00	267,000.00	267,000.00	267,000.00	267,000.00
3.45% Interest	74,750.00	133,394.25	124,182.75	114,971.25	105,759.75	96,548.25
Debt Retired in 2041	74,750.00	400,394.25	391,182.75	381,971.25	372,759.75	363,548.25
TOTAL GO BONDS	604,350.00	919,194.25	899,182.75	879,171.25	859,159.75	839,148.25
Installment Purchase Contracts						
Hanna Park Recreation Complex - 2.83%	615,024.66	600,497.33	585,970.00	571,442.66	556,915.33	542,388.00
2.83% Debt Retired in 2032						
Electric Loan to GF - Firetruck - 4.75%						
4.75% Debt Retired in 15 years		257,871.10	250,718.48	243,565.85	236,413.22	229,260.59
FY 21 Installment Purchase	127,738.36		-	-		
Debt Retired in 2026						
FY 22 Installment Purchase	313,080.27	313,080.27		-		
Debt Retired in 2027						
FY 23 Installment Purchase - Radios	274,873.35	274,873.35	274,873.35			
Debt Retired in 2028						
FY 23 Installment Purchase	270,763.83	185,002.09	91,725.01			
Debt Retired in 2028						

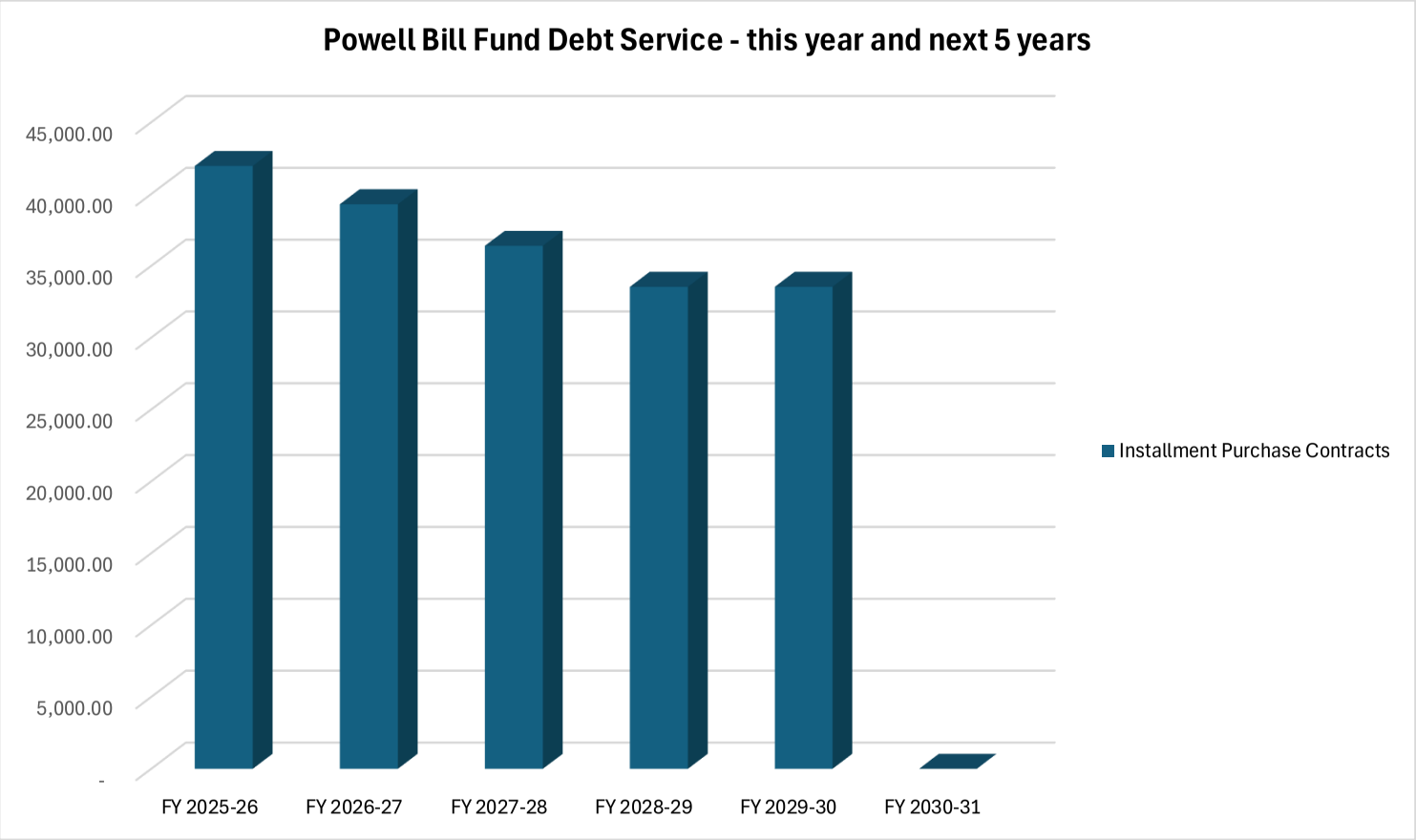
DEBT SERVICE - GENERAL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
FY 24 Installment Purchase	202,319.05	202,319.05	202,319.05	202,319.05		
Debt Retired in 2029						
FY 25 Installment Purchase	239,824.82	239,824.82	239,824.83	239,824.82	239,824.83	
Debt Retired in 2030						
subtotal Installment	1,428,599.68	1,215,099.58	808,742.24	442,143.87	239,824.83	
Total Debt Service - General Fund	2,647,974.34	2,992,662.26	2,544,613.46	2,136,323.62	1,892,313.13	1,610,796.84



City of Shelby
YTD Budget Report
For 4/30/2026 (83.33% of Fiscal Year)

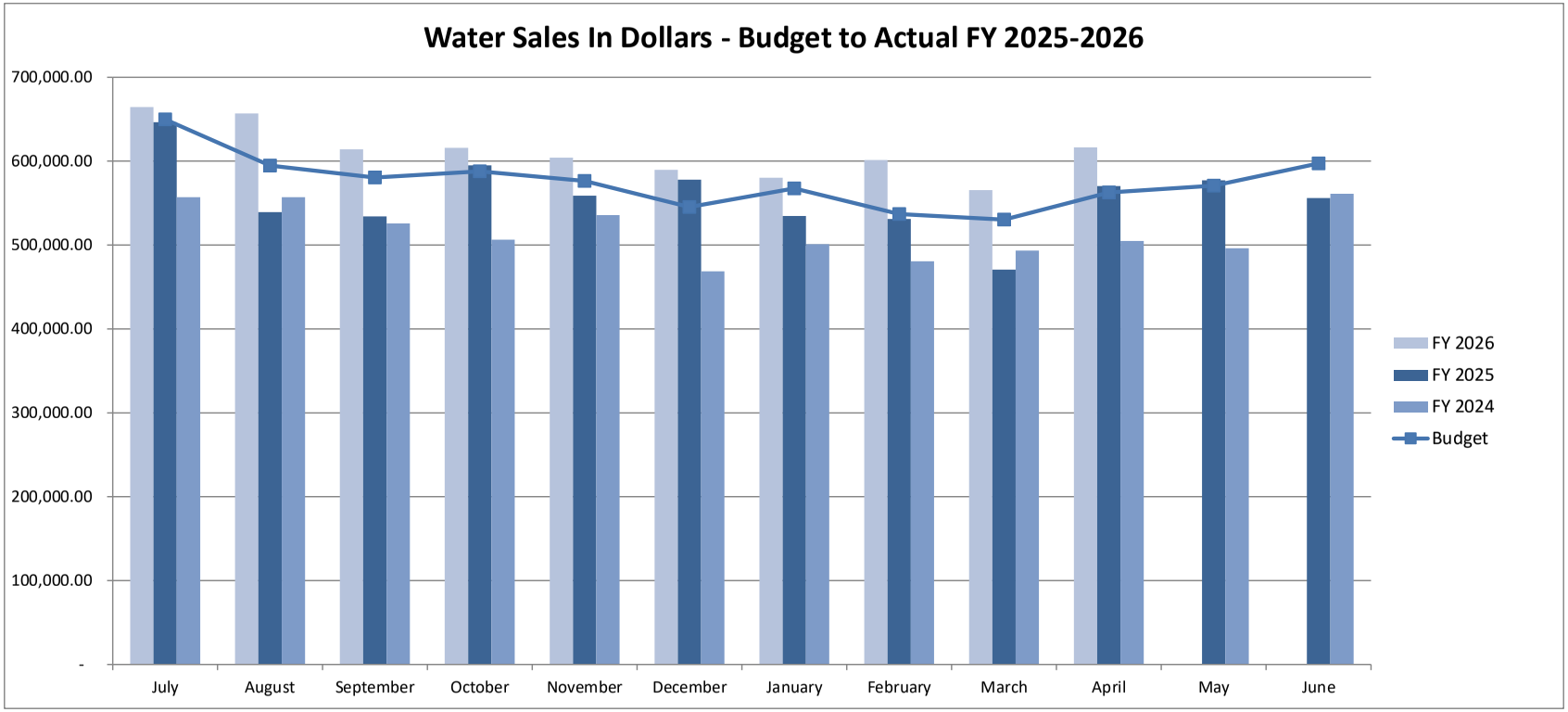
ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 110411 GOVERNING BOARD	107,539	107,539	72,221.51	20.88	35,297	67.20 %
Total 110412 ADMINISTRATION	1,104,304	1,212,304	710,369.58	9,115.54	492,819	59.30 %
Total 110413 FINANCE	979,401	979,401	767,959.95	6,909.55	204,532	79.10 %
Total 110414 PURCHASING	85,461	85,461	75,857.91	1,542.32	8,061	90.60 %
Total 110416 HUMAN RESOURCES	484,007	484,007	337,062.85	4,292.65	142,652	70.50 %
Total 110419 CUSTOMER SERVICE	28,381	28,381	-50,263.99	12,997.61	65,647	100.00 %
Total 110420 INFORMATION SERVICES	868,372	868,372	574,625.04	81,652.68	212,094	75.60 %
Total 110421 METER SERVICE	3	3	-24,364.91	40,577.80	-16,210	100.00 %
Total 110425 GARAGE	842,940	1,007,078	764,423.13	1,061.54	241,593	76.00 %
Total 110427 CITY HALL	143,400	143,400	90,335.81	5,682.00	47,382	67.00 %
Total 110428 CITY HALL ANNEX	94,400	94,400	43,244.26	4,150.00	47,006	50.20 %
Total 110431 POLICE	9,752,628	9,814,088	8,419,962.72	98,405.50	1,295,720	86.80 %
Total 110433 COMMUNICATION	1,007,565	1,009,420	724,466.94	0.00	284,953	71.80 %
Total 110434 FIRE	6,260,790	6,292,574	5,706,801.70	16,352.45	569,420	91.00 %
Total 110435 BUILDING INSPECTIONS	619,995	619,995	419,330.61	23,951.21	176,713	71.50 %
Total 110451 STREETS	1,577,625	1,577,625	1,186,316.29	40,657.16	350,652	77.80 %
Total 110453 AIRPORT	749,585	752,585	714,365.23	6,830.46	31,389	95.80 %
Total 110471 SOLID WASTE	2,434,500	2,442,005	1,992,195.84	20,797.80	429,012	82.40 %
Total 110491 GIS	92,876	100,552	47,812.94	534.64	52,204	48.10 %
Total 110493 PLANNING SERVICES	943,868	963,161	651,541.04	61,681.88	249,938	74.10 %
Total 110495 SPECIAL APPROPRIATIONS	3,611,500	8,251,210	6,536,458.68	0.00	1,714,751	79.20 %
Total 110612 PARKS & RECREATION	1,831,665	1,831,665	1,342,182.81	32,216.32	457,266	75.00 %
Total 110613 MAINTENANCE GROUNDS &	1,864,895	1,864,895	1,334,992.55	91,121.24	438,781	76.50 %
Total 110 GENERAL FUND	35,485,700	40,530,122	32,437,898.49	560,551.23	7,531,672	81.40

DEBT SERVICE - POWELL BILL FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
FY 23 Installment Purchase						
Debt Retired in 2028	8,412.74	5,748.09	2,849.93			
FY 25 Installment Purchase						
Debt Retired in 2030	33,541.34	33,541.34	33,541.33	33,541.34	33,541.34	
Total Debt Service - Powell Bill Fund	41,954.08	39,289.43	36,391.26	33,541.34	33,541.34	-



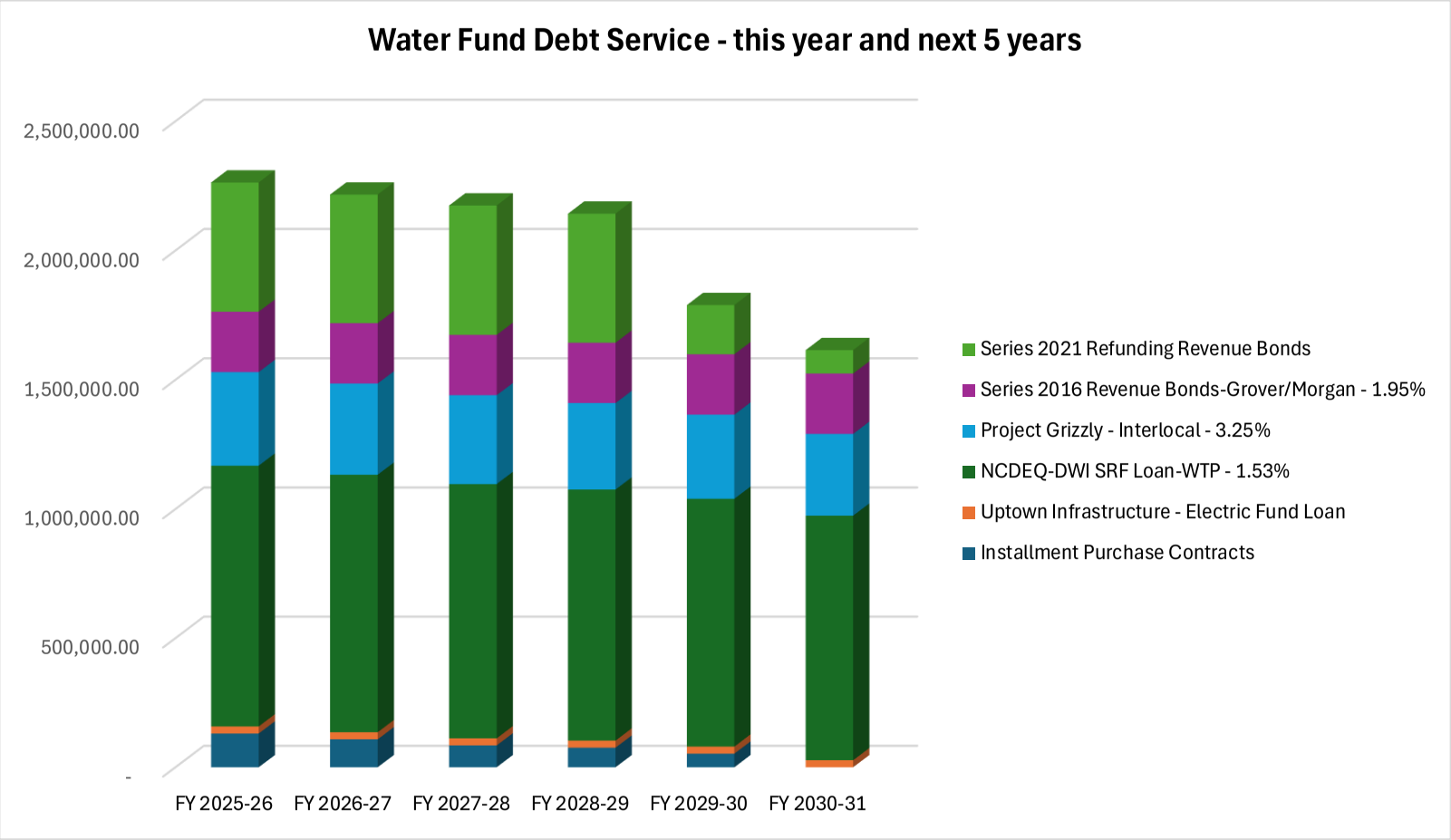
City of Shelby
Water Revenue Budget to Actual
FY 2026

	July	August	September	October	November	December	January	February	March	April	May	June	Total
FY 2026 Budget													
Inside Water													
Useage	155,504	132,362	127,741	133,188	128,740	122,238	128,933	119,174	117,121	127,375	130,371	139,111	1,561,857
Dollars	582,711.74	525,053.53	513,424.54	523,159.70	514,064.98	490,601.23	506,823.26	482,480.55	477,291.36	503,300.15	513,057.99	537,071.94	6,169,040.97
Outside Water													
Useage	15,047	15,861	14,983	14,447	13,731	11,585	13,104	11,479	11,032	12,931	12,465	13,051	159,717
Dollars	67,078.47	69,616.99	66,986.17	64,677.62	62,428.34	54,860.73	60,588.61	54,439.17	53,000.14	59,295.10	57,855.68	60,132.02	730,959.03
Totals													
Useage	170,551	148,223	142,724	147,636	142,471	133,823	142,036	130,653	128,153	140,306	142,835	152,162	1,721,574
Dollars	649,790.21	594,670.52	580,410.71	587,837.32	576,493.32	545,461.96	567,411.87	536,919.72	530,291.50	562,595.25	570,913.67	597,203.96	6,900,000.00
FY 2026 Actual													
Inside Water													
Useage	154,108	140,952	125,487	126,181	124,246	123,852	117,545	125,927	112,354	136,100	-	-	1,286,752
Dollars	599,890	592,290	542,402	552,164	544,290	537,734	522,872	542,672	508,169	553,854	-	-	5,496,336.41
Outside Water													
Useage	14,217	14,466	16,420	14,056	12,973	10,568	12,378	12,862	12,302	13,822	-	-	134,064
Dollars	64,527	64,574	71,643	63,792	59,823	51,860	57,408	58,747	57,282	62,629	-	-	612,286
Totals													
Useage	168,325	155,418	141,907	140,237	137,219	134,420	129,923	138,789	124,656	149,922	-	-	1,420,816
Dollars	664,417	656,865	614,045	615,956	604,113	589,593	580,281	601,419	565,451	616,483	-	-	6,108,622.37
Variance													
Inside Water													
Useage	(1,396)	8,590	(2,254)	(7,007)	(4,494)	1,614	(11,388)	6,753	(4,767)	8,725	(130,371)	(139,111)	(275,105)
Dollars	17,178.13	67,236.72	28,977.25	29,004.24	30,224.83	47,132.49	16,049.20	60,191.05	30,877.40	50,554.06	(513,057.99)	(537,071.94)	(672,704.56)
Outside Water													
Useage	(830)	(1,395)	1,437	(391)	(758)	(1,017)	(726)	1,383	1,270	891	(12,465)	(13,051)	(25,653)
Dollars	(2,551.45)	(5,042.59)	4,656.96	(885.33)	(2,605.34)	(3,001.16)	(3,180.43)	4,308.22	4,282.13	3,333.61	(57,855.68)	(60,132.02)	(118,673)
Totals													
Useage	(2,226)	7,195	(817)	(7,399)	(5,252)	597	(12,113)	8,136	(3,497)	9,616	(142,835)	(152,162)	(300,758)
Dollars	14,626.68	62,194.13	33,634.21	28,118.91	27,619.49	44,131.33	12,868.77	64,499.27	35,159.53	53,887.67	(570,913.67)	(597,203.96)	(791,377.63)


Water Sales In Dollars - Budget to Actual FY 2025-2026
700,000.00
600,000.00
500,000.00
400,000.00
300,000.00
200,000.00
100,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June
FY 2026
FY 2025
FY 2024
Budget

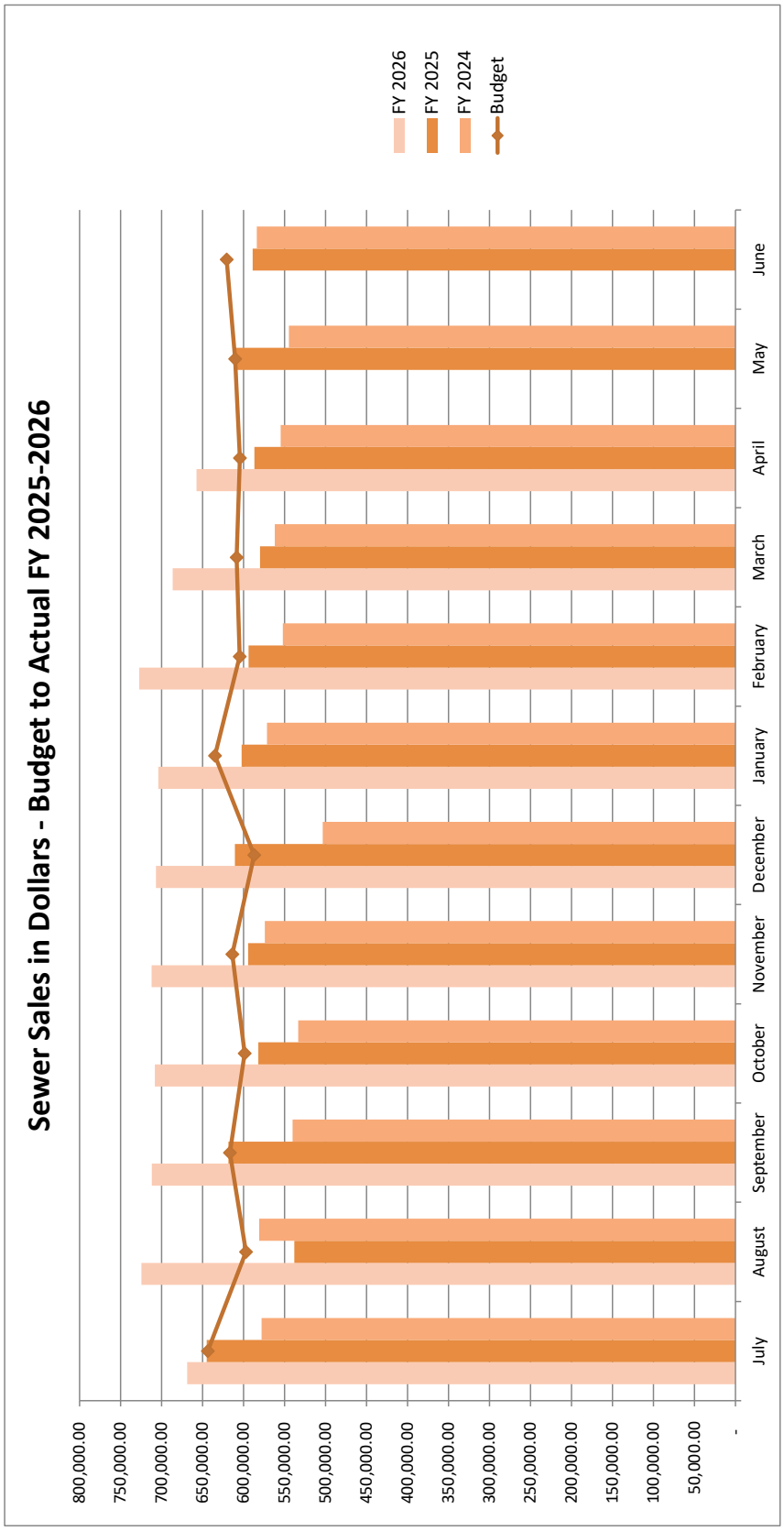
DEBT SERVICE - WATER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	470,516.88	474,598.56	484,259.94	490,006.96	187,000.00	90,000.00
Interest	29,097.59	22,504.52	15,822.83	9,024.53	3,220.00	630.00
Debt Retired in 2031	499,614.47	497,103.08	500,082.77	499,031.49	190,220.00	90,630.00
Series 2016 Revenue Bonds-Grover/Morgan - 1.95%						
Principal	206,744.67	210,795.85	214,836.41	219,137.91	223,431.93	229,985.76
1.95% Interest	26,655.33	22,604.15	18,473.59	14,262.09	9,968.07	3,368.76
Debt Retired in 2032	233,400.00	233,400.00	233,310.00	233,400.00	233,400.00	233,354.52
NCDEQ-DWI SRF Loan-WTP - 1.53%	*Water Treatment Plant*					
Principal	821,392.50	821,392.50	821,392.50	821,392.50	821,392.50	821,392.50
1.53% Interest	188,509.58	175,942.28	163,374.96	150,807.66	138,240.36	125,673.06
Debt Retired in 2040	1,009,902.08	997,334.78	984,767.46	972,200.16	959,632.86	947,065.56
Project Grizzly - Interlocal - 3.25%						
Principal	298,570.05	298,570.05	298,570.05	298,570.05	298,570.05	298,570.05
3.25% Interest	63,396.35	54,339.73	45,283.11	36,226.49	27,169.86	18,113.24
Debt Retired in 2032	361,966.40	352,909.78	343,853.16	334,796.54	325,739.92	316,683.29

Installment Purchase Contracts						
Uptown Infrastructure - Electric Fund Loan	27,250.00	27,250.00	27,250.00	27,250.00	27,250.00	27,250.00
Debt Retired in 2038						
FY 21 Installment Purchase	14,366.13	-	-	-	-	
Debt Retired in 2026						
FY 22 Installment Purchase	14,628.58	14,628.58	-	-	-	
Debt Retired in 2027						
FY 23 Installment Purchase	25,870.40	17,676.21	8,763.96	-	-	
Debt Retired in 2028						
FY 24 Installment Purchase	23,217.59	23,217.59	23,217.59	23,217.59		
Debt Retired in 2029						
FY 25 Installment Purchase	52,771.71	52,771.71	52,771.71	52,771.71	52,771.70	
Debt Retired in 2030						
Total Installment Debt	130,854.41	108,294.09	84,753.26	75,989.30	52,771.70	-
Total Debt Service - Water Fund	2,262,987.36	2,216,291.73	2,174,016.65	2,142,667.49	1,789,014.48	1,614,983.37


Water Fund Debt Service - this year and next 5 years
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
FY 2030-31
Series 2021 Refunding Revenue Bonds
Series 2016 Revenue Bonds-Grover/Morgan - 1.95%
Project Grizzly - Interlocal - 3.25%
NCDEQ-DWI SRF Loan-WTP - 1.53%
Uptown Infrastructure - Electric Fund Loan
Installment Purchase Contracts

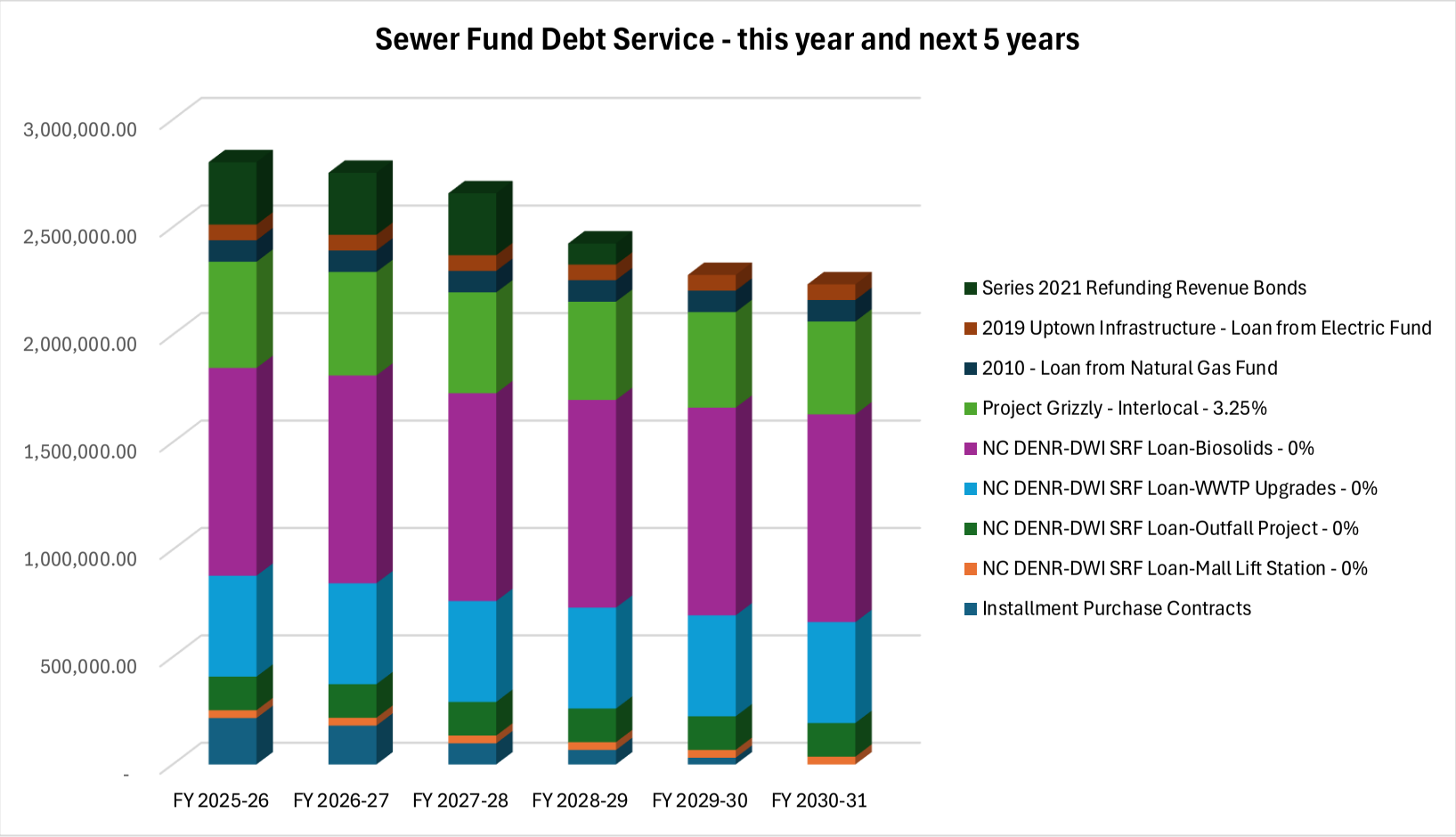
City of Shelby
Sewer Revenue Budget to Actual
FY 2026

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY 2026 Budget													
Inside Sewer													
Useage	82,099	71,789	53,846	68,610	73,400	69,082	77,328	71,229	72,561	71,191	73,569	76,205	860,908
Dollars	593,769.71	547,593.00	556,071.45	538,992.61	557,906.50	532,246.83	574,276.02	546,913.59	550,071.44	549,528.04	556,474.30	567,441.85	6,671,285.34
Outside Sewer													
Useage	3,294	3,240	4,574	4,503	4,001	3,914	4,656	4,290	4,339	3,875	3,781	3,682	48,149
Dollars	49,969.93	49,533.19	60,465.20	59,642.87	55,712.89	54,750.36	60,732.92	57,749.24	58,372.02	54,825.27	53,865.61	53,095.14	668,714.66
Totals													
Useage	85,393	75,029	58,420	73,113	77,401	72,996	81,983	75,519	76,900	75,066	77,350	79,887	909,057
Dollars	643,739.64	597,126.19	616,536.65	598,635.48	613,619.39	586,997.20	635,008.93	604,662.83	608,443.46	604,353.32	610,339.91	620,536.99	7,340,000.00
FY 2026 Actual													
Inside Sewer													
Useage	82,171	103,425	93,355	96,127	96,948	99,362	97,353	106,786	93,665	76,364	-	-	945,556
Dollars	619,030	674,791	649,087	646,556	650,096	650,416	651,805	676,034	633,287	601,923	-	-	6,453,023.81
Outside Sewer													
Useage	3,090	3,095	4,719	4,546	2,595	3,880	3,368	3,208	3,461	3,742	-	-	35,704
Dollars	49,742	49,740	62,677	61,551	62,120	56,328	52,077	51,303	53,281	55,514	-	-	554,334.75
Totals													
Useage	85,261	106,520	98,074	100,673	99,543	103,242	100,721	109,994	97,126	80,106	-	-	981,260
Dollars	668,772.04	724,530.47	711,764.58	708,107.23	712,216.25	706,743.36	703,882.24	727,336.75	686,568.45	657,437.19	-	-	7,007,358.56
Variance													
Inside Sewer													
Useage	72	31,636	39,509	27,517	23,548	30,280	20,025	35,557	21,104	5,173	(73,569)	(76,205)	84,648.00
Dollars	25,259.84	127,197.97	93,015.77	107,563.13	92,189.49	118,168.67	77,528.92	129,120.20	83,215.89	52,394.74	(556,474.30)	(567,441.85)	(218,261.53)
Outside Sewer													
Useage	(204)	(145)	145	43	(1,406)	(34)	(1,288)	(1,082)	(878)	(133)	(3,781)	(3,682)	(12,445.33)
Dollars	(227.44)	206.31	2,212.16	1,908.62	6,407.37	1,577.50	(8,655.62)	(6,446.28)	(5,090.90)	689.14	(53,865.61)	(53,095.14)	(114,379.91)
Totals													
Useage	(132)	31,491	39,654	27,560	22,142	30,246	18,738	34,475	20,226	5,040	(77,350)	(79,887)	72,202.67
Dollars	25,032.40	127,404.28	95,227.93	109,471.75	98,596.86	119,746.16	68,873.31	122,673.92	78,124.99	53,083.87	(610,339.91)	(620,536.99)	(332,641.44)


Sewer Sales in Dollars - Budget to Actual FY 2025-2026
FY 2026
FY 2025
FY 2024
Budget
800,000.00
750,000.00
700,000.00
650,000.00
600,000.00
550,000.00
500,000.00
450,000.00
400,000.00
350,000.00
300,000.00
250,000.00
200,000.00
150,000.00
100,000.00
50,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June

DEBT SERVICE - SEWER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	277,664.01	279,862.62	283,510.18	96,815.67		
Interest	12,157.65	8,263.12	4,332.28	1,017.03		
Debt Retired in 2031	289,821.66	288,125.74	287,842.46	97,832.70	-	
NC DENR-DWI SRF Loan-Mall Lift Station - 0%	36,300.10	36,300.10	36,300.10	36,300.10	36,300.10	36,300.10
0% Debt Retired in 2034						
NC DENR-DWI SRF Loan-Outfall Project - 0%	156,521.90	156,521.90	156,521.90	156,521.90	156,521.90	156,521.90
0% Debt Retired in 2035						
NC DENR-DWI SRF Loan-WWTP Upgrades - 0%	469,832.90	469,832.90	469,832.90	469,832.90	469,832.90	469,832.90
0% Debt Retired in 2036						
NC DENR-DWI SRF Loan-Biosolids - 0%	967,046.85	967,046.85	967,046.85	967,046.85	967,046.85	967,046.85
0% Debt Retired in 2041						
Project Grizzly - Interlocal - 3.25%						
Principal	407,155.35	407,155.35	407,155.35	407,155.35	407,155.35	407,155.35
3.25% Interest	86,452.62	74,102.25	61,751.87	49,401.50	37,051.12	24,700.75
Debt Retired in 2032	493,607.97	481,257.59	468,907.22	456,556.84	444,206.47	431,856.10

DEBT SERVICE - SEWER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
2010 - Loan from Natural Gas Fund	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
0% **Debt Retired in 2033**						
2019 Uptown Infrastructure - Loan from Electric	72,750.00	72,750.00	72,750.00	72,750.00	72,750.00	72,750.00
0% **Debt Retired in 2038**						
FY 21 Installment Purchase	6,172.52		-	-		
Debt Retired in 2026						
FY 22 Installment Purchase	50,913.19	50,913.19		-		
Debt Retired in 2027						
FY 23 Installment Purchase	91,762.10	62,697.37	31,085.68			
Debt Retired in 2028						
FY 24 Installment Purchase	35,939.56	35,939.56	35,939.56	35,939.56		
Debt Retired in 2029						
FY 25 Installment Purchase	31,305.25	31305.25	31305.25	31305.25	31,305.25	
Debt Retired in 2030						
Total Installment Debt	216,092.62	180,855.37	98,330.49	67,244.81	31,305.25	
Total Debt Service - Sewer Fund	2,801,974.00	2,752,690.45	2,657,531.92	2,424,086.10	2,277,963.47	2,234,307.85


Sewer Fund Debt Service - this year and next 5 years
3,000,000.00
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
FY 2030-31
Series 2021 Refunding Revenue Bonds
2019 Uptown Infrastructure - Loan from Electric Fund
2010 - Loan from Natural Gas Fund
Project Grizzly - Interlocal - 3.25%
NC DENR-DWI SRF Loan-Biosolids - 0%
NC DENR-DWI SRF Loan-WWTP Upgrades - 0%
NC DENR-DWI SRF Loan-Outfall Project - 0%
NC DENR-DWI SRF Loan-Mall Lift Station - 0%
Installment Purchase Contracts

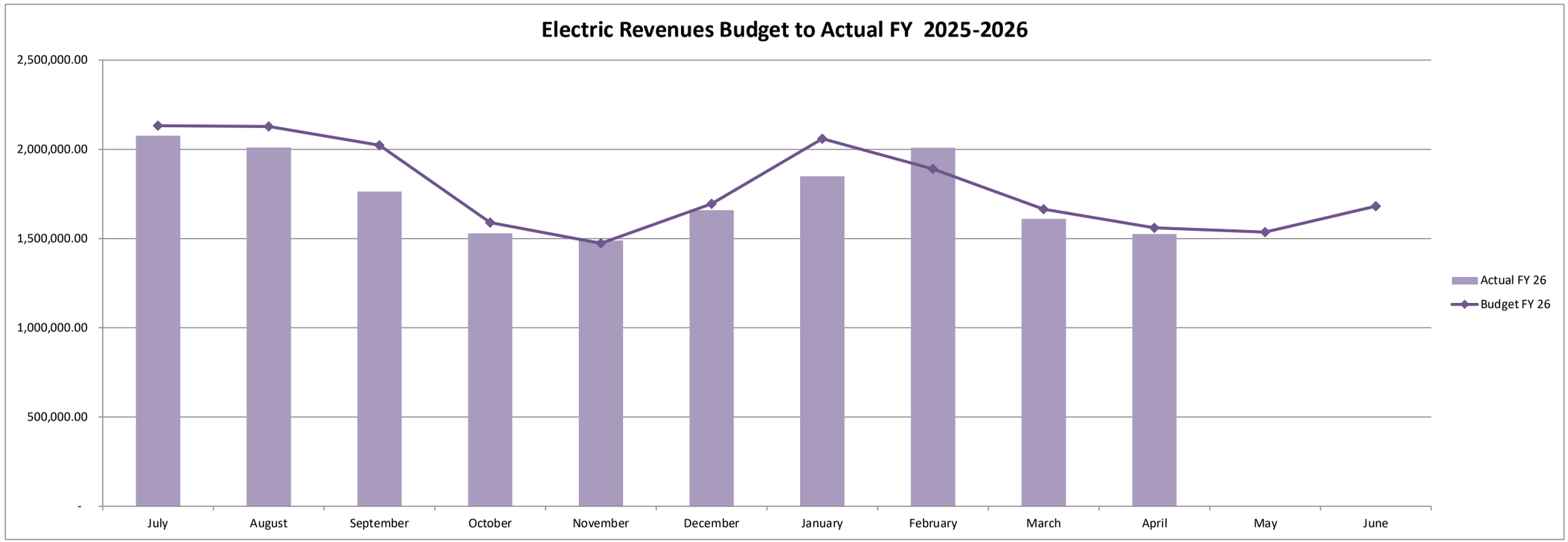
City of Shelby
Electric Revenues Budget to Actual
FY 2026

Revenues

Budget FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	929,775.32	904,104.45	831,468.92	607,247.94	593,682.42	796,180.40	1,074,100.34	946,660.49	766,939.59	663,977.52	619,719.19	709,383.19	9,443,239.76
Commercial/Industrial	1,202,496.07	1,224,338.65	1,191,680.20	981,999.59	879,653.88	898,713.49	985,721.14	942,978.04	897,543.71	895,825.50	916,421.65	971,888.32	11,989,260.24
Totals	2,132,271.39	2,128,443.10	2,023,149.12	1,589,247.53	1,473,336.30	1,694,893.89	2,059,821.48	1,889,638.54	1,664,483.29	1,559,803.02	1,536,140.84	1,681,271.51	21,432,500.00

Actual FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	938,511.73	881,852.33	718,936.64	615,678.07	639,193.54	816,753.83	964,247.20	1,064,969.48	761,416.51	677,860.33			8,079,419.66
Commercial/Industrial	1,137,778.91	1,128,979.32	1,044,428.15	913,046.25	849,393.34	842,736.85	884,676.36	943,457.73	848,583.77	847,836.18			9,440,916.86
Totals	2,076,290.64	2,010,831.65	1,763,364.79	1,528,724.32	1,488,586.88	1,659,490.68	1,848,923.56	2,008,427.21	1,610,000.28	1,525,696.51	-	-	17,520,336.52

Revenue Variance	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	8,736.41	(22,252.12)	(112,532.28)	8,430.13	45,511.12	20,573.43	(109,853.14)	118,308.99	(5,523.08)	13,882.81	(619,719.19)	(709,383.19)	(1,363,820.10)
Commercial/Industrial	(64,717.16)	(95,359.33)	(147,252.05)	(68,953.34)	(30,260.54)	(55,976.64)	(101,044.78)	479.69	(48,959.94)	(47,989.32)	(916,421.65)	(971,888.32)	(2,548,343.38)
	(55,980.75)	(117,611.45)	(259,784.33)	(60,523.21)	15,250.58	(35,403.21)	(210,897.92)	118,788.67	(54,483.01)	(34,106.51)	(1,536,140.84)	(1,681,271.51)	(3,912,163.48)

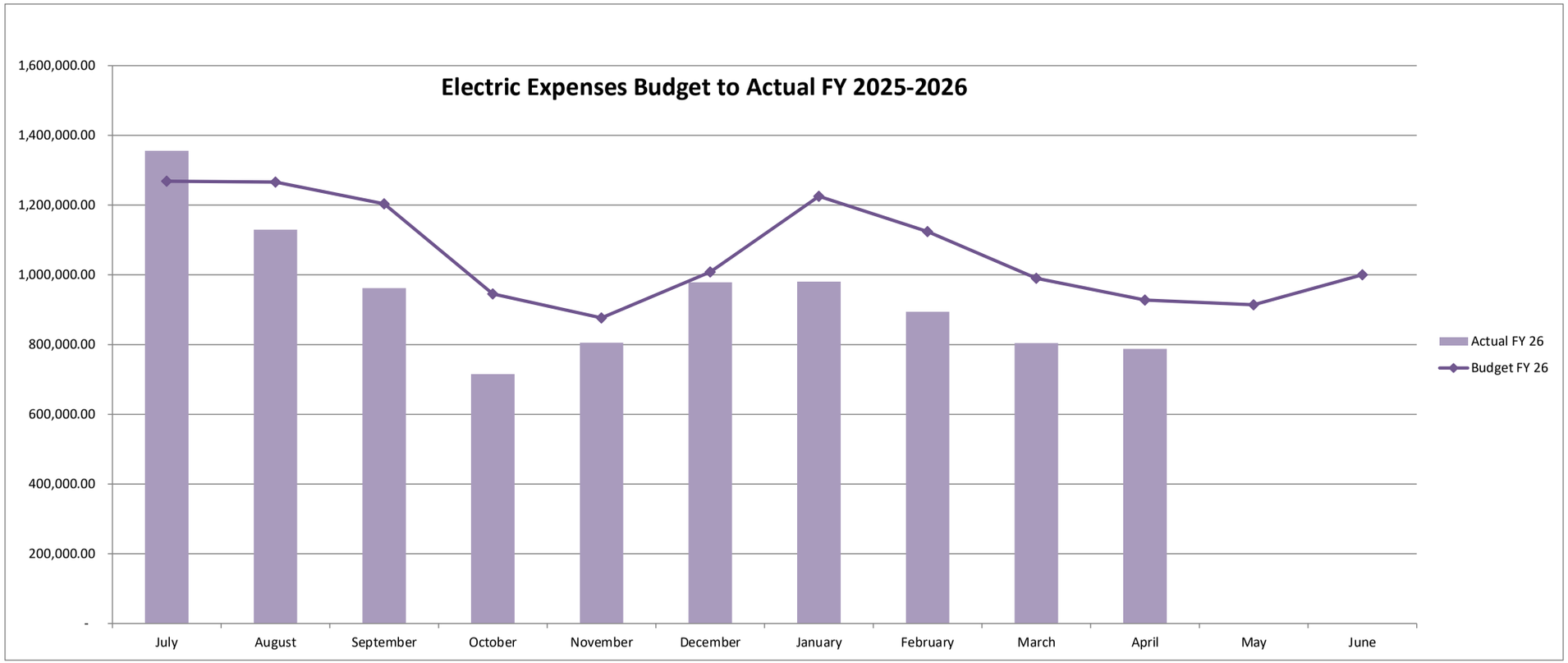

Electric Revenues Budget to Actual FY 2025-2026
2,500,000.00
2,000,000.00
1,500,000.00
1,000,000.00
500,000.00
-
July
August
September
October
November
December
January
February
March
April
May
June
Actual FY 26
Budget FY 26

Expenses

Budget FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	1,225,689.19	1,223,488.58	1,162,962.66	913,543.90	846,914.88	974,272.38	1,184,042.95	1,086,217.04	956,791.52	896,618.37	883,016.69	966,441.85	12,320,000.00
													-
SEPA	42,779.74	42,702.93	40,590.42	31,885.05	29,559.53	34,004.64	41,326.17	37,911.80	33,394.51	31,294.31	30,819.58	33,731.33	430,000.00
Totals	1,268,468.93	1,266,191.51	1,203,553.08	945,428.95	876,474.41	1,008,277.01	1,225,369.13	1,124,128.84	990,186.03	927,912.68	913,836.26	1,000,173.18	12,750,000.00

Actual FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	1,314,633.32	1,091,365.05	925,299.84	677,282.08	766,500.34	935,157.85	941,498.48	851,726.63	771,006.32	753,321.86			9,027,791.77
wholesale power 1st d	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW	$20.93/kW			
energy charges 1st blo	$.0359/kWh	$.0359/kWh	$.0359/kWh	$.0339/kWh	.0339/kWh	.0339/kWh	.0339/kWh	.0339/kWh	.0339/kWh	.0339/kWh			
SEPA	41,277.22	38,284.26	36,696.47	38,117.99	38,743.54	43,314.80	39,275.63	42,459.78	33,330.32	34,615.71			386,115.72
capacity rate	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW	4.16/kW			
avg energy cost	.089/kWh	.088/kWh	.088/kWh	.098/kWh	.119/kWh	.099/kWh	.103/kWh	.123/kWh	.120/kWh	.144/kWh			
Totals	1,355,910.54	1,129,649.31	961,996.31	715,400.07	805,243.88	978,472.65	980,774.11	894,186.41	804,336.64	787,937.57	-	-	9,413,907.49

Expense Variance	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
NCMPA1	(88,944.13)	132,123.53	237,662.82	236,261.82	80,414.54	39,114.53	242,544.47	234,490.41	185,785.20	143,296.51	883,016.69	966,441.85	3,292,208.23
SEPA	1,502.52	4,418.67	3,893.95	(6,232.94)	(9,184.01)	(9,310.16)	2,050.54	(4,547.98)	64.19	(3,321.40)	30,819.58	33,731.33	43,884.28
Totals	(87,441.61)	136,542.20	241,556.77	230,028.88	71,230.53	29,804.36	244,595.02	229,942.43	185,849.39	139,975.11	913,836.26	1,000,173.18	3,336,092.51


Electric Expenses Budget to Actual FY 2025-2026
1,600,000.00
1,400,000.00
1,200,000.00
1,000,000.00
800,000.00
600,000.00
400,000.00
200,000.00
-
July
August
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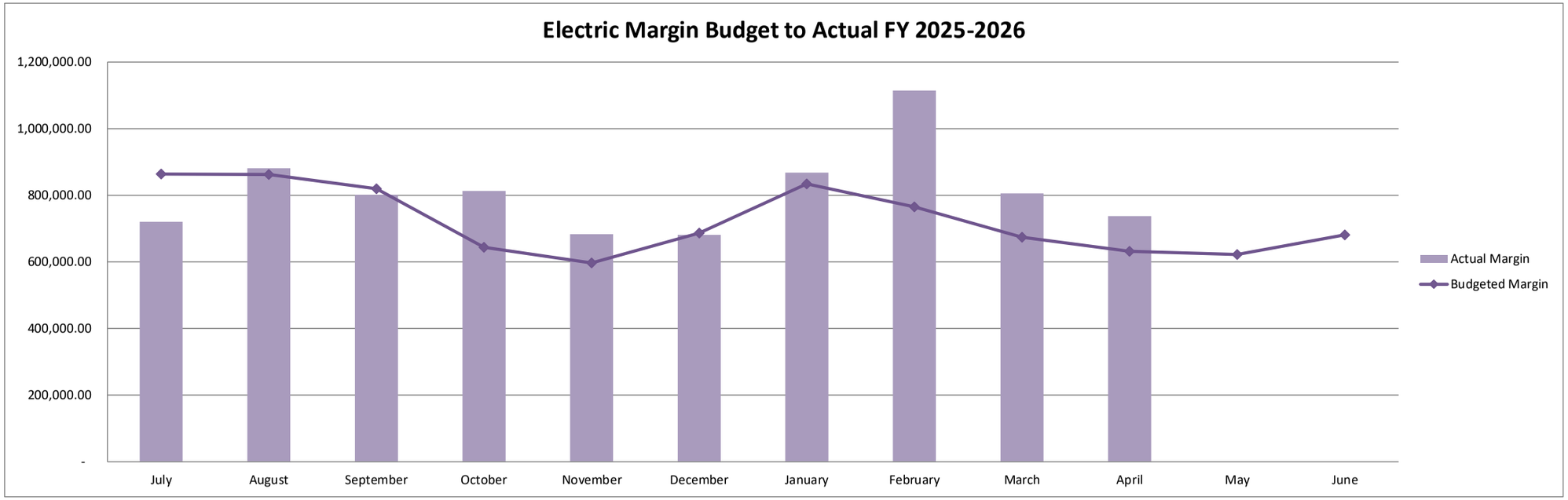
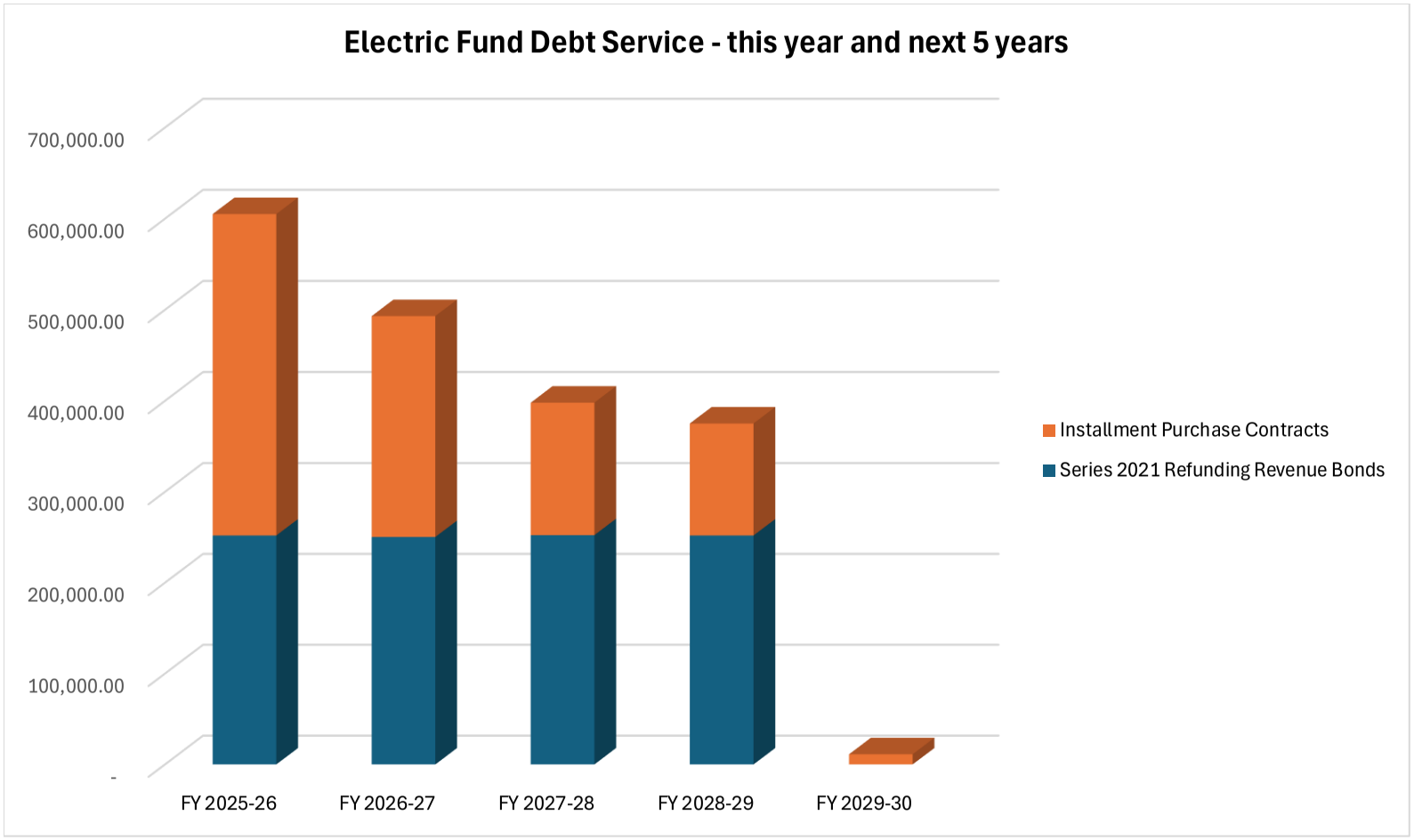
October
November
December
January
February
March
April
May
June
Actual FY 26
Budget FY 26

Margin	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budgeted Revenues	2,132,271.39	2,128,443.10	2,023,149.12	1,589,247.53	1,473,336.30	1,694,893.89	2,059,821.48	1,889,638.54	1,664,483.29	1,559,803.02	1,536,140.84	1,681,271.51	21,432,500.00
Budgeted Expenses	(1,268,468.93)	(1,266,191.51)	(1,203,553.08)	(945,428.95)	(876,474.41)	(1,008,277.01)	(1,225,369.13)	(1,124,128.84)	(990,186.03)	(927,912.68)	(913,836.26)	(1,000,173.18)	(12,750,000.00)
Budgeted Margin	863,802.47	862,251.59	819,596.05	643,818.58	596,861.89	686,616.88	834,452.35	765,509.70	674,297.27	631,890.34	622,304.58	681,098.33	8,682,500.00
Actual Revenues	2,076,290.64	2,010,831.65	1,763,364.79	1,528,724.32	1,488,586.88	1,659,490.68	1,848,923.56	2,008,427.21	1,610,000.28	1,525,696.51	-	-	17,520,336.52
Actual Expenses	(1,355,910.54)	(1,129,649.31)	(961,996.31)	(715,400.07)	(805,243.88)	(978,472.65)	(980,774.11)	(894,186.41)	(804,336.64)	(787,937.57)	-	-	(9,413,907.49)
Actual Margin	720,380.10	881,182.34	801,368.48	813,324.25	683,343.00	681,018.03	868,149.45	1,114,240.80	805,663.64	737,758.94	-	-	8,106,429.03
Margin Variance	(143,422.37)	18,930.75	(18,227.57)	169,505.67	86,481.11	(5,598.85)	33,697.10	348,731.10	131,366.37	105,868.60	(622,304.58)	(681,098.33)	(576,070.97)



DEBT SERVICE - ELECTRIC FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	239,138.82	240,834.84	246,262.10	249,314.94	-	-
Interest	12,819.53	9,466.84	6,076.16	2,618.99	-	-
Debt Retired in 2031	251,958.35	250,301.68	252,338.26	251,933.93	-	-
Installment Purchase Contracts						
FY 21 Installment Purchase						
Debt Retired in 2026	89,337.65					
FY 22 Installment Purchase						
Debt Retired in 2027	74,290.23	74,290.23				
FY 23 Installment Purchase						
Debt Retired in 2028	66,232.10	45,253.74	22,437.05			
FY 24 Installment Purchase						
Debt Retired in 2029	112,072.59	112,072.59	112,072.59	112,072.59		
FY 25 Installment Purchase						
Debt Retired in 2030	11,180.45	11,180.44	11,180.44	11,180.45	11,180.45	
Total Installment Debt	353,113.02	242,797.00	145,690.08	123,253.04	11,180.45	
Total Debt Service - Electric Fund	605,071.37	493,098.68	398,028.34	375,186.97	11,180.45	-


Electric Fund Debt Service - this year and next 5 years
700,000.00
600,000.00
500,000.00
400,000.00
300,000.00
200,000.00
100,000.00
-
FY 2025-26
FY 2026-27
FY 2027-28
FY 2028-29
FY 2029-30
Installment Purchase Contracts
Series 2021 Refunding Revenue Bonds

City of Shelby
Gas Revenues Budget to Actual
FY 2026

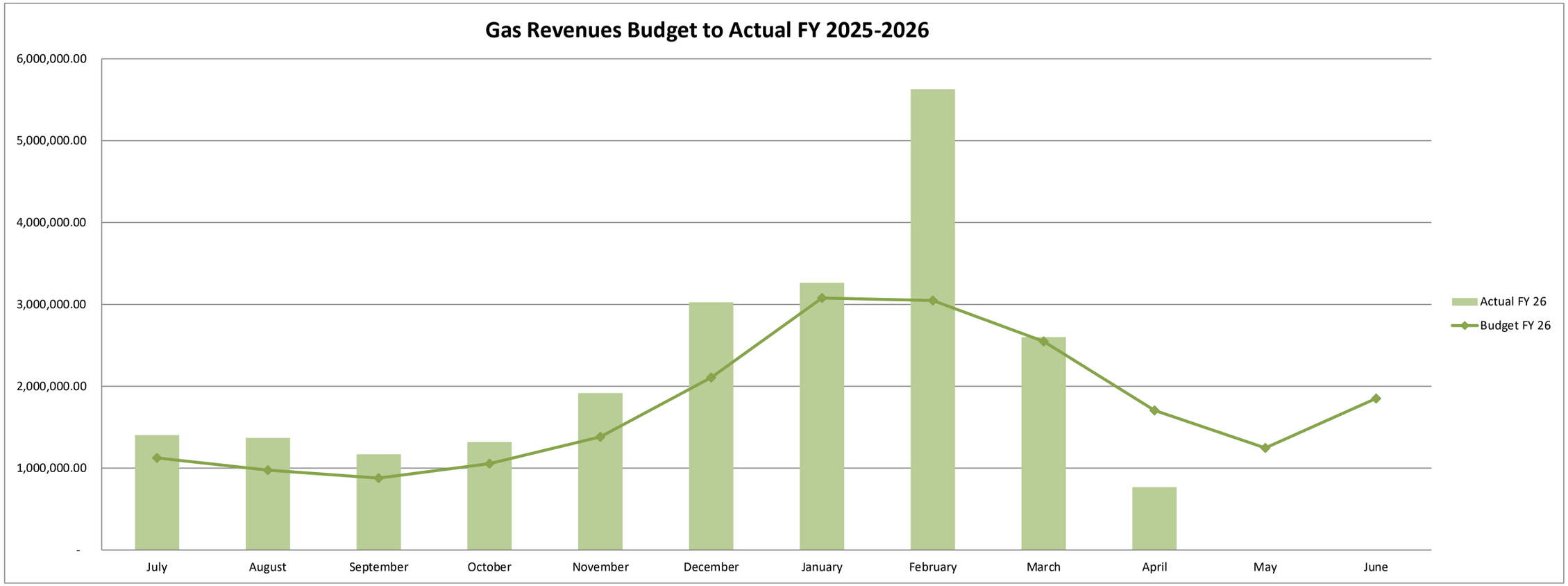
Revenues

Budget FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	122,297.76	115,215.27	123,501.93	143,519.89	220,165.62	581,262.07	949,372.32	958,941.34	640,985.22	293,120.29	178,880.71	765,344.73	5,092,607.15
Commercial	149,923.99	137,540.73	136,105.65	147,502.66	235,366.51	551,602.18	869,135.20	887,667.37	617,178.90	307,345.83	223,423.82	177,853.32	4,440,646.16
High Load Factor	15,097.10	14,097.37	12,830.74	13,985.82	15,257.65	25,917.21	26,807.18	26,603.01	23,652.84	20,564.95	22,072.26	24,027.88	240,914.02
Interruptibles	67,938.68	53,473.91	56,068.00	54,973.69	63,752.80	76,625.29	93,949.87	102,927.25	80,083.55	84,382.58	71,209.79	64,239.03	869,624.42
Special Ind Class	768,893.29	656,012.46	550,115.56	694,380.86	847,719.33	871,565.33	1,138,930.03	1,071,679.32	1,185,392.27	1,000,688.50	751,095.71	819,735.59	10,356,208.25
Totals	1,124,150.82	976,339.74	878,621.88	1,054,362.91	1,382,261.91	2,106,972.09	3,078,194.60	3,047,818.29	2,547,292.77	1,706,102.15	1,246,682.29	1,851,200.55	21,000,000.00

Actual FY 26	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	131,437.24	124,966.17	130,991.23	142,556.99	340,347.94	676,324.24	897,660.49	1,316,134.47	711,382.96	299,578.62			4,771,380.35
Commercial	169,815.71	161,489.32	174,920.40	179,802.22	331,031.71	667,492.09	814,298.25	1,284,187.61	725,382.96	338,469.96			4,846,890.23
High Load Factor	21,999.76	20,590.44	19,805.67	18,962.38	21,118.92	24,926.08	28,140.57	41,993.08	27,323.71	19,887.60			244,748.21
Interruptibles	77,938.24	76,366.82	76,924.77	65,679.11	84,699.61	92,011.86	118,958.15	136,183.76	113,173.95	79,652.36			921,588.63
Special Ind Class	1,002,382.54	986,028.72	767,103.24	910,706.89	1,138,683.14	1,565,489.39	1,405,798.47	2,850,962.66	1,022,371.31	726,218.16			12,375,744.52
Year End GL to Sales Report Reconciliation							corr for Oct NEG			-695,812.97			
Totals	1,403,573.49	1,369,441.47	1,169,745.31	1,317,707.59	1,915,881.32	3,026,243.66	3,264,855.93	5,629,461.58	2,599,634.89	767,993.73	-	-	22,464,538.97
										corr Sept-Jan			

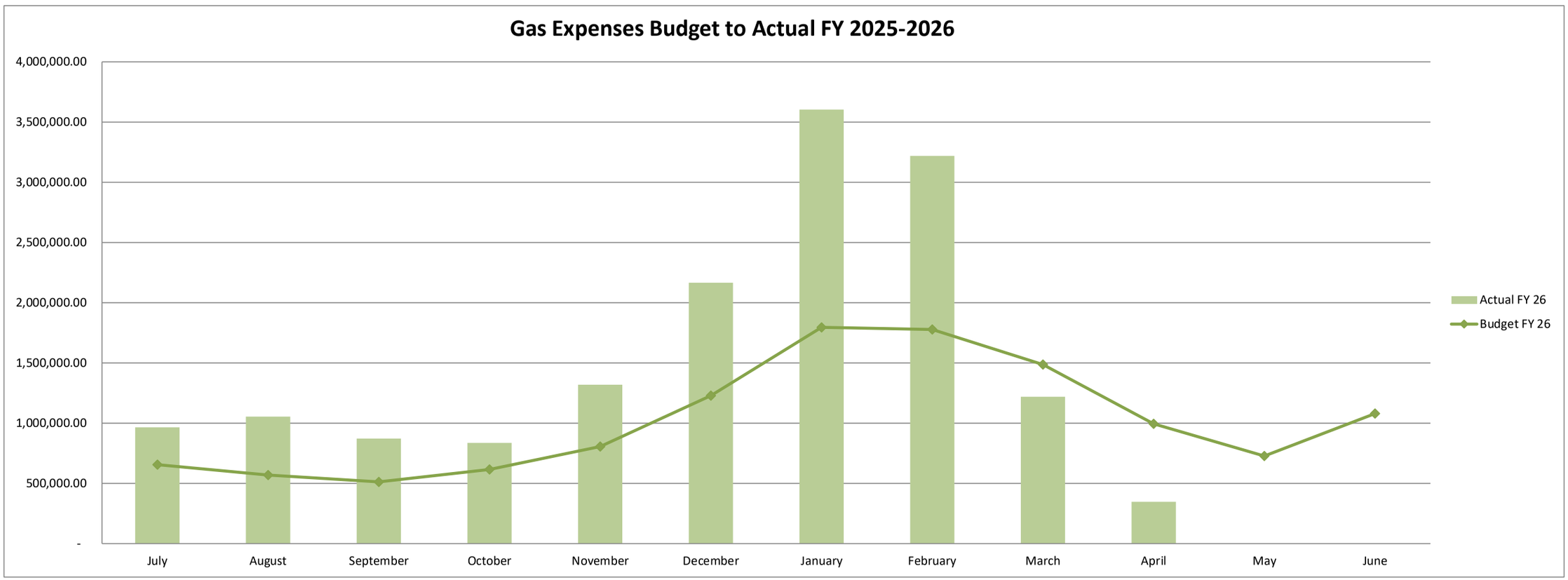
Revenue Variance	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**	**Totals**
Residential	9,139.48	9,750.90	7,489.30	(962.90)	120,182.32	95,062.17	(51,711.83)	357,193.13	70,397.74	6,458.33	(178,880.71)	(765,344.73)	(321,226.80)
Commercial	19,891.72	23,948.59	38,814.75	32,299.56	95,665.20	115,889.91	(54,836.95)	396,520.24	108,204.06	31,124.13	(223,423.82)	(177,853.32)	406,244.07
High Load Factor	6,902.66	6,493.07	6,974.93	4,976.56	5,861.27	(991.13)	1,333.39	15,390.07	3,670.87	(677.35)	(22,072.26)	(24,027.88)	3,834.19

Interruptibles	9,999.56	22,892.91	20,856.77	10,705.42	20,946.81	15,386.57	25,008.28	33,256.51	33,090.40	(4,730.22)	(71,209.79)	(64,239.03)	51,964.21
Special Ind Class	233,489.25	330,016.26	216,987.68	216,326.03	290,963.81	693,924.06	266,868.44	1,779,283.34	(163,020.96)	(274,470.34)	(751,095.71)	(819,735.59)	2,019,536.27
Totals	279,422.67	393,101.73	291,123.43	263,344.68	533,619.41	919,271.57	186,661.33	2,581,643.29	52,342.12	(938,108.42)	(1,246,682.29)	(1,851,200.55)	1,464,538.97

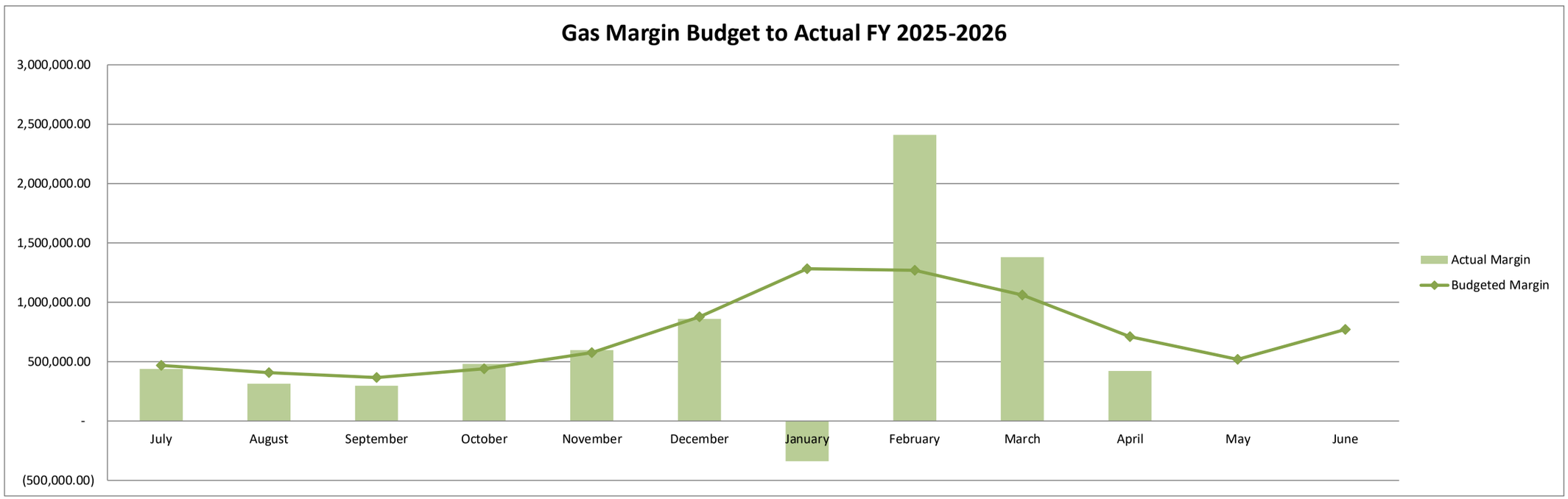


Cost of Gas Expenses	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budget FY 26	655,754.65	569,531.52	512,529.43	615,045.03	806,319.45	1,229,067.05	1,795,613.52	1,777,894.00	1,485,920.78	995,226.25	727,231.34	1,079,866.99	12,250,000.00
Actual FY 26	965,660.84	1,055,051.01	872,134.32	837,007.00	1,319,216.40	2,165,975.57	3,603,850.03	3,218,613.75	1,219,865.08	347,158.42			15,604,532.42
Cycle 1 WAGOG	3.8807	3.6944	3.3230	3.1717	3.9727	5.7893	5.9283	9.8504	3.7916	3.2248			
Cycle 2 WACOG	3.7876	3.5087	3.2474	3.5722	4.8810	5.8588	7.8894	6.8210	3.5082	2.9702			
Cycle 3 WAGOG	3.6944	3.3230	3.1717	3.9727	5.7893	5.9283	9.8504	3.7916	3.2248	2.7156			
Expense Variance	(309,906.19)	(485,519.49)	(359,604.89)	(221,961.97)	(512,896.95)	(936,908.52)	(1,808,236.51)	(1,440,719.75)	266,055.70	648,067.83	727,231.34	1,079,866.99	(3,354,532.42)

Transco Rate Refund = $422,548.87

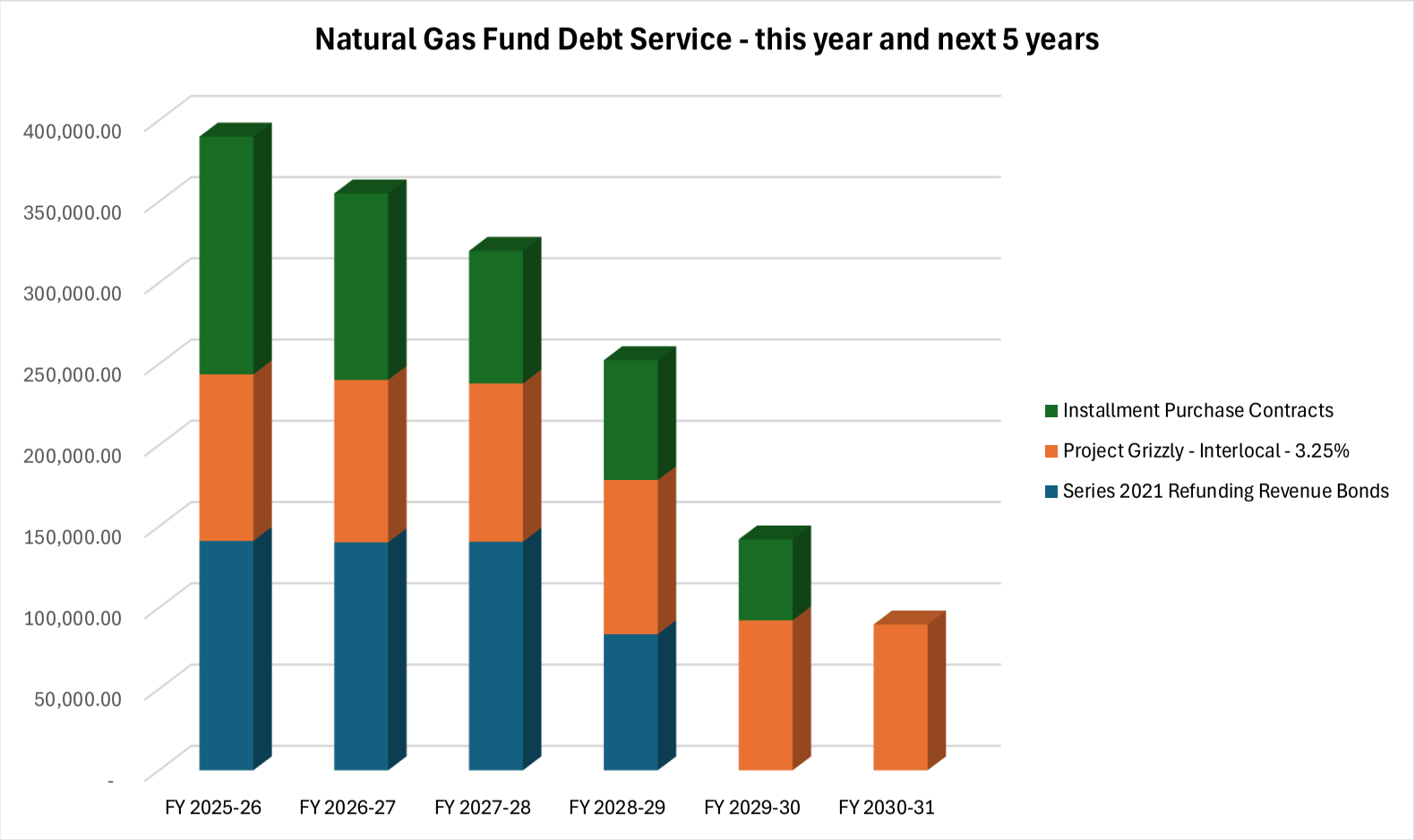


Margin	July	August	September	October	November	December	January	February	March	April	May	June	Totals
Budgeted Revenues	1,124,150.82	976,339.74	878,621.88	1,054,362.91	1,382,261.91	2,106,972.09	3,078,194.60	3,047,818.29	2,547,292.77	1,706,102.15	1,246,682.29	1,851,200.55	21,000,000.00
Budgeted Expenses	655,754.65	569,531.52	512,529.43	615,045.03	806,319.45	1,229,067.05	1,795,613.52	1,777,894.00	1,485,920.78	995,226.25	727,231.34	1,079,866.99	12,250,000.00
Budgeted Margin	468,396.18	406,808.23	366,092.45	439,317.88	575,942.46	877,905.04	1,282,581.08	1,269,924.29	1,061,371.99	710,875.90	519,450.95	771,333.56	8,750,000.00
Actual Revenues	1,403,573.49	1,369,441.47	1,169,745.31	1,317,707.59	1,915,881.32	3,026,243.66	3,264,855.93	5,629,461.58	2,599,634.89	767,993.73	-	-	22,464,538.97
Actual Expenses	965,660.84	1,055,051.01	872,134.32	837,007.00	1,319,216.40	2,165,975.57	3,603,850.03	3,218,613.75	1,219,865.08	347,158.42	-	-	15,604,532.42
Actual Margin	437,912.65	314,390.46	297,610.99	480,700.59	596,664.92	860,268.09	(338,994.10)	2,410,847.83	1,379,769.81	420,835.31	-	-	6,860,006.55
Margin Variance	(30,483.53)	(92,417.77)	(68,481.46)	41,382.71	20,722.46	(17,636.95)	(1,621,575.18)	1,140,923.54	318,397.82	(290,040.59)	(519,450.95)	(771,333.56)	(1,889,993.45)

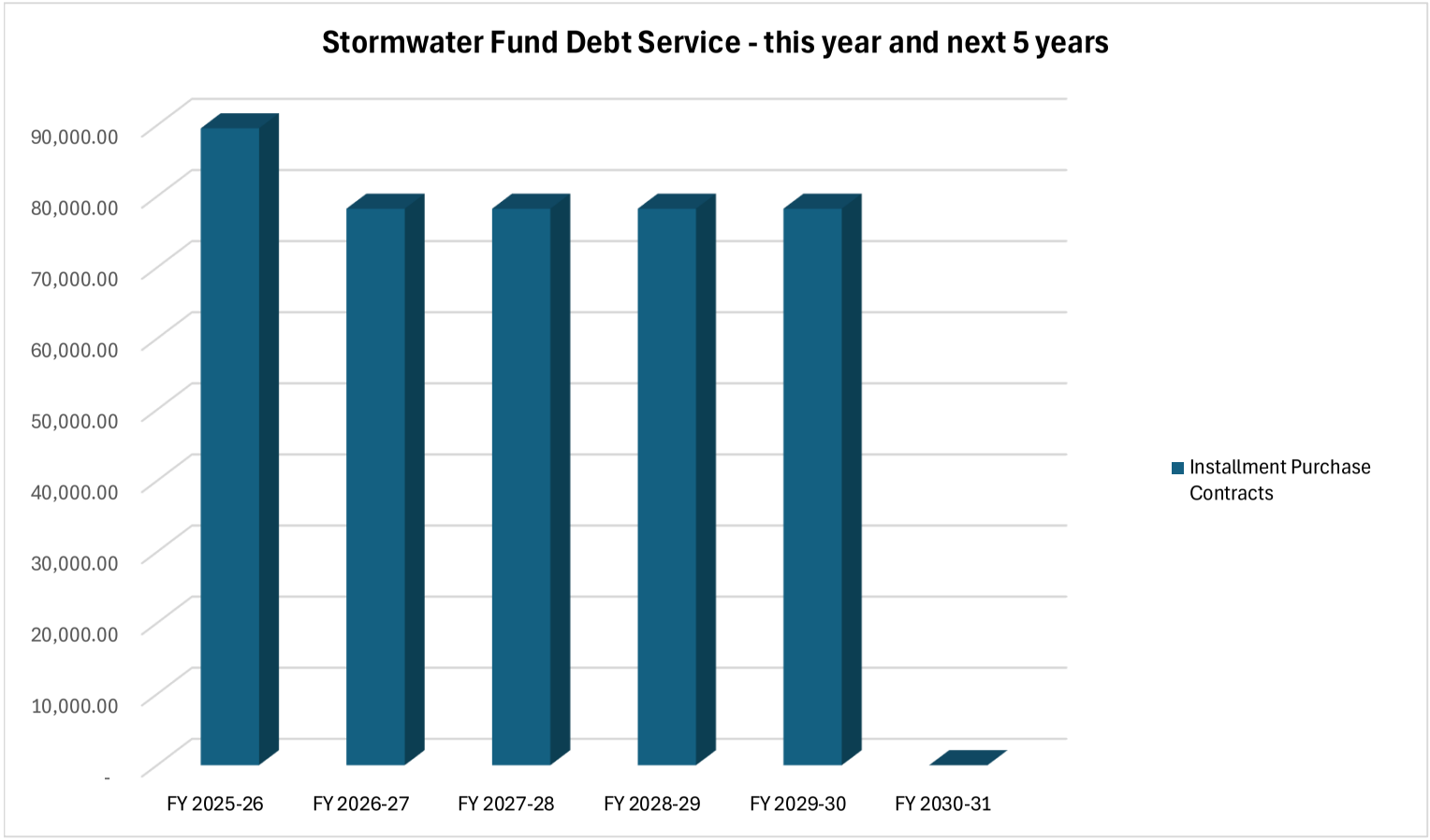


DEBT SERVICE - GAS FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Revenue Bonds						
Series 2021 Refunding Revenue Bonds						
Principal	134,680.29	135,703.98	137,967.78	82,862.43		
Interest	6,405.23	4,516.52	2,608.73	870.45		
Debt Retired in 2031	141,085.52	140,220.50	140,576.51	83,732.88	-	
Project Grizzly - Interlocal - 3.25%						
Principal	84,560.60	84,560.60	84,560.60	84,560.60	84,560.60	84,560.60
3.25% Interest	17,955.03	15,390.02	12,825.02	10,260.02	7,695.01	5,130.01
Debt Retired in 2032	102,515.63	99,950.62	97,385.62	94,820.62	92,255.61	89,690.61
Installment Purchase Contracts						
FY 21 Installment Purchase						
Debt Retired in 2026	24,225.77					
FY 22 Installment Purchase						
Debt Retired in 2027	25,145.86	25,145.86				
FY 23 Installment Purchase						
Debt Retired in 2028	23,244.45	15,882.00	7,874.38			
FY 24 Inallment Purchase						
Debt Retired in 2029	24,012.71	24,012.71	24,012.71	24,012.71		
FY 25 Inallment Purchase						
Debt Retired in 2030	49,752.98	49,752.98	49,752.98	49,752.98	49,753.00	

DEBT SERVICE - GAS FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Total Installment Purchase Contracts	146,381.77	114,793.55	81,640.07	73,765.69	49,753.00	
Total Debt Service - Gas Fund	389,982.92	354,964.68	319,602.20	252,319.19	142,008.61	89,690.61



DEBT SERVICE - STORMWATER FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
Installment Purchase Contracts						
FY 21 Installment Purchase Debt Retired in 2026	11,304.84					
FY25 Installment Purchase Debt Retired in 2030	78,263.13	78,263.13	78,263.13	78,263.13	78,263.13	
Total Debt Service - Stormwater Fund	89,567.97	78,263.13	78,263.13	78,263.13	78,263.13	-



City of Shelby
YTD Budget Report
For 4/30/2026 (83.33% of Fiscal Year)

ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 610711 WATER ADMINSTRATION	3,597,120	4,381,436	2,475,615.19	60,396.26	1,845,425	57.90 %
Total 610713 WATER LINES OPERATIONS	1,821,948	1,718,940	1,212,562.67	392,537.91	113,840	93.40 %
Total 610714 WATER PLANT OPERATIONS	2,423,205	2,497,066	2,086,524.01	228,285.18	182,257	92.70 %
Total 610 WATER FUND	7,842,273	8,597,443	5,774,701.87	681,219.35	2,141,522	75.10 %

ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 620721 SEWER ADMINISTRATION	3,689,678	3,719,253	1,312,150.26	48,230.98	2,358,872	36.60 %
Total 620723 SEWER LINES OPERATIONS	1,672,723	2,012,472	1,500,850.10	11,343.33	500,279	75.10 %
Total 620724 SEWER PLANT OPERATIONS	2,989,774	3,124,388	2,400,900.95	251,617.78	471,870	84.90 %
Total 620 SEWER FUND	8,352,175	8,856,113	5,213,901.31	311,192.09	3,331,020	62.40 %

ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 630731 ELECTRIC ADMINISTRATIO	3,949,026	5,272,896	4,246,703.52	31,039.08	995,154	81.10 %
Total 630732 ELECTRIC PURCHASE	14,070,000	14,070,000	10,484,756.62	0.00	3,585,243	74.50 %
Total 630733 ELECTRIC LINES	4,197,084	6,356,954	4,100,004.58	1,745,589.79	511,359	92.00 %
Total 630734 ECONOMIC DEVELOPMENT	219,200	219,200	125,153.10	105.00	93,942	57.10 %
Total 630 ELECTRIC FUND	22,435,310	25,919,050	18,956,617.82	1,776,733.87	5,185,698	80.00 %

ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 640741 NATURAL GAS ADMINISTRA	5,091,964	7,385,646	6,304,392.32	26,789.07	1,054,464	85.70 %
Total 640742 NATUTRAL GAS PURCHASE	13,200,000	13,200,000	16,012,331.06	0.00	-2,812,331	121.30 %
Total 640743 NATURAL GAS LINES	3,582,239	4,075,060	3,067,205.11	117,713.72	890,141	78.20 %
Total 640 NATURAL GAS FUND	21,874,203	24,660,706	25,383,928.49	144,502.79	-867,726	103.50 %

ACCOUNT DESCRIPTION	ORIG APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMB	AVAIL BUDGET	% USED
Total 650751 STORMWATER ADMINISTRAT	1,833,457	2,161,704	1,453,114.36	99,056.60	609,533	71.80 %
Total 650 STORMWATER FUND	1,833,457	2,161,704	1,453,114.36	99,056.60	609,533	71.80 %

City of Shelby
Weather Variances
Fiscal Year to Date at April 30, 2026

Month	Average Rain*	Actual Rain	Variance	Average CDD**	Actual CDD	Variance	Average HDD**	Actual HDD	Variance
July	4.47	4.30	(0.17)	436	594	158	0	0	0
August	4.27	5.80	1.53	377	342	-35	0	0	0
September	3.07	5.10	2.03	231	222	-9	14	2	-12
October	3.88	2.80	(1.08)	52	51	-1	171	178	7
November	4.43	0.90	(3.53)	3	1	-2	486	356	-130
December	5.21	2.10	(3.11)	0	0	0	628	648	20
January	4.36	5.20	0.84	0	0	0	765	772	7
February	4.08	3.00	(1.08)	2	7	5	575	578	3
March	3.85	1.80	(2.05)	4	38	34	459	253	-206
April	5.23	1.10	(4.13)	25	68	43	217	101	-116
May	4.29		(4.29)	136		-136	61		-61
June	3.57		(3.57)	306		-306	1		-1
Totals	50.71	32.10	(18.61)	1,572	1,323	(249)	3,377	2,888	(489)

Heating Degree Days: This is a value which gives an indication of the need to heat a building in a given climate.
The number of heating degrees in a day is defined as the difference between a reference value of 65°F and the average outside temperature for that day.

Cooling Degree Days: This is a value which gives an indication of the need to cool a building in a given climate.
The number of cooling degrees in a day is defined as the difference between a reference value of 65°F and the average outside temperature for that day.

* Source www.weather.com Climate (weather.gov) Data for 2024 was pulled using Location: Shelby 2 Nne, NC; Product: Monthly Summarized Data; Year Range 2013 - 2023.

** Source www.climate.fizber.com

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

D. Unfinished Business

Agenda Item: D-1

1) Adoption of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina for parcel 27791, located on S. Morgan St.: Ordinance No. 14-2026 (Tabled - April 20th meeting)

Unfinished Business Item: (Brian Burgess, Director of Planning & Development)

- Memorandum dated April 9, 2026, from Brian Burgess, Director of Planning & Development to Justin Merritt, City Manager
- Location Map, Future Land Use Map, Zoning Map
- Supporting Documents
- Ordinance No. 14-2026

City Manager's Recommendation / Comments

This item is a continuation of Council deliberation for consideration of Ordinance 14-2026, which was previously on the April 20, 2026, Council Agenda. At that time, City Council instructed the developer to conduct additional research into the possibility of preserving existing trees and incorporating additional buffering on the site. The Developer has presented a modified development plan, which is being presented for Council's consideration.

The following excerpt from the NC General Statutes is provided as a reminder as to the statutory guidance provided to Council when considering changes in zoning and development regulations.

See Next Page

§ 160D-605. Governing board statement.

(a) Plan Consistency. – When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(b) Additional Reasonableness Statement for Rezonings. – When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

(c) Single Statement Permissible. – The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).

It is my recommendation that Ordinance No. 14-2026 be adopted and approved by City Council at this time.

Post Office Box 207 • Shelby, NC 28151-0207

TO: Mr. Justin Merritt, City Manager

FROM: Brian Burgess, Director of Planning & Development

DATE: April 9, 2026

SUBJECT: 1415 S. Morgan St. – Conditional Rezoning

Background

The subject property is located on Morgan St. and is an expansion of the existing Palisades development. The site is on the southern side of the city along Dekalb Rd, north of the intersection of Morgan St. The property is approximately 2.5 acres. The applicant is proposing to expand the existing development with the same standards and conditions as the original approval.

Recommendation

The request is inconsistent with the future land use plan but is consistent with existing development existing development. Staff and the Planning & Zoning Board recommend approval of the rezoning.

Staff Report

To:	Shelby Planning & Zoning Board	Date:	March 9, 2026
From:	Audrey Whetten Godfrey Senior Panner	Meeting: File:	March 19, 2026 #CZ-25-0006

OWNER: Southwood Realty **APPLICANT:** WGLA Engineering

LOCATION: 1415 S. Morgan St **PARCEL ID #:** 27791

PRESENT ZONING: R20 **REQUESTED ZONING:** CPD-CZ

SURROUNDING ZONING: **North:** CPD **South:** R20 **East:** R20, R10 **West:** R20

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

ANALYSIS: The subject property is located at 1415 S. Morgan St, just south of the intersection of S. Morgan St and S. Dekalb St and adjacent to the new Palisades at Hickory Creek apartments. The site is approximately 2.5 acres with two vacant residential structures. Uses in the area include multi-family dwellings, single-family dwellings, a school, and a Duke Energy substation.

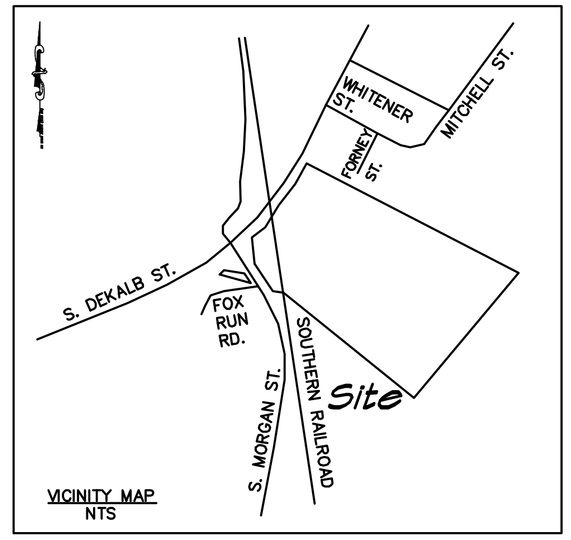
The current zoning is R20 and the request is to rezone the property to CPD-CZ to allow for the construction of Palisades Phase 2, which consists of three apartment buildings (total of 60 multi-family units) and associated parking.

No additional connections to public roads are proposed. Phase 2 would connect to the existing Palisades development, so the additional vehicle trips would use the existing driveways at that campus (primary entrance from S. Dekalb St and secondary entrance from S. Morgan St). To assess the impact of the additional units, the applicant provided a TIA addendum, which found that the daily trips generated by Phase 2 would not trigger a need for additional off-site mitigation. The TIA addendum received NCDOT approval, which means that NCDOT staff concur with the traffic engineer's assessment.

If this CZ is approved by City Council, compliance with the proposed conditions and site plan is required. The site plan proposes the same setbacks as the Phase 1 Palisades project (30' front; 5' side; 0' rear) and, like the Phase 1 project, does not require a minimum buffer around the development. The developer has agreed to pay a fee-in-lieu for the length of the Carolina Harmony Trail that crosses the property and has proposed a sidewalk connection to the trail from the internal sidewalk network. Recombination of the subject property with the Palisades Phase 1 parcel (49440) will be required.

The CPD Corridor Protection District is intended to promote a sensitive conversion of vacant land to more urban uses; support development that is compatible with and enhances the visual attractiveness of the area; promote well-planned, economically viable development; ensure safe and efficient traffic flow; and avoid uncoordinated, strip development patterns. Residential uses are permitted at the same density and according to the same dimensional requirements as the R6 Residential District.

STAFF COMMENTS: 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. Staff recommends approval of the request.



VICINITY MAP
NTS

SITE PLANS

for

PALISADES AT HICKORY CREEK
PHASE II

CITY OF SHELBY

CLEVELAND COUNTY, NORTH CAROLINA

STORMWATER MANAGEMENT PLANS

SHEET NO.	DESCRIPTION
C-100	MASTER PLAN
C-200	SITE PLAN
C-201	LANDSCAPE COMPLIANCE PLAN
C-202-203	PAVING, STRIPING, & SIGNAGE DETAILS

DEVELOPMENT BLOCK:

PROJECT NAME:

PALISADES AT HICKORY CREEK
PHASE 2

PROJECT ADDRESS:

1415 S MORGAN ST
SHELBY, NC 28152

DEVELOPER:

SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 S. YORK STREET
GASTONIA, NC 28052
(704) 869-6024

PIN#: 2546-10-3734

DB/PG: 18L/071

TOTAL ACREAGE: 2.45 AC±

CURRENT ZONING: R20

PROPOSED ZONING: CPD (CORRIDOR PROTECTION DISTRICT)

UNIT SUMMARY:
24 1 BEDROOM (40.0%)
24 2 BEDROOM (40.0%)
12 3 BEDROOM (20.0%)
60 TOTAL

PROPOSED DENSITY = 24.5 UNITS/ACRE

MAX BUILDING HEIGHT ALLOWED: N/A

BUILDING SETBACKS: 30' FRONT, 5' SIDE

PARKING REQUIRED: 1 BR @ 1.5 SP = 24
2 BR @ 1.75 SP = 42
3 BR @ 2.00 SP = 24
TOTAL 90

PARKING PROVIDED: 109 SPACES

FLOOD HAZARD: NO PORTION OF THIS PROJECT LIES WITHIN THE 100yr FLOOD PLAIN HAZARD AREA.

RIVER BASIN: BROAD

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones

NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV

5/26/2026

REVISIONS	
DATE	DESCRIPTION
2/12/26	COS COMMENTS C-100, 200-201
5/11/26	COS COMMENTS
5/26/26	COS COMMENTS

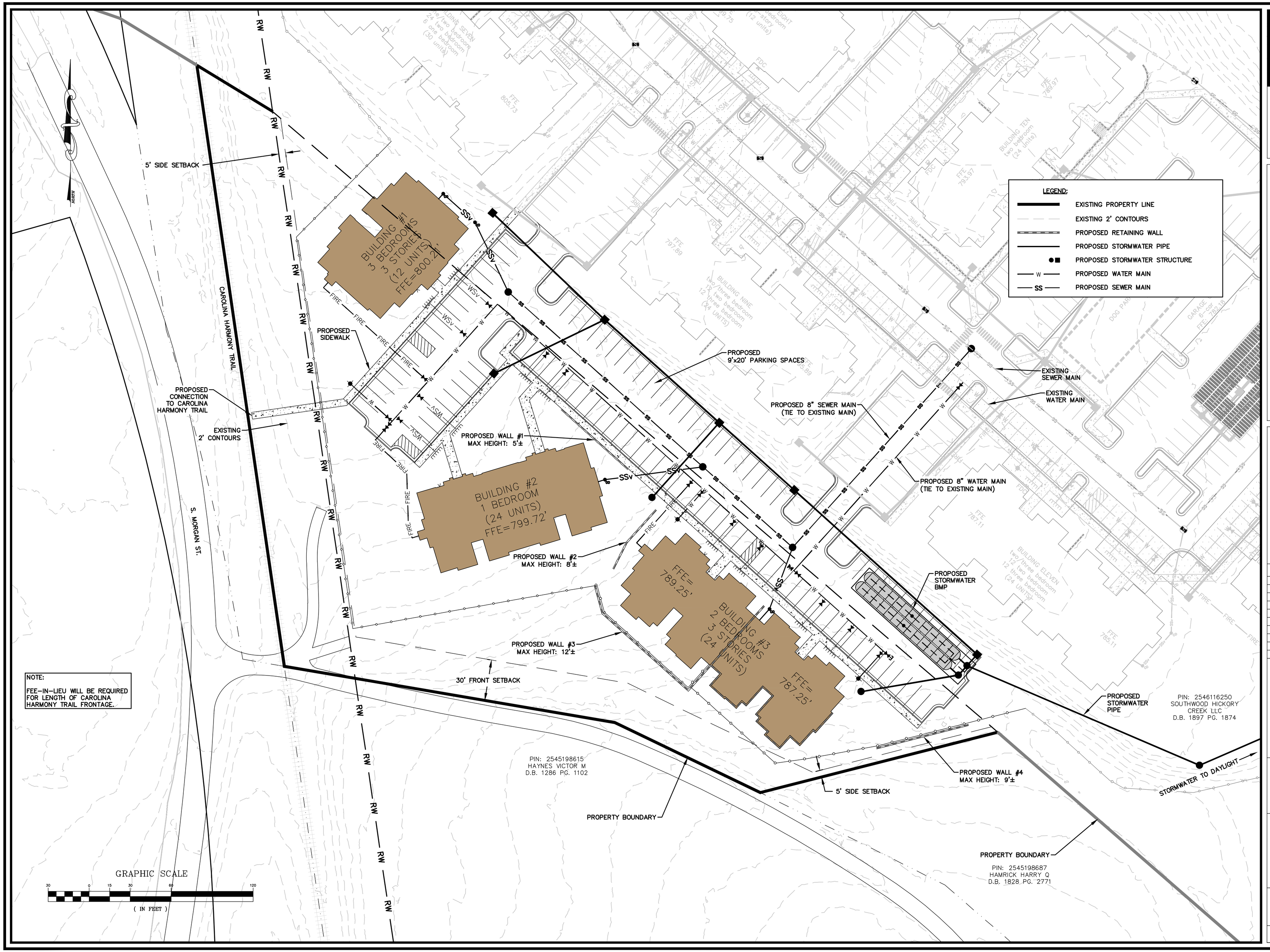
811 Know what's below. Call before you dig.

PROJECT NUMBER: 25130
DATE: 12/17/25

SITE PLANS COVER SHEET

COVER

SCALE: AS NOTED



WGLA Engineering

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PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV
5/26/2026

REVISIONS	
DATE	DESCRIPTION
2/12/26	COS COMMENTS
5/11/26	COS COMMENTS
5/26/26	COS COMMENTS

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

PROJECT NUMBER: 25130
DATE: 12/17/25

SITE PLAN

C-200

SCALE: 1"=30'

NOTES:

LARGE MATURING TREES: GROWS TO AN AVERAGE MATURE HEIGHT OF AT LEAST 35 FEET, AND A MATURE CROWN SPREAD OF AT LEAST 30 FEET, AND SHALL HAVE A CALIPER OF AT LEAST 2 INCHES AND A MINIMUM HEIGHT OF 12 FEET AT PLANTING IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS. SPECIES TO INCLUDE A MIXTURE OF ELM (LACEBARK), MAGNOLIA (SOUTHERN), MAPLE (RED, OCTOBER GLORY, SUGAR), OAK (LIVE, WHITE, WILLOW), AND PINE (LOBLOLLY)

SMALL MATURING TREES: EACH SMALL MATURING TREE SHALL HAVE A CALIPER OF AT LEAST 1 INCH AND A HEIGHT OF AT LEAST 8 FEET AT PLANTING IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS. SPECIES TO INCLUDE A MIXTURE OF DOGWOOD (FLOWERING), HAWTHORN (WINTERKING), HOLLY (AMERICAN), MAPLE (SHANTUNG).

NON-PERMITTED TREE SPECIES: SILVER MAPLE, WHITE PINE, LOMBARDY POPLAR AND CALLERY PEAR HYBRIDS, INCLUDING 'BRADFORD', 'ARISTOCRAT', WILL NOT BE PERMITTED AS REQUIRED TREES

LEGEND

- LARGE TREE PROVIDED
- SMALL TREE PROVIDED
- SHRUB PROVIDED
- PROPOSED RETAINING WALL
- PROPOSED 6' HIGH BLACK METAL FENCE
- PROPOSED ON-SITE TREE PRESERVATION AREA
- OFF-SITE EXISTING TREE AREA

LANDSCAPING CALCULATIONS

VEHICULAR PARKING AREAS:

1 LARGE TREE PER 2,000 SF W/ UP TO 25% BEING SUBSTITUTED BY SMALL TREES
34,233 SF = 18 LARGE TREES (25% = 4)

18-4 = 14 LARGE TREES
4 LARGE TREES = 8 SMALL TREES
22 REQUIRED TREES

PROVIDED: 35 LARGE TREES
30 SMALL TREES
61 SHRUBS
65 TOTAL TREES & 61 SHRUBS

NORTH

PROPOSED 30' NATURAL PLANTINGS BUFFER W/ FENCE

CAROLINA HARMONY TRAIL

RW

BUILDING #1
3 BEDROOMS
3 STORIES
(12 UNITS)
FFE=800.2'

PROPOSED SIDEWALK

PROPOSED 9'x20' PARKING SPACES

PROPOSED WALL #1
MAX HEIGHT: 5'±

BUILDING #2
1 BEDROOM
(24 UNITS)
FFE=799.72'

PROPOSED WALL #2
MAX HEIGHT: 8'±

18" WALNUT (TO REMAIN)

15" WALNUT (TO REMAIN)

18" OAK (TO REMAIN)

48" OAK (TO REMAIN)

22" OAK (TO REMAIN)

PROPOSED WALL #3
MAX HEIGHT: 12'±

BUILDING #3
2 BEDROOMS
3 STORIES
(24 UNITS)
FFE=789.25'
FFE=787.25'

42" OAK (TO REMAIN)

PROPOSED ON-SITE TREE PRESERVATION AREA

42" OAK (TO REMAIN)

PIN: 2545198615
HAYNES VICTOR M
D.B. 1286 PG. 1102

PROPOSED 30' BUFFER TO INCLUDE TREE PRESERVATION AREA, FENCE, AND ADDITIONAL PLANTINGS

PROPERTY BOUNDARY

OFF-SITE EXISTING TREE AREA

SMALL TREE PROVIDED

LARGE TREE PROVIDED

PIN: 2546116250
SOUTHWOOD HICKORY CREEK LLC
D.B. 1897 PG. 1874

PROPOSED WALL #4
MAX HEIGHT: 9'±
(W/ PLANTINGS)

PROPOSED FENCE

EXISTING TREELINE

PROPERTY BOUNDARY

PIN: 2545198687
HAMRICK HARRY Q
D.B. 1828 PG. 2771

S. MORGAN ST.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

WGLA Engineering

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724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
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PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones

NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV

5/26/2026

REVISIONS	
DATE	DESCRIPTION
2/12/26	COS COMMENTS
5/11/26	COS COMMENTS
5/26/26	COS COMMENTS

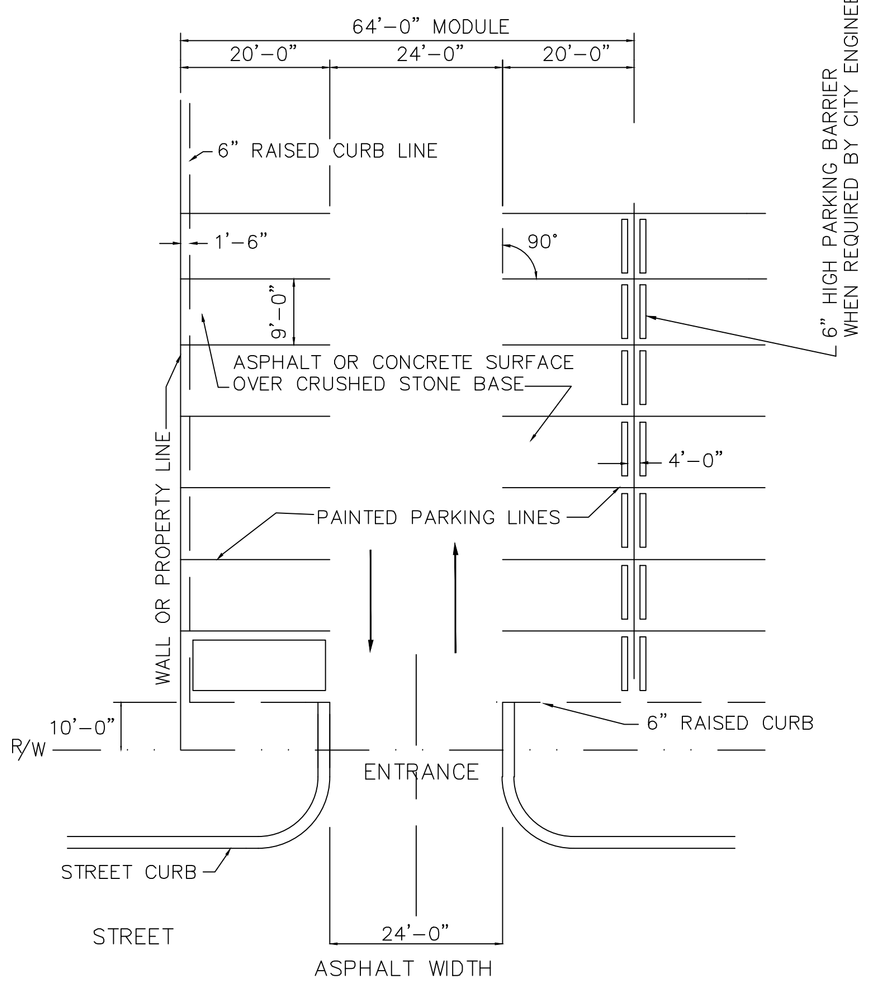
811 Know what's below. Call before you dig.

PROJECT NUMBER: 25130
DATE: 12/17/25

LANDSCAPE COMPLIANCE PLAN

C-201

SCALE: 1"=30'

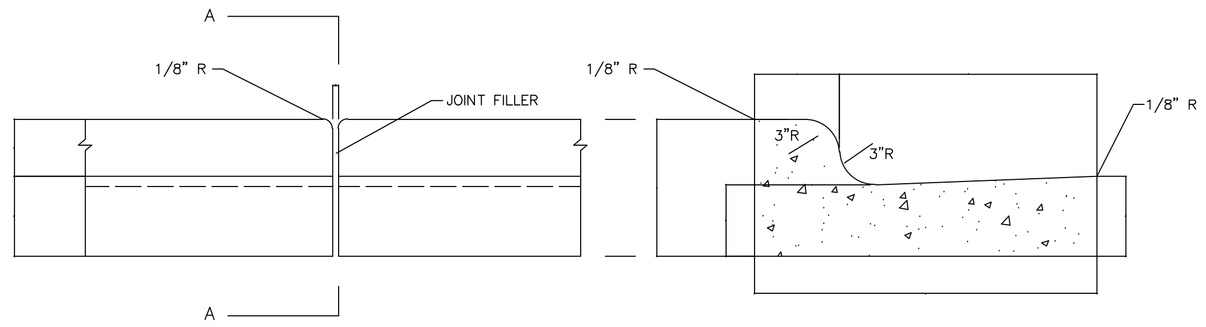


NOTES: 1. ALLOW 4'-0" FOR REAR OVERHANG
2. ALL CONSTRUCTION SHALL MEET CURRENT ADA STANDARDS

SHELBY STANDARD DETAILS - 2021	
DATE	REVISIONS

PARKING PLAN - 90° PARKING

1.03



FRONT ELEVATION

SECTION A–A

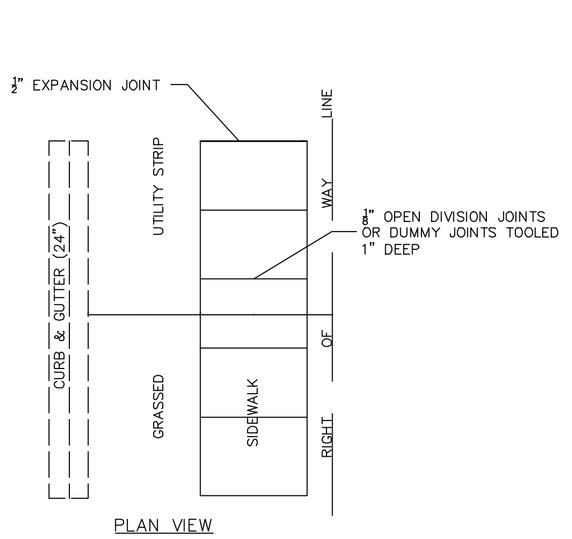
COMBINATION CURB & GUTTER

NOTE:
1. CONCRETE SHALL BE A MINIMUM OF 3000 PSI.
2. FOR HAND POURED CURBING, CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS & EXPANSION JOINTS SHALL BE PLACED AT 50' INTERVALS.
3. FOR EXTRUDED CURBING, CONTRACTION JOINTS SHALL BE SPACED AT 15' INTERVALS & EXPANSION JOINTS SHALL BE PLACED AT 90' INTERVALS.
4. FINISH ALL CONCRETE WITH CURING COMPOUND.
5. FOLLOW ALL APPLICABLE ACI REQUIREMENTS.
6. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NORTH CAROLINA DOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES SECTION 846.

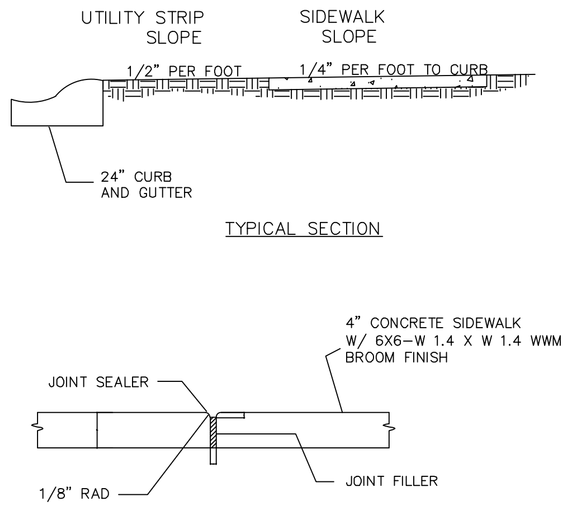
SHELBY STANDARD DETAILS - 2021	
DATE	REVISIONS

STANDARD CONCRETE CURB AND GUTTER

2.02



PLAN VIEW



TYPICAL SECTION

TRANVERSE EXPANSION JOINT

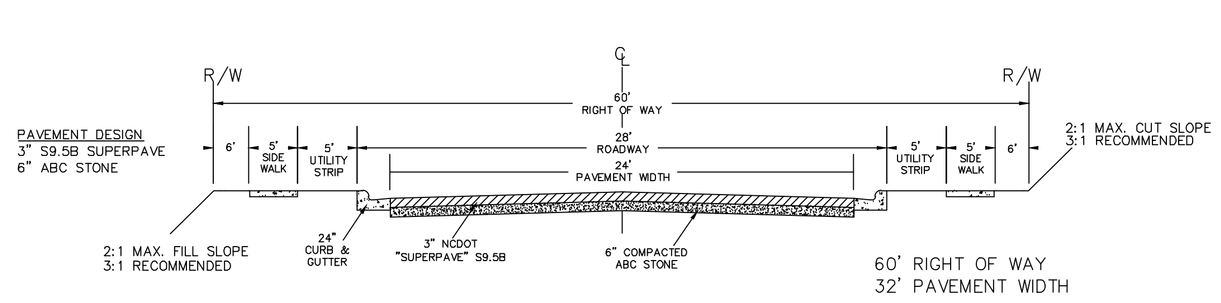
JOINT NOTES:
1. 1" EXPANSION JOINTS TO BE LOCATED A MAX. DISTANCE OF 50' APART.
2. 3/4" OPEN DIVISION JOINTS OR DUMMY JOINTS TO BE LOCATED AT 5' INCREMENTS.

NOTES:
1. CONCRETE SHALL BE A MINIMUM OF 3000 PSI.
2. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50'.
3. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
4. ALL CONCRETE SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE ACI.
5. SHALL MEET ADA REQUIREMENTS
6. WHEN FRONT EDGE OF WALK IS POURED ADJACENT TO CURB OR BACK OF WALK IS POURED ADJACENT TO A BUILDING OR EXISTING CONCRETE, A 1/2" EXPANSION JOINT SHALL BE PLACED BETWEEN THE NEW WALK AND EXISTING STRUCTURES.
7. WHERE A DRIVEWAY CROSSES A WALK, THE SIDEWALK SHALL HAVE A DEPTH OF 6" WITH 1/2" EXPANSION JOINT EACH SIDE OF WALK.
8. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NORTH CAROLINA DOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES

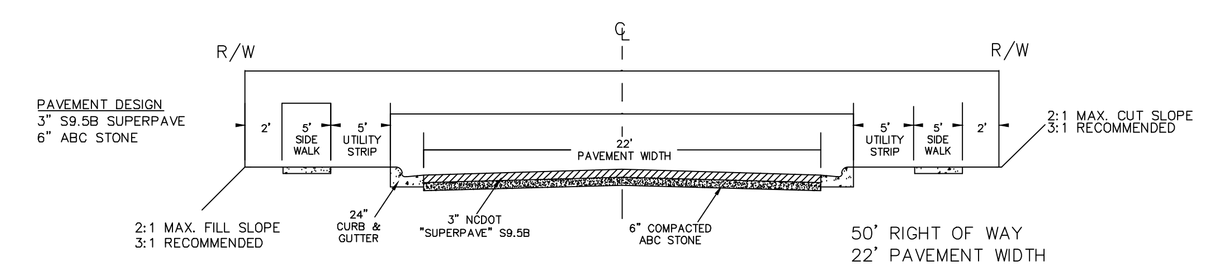
SHELBY STANDARD DETAILS - 2021	
DATE	REVISONS

STANDARD CONCRETE SIDEWALK

2.05



RESIDENTIAL SUBCOLLECTOR RD



LOCAL RESIDENTIAL RD

NOTE:
1. NORMAL CROWN OF 1/4" PER FOOT ON ROADWAY AND SHOULDER UNLESS OTHERWISE DIRECTED BY CITY ENGINEER.
2. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. 3:1 SLOPE RECOMMENDED ON BOTH CUT AND FILL SLOPES.
4. UTILITY EASEMENTS MAY BE REQUIRED BY THE CITY OF SHELBY UTILITY DEPARTMENT AS DEEMED NECESSARY.

PAVEMENT DESIGN
3" NCDOT "SUPERPAVE" S9.5B
6" COMPACTED ABC STONE

SHELBY STANDARD DETAILS - 2021	
DATE	REVISIONS

STANDARD STREET SECTION

2.10

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV
5/11/2026

REVISIONS	
DATE	DESCRIPTION

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

PROJECT NUMBER: 25130
DATE: 12/17/25

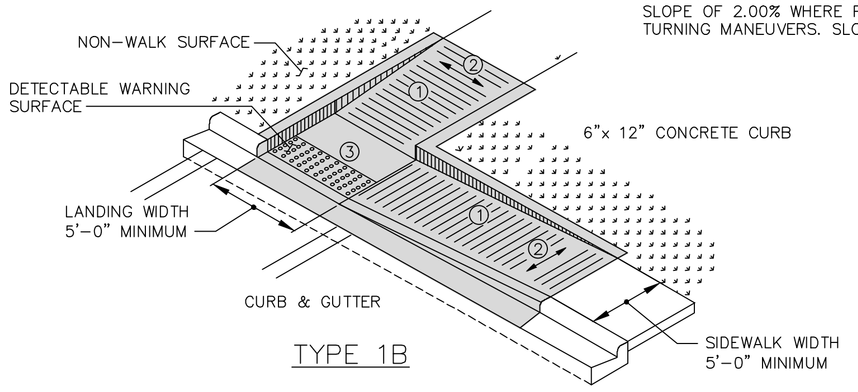
PAVING, STRIPING, & SIGNAGE DETAILS

C-202

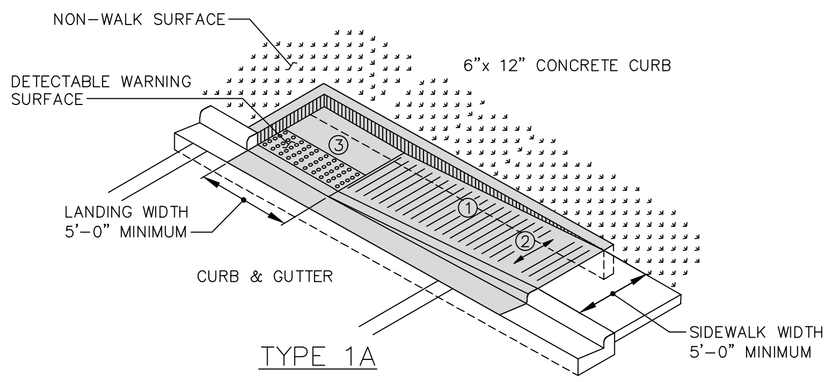
SCALE: NOT TO SCALE

WHEEL CHAIR RAMP

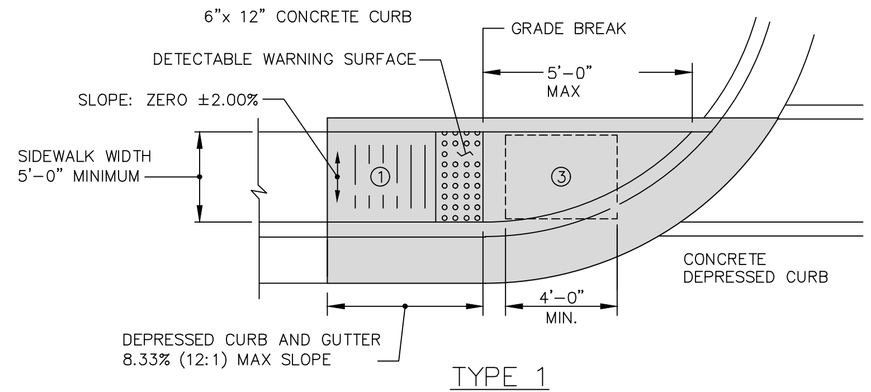
1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.



TYPE 1B



TYPE 1A

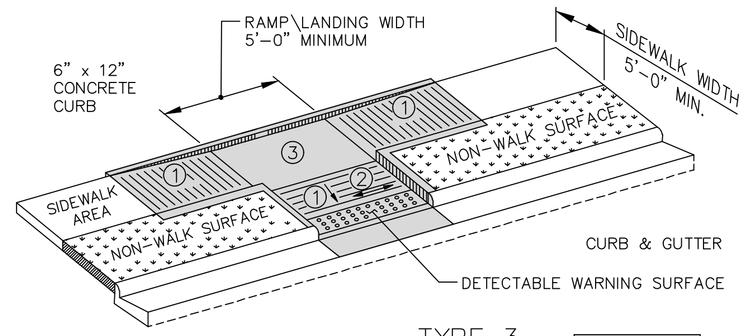


TYPE 1

TYPE 1 NOTES:
1. ON LANDINGS AND FLUSH TRANSITIONS AT RADIUS RETURNS: ROWS OF DOMES ARE NOT REQUIRED TO BE ALIGNED WITH THE CENTERLINE OF THE RAMP.
2. DETECTABLE WARNINGS MAY BE PLACED PERPENDICULAR ACROSS THE BOTTOM OF THE CURB RAMP, BUT ONLY IF THE BOTTOM OF THE CURB RAMP IS NO MORE THAN 5 FEET FROM THE BACK OF CURB.
3. 6"X12" CURB MAY BE ELIMINATED AS DIRECTED BY THE ENGINEER.

WHEELCHAIR RAMP
DIRECTIONAL RAMPS – TYPE 1
1-5-23

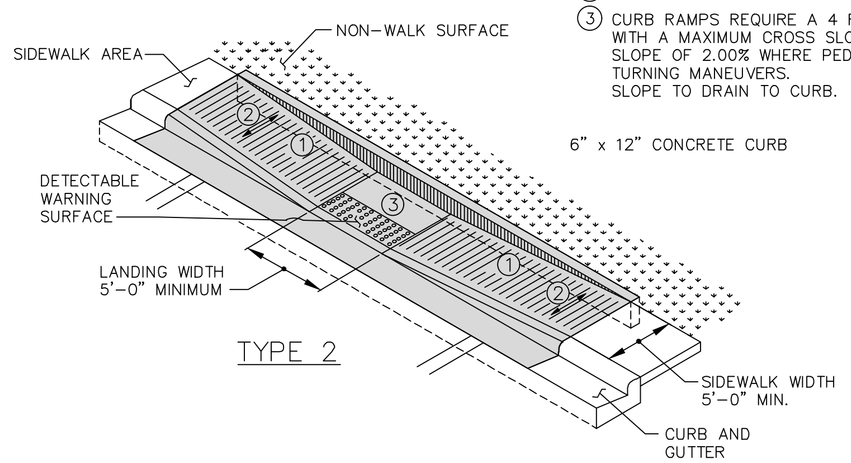
NOTES:
1. 6"X12" CURB MAY BE ELIMINATED AS DIRECTED BY THE ENGINEER.



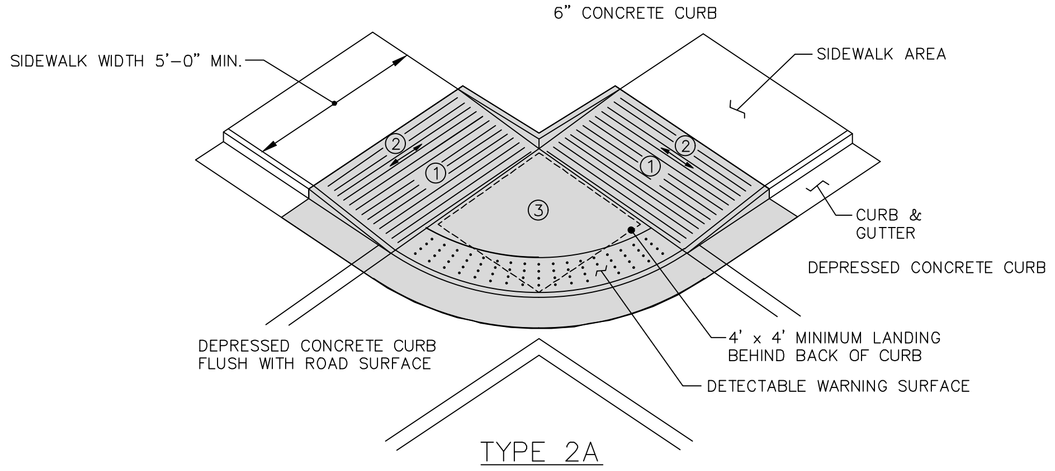
TYPE 3

WHEEL CHAIR RAMP

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

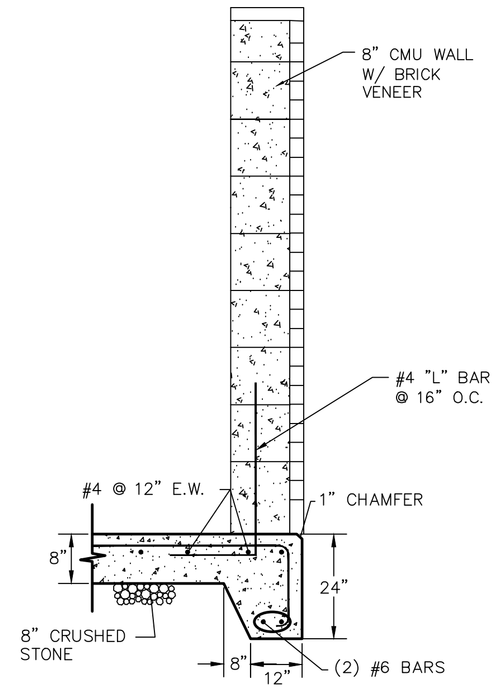


TYPE 2



TYPE 2A

WHEELCHAIR RAMP
PARALLEL RAMPS – TYPE 2&3
1-5-23

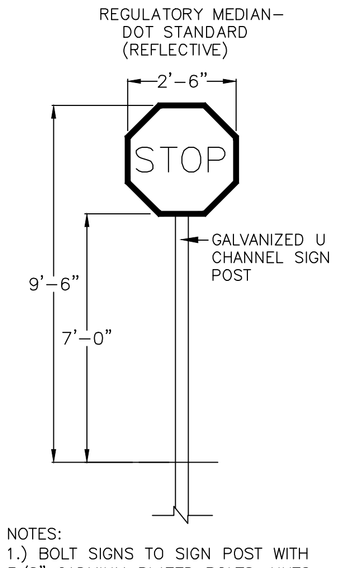


DUMPSTER PAD & SCREENING DETAIL
NOT TO SCALE

NOTES:

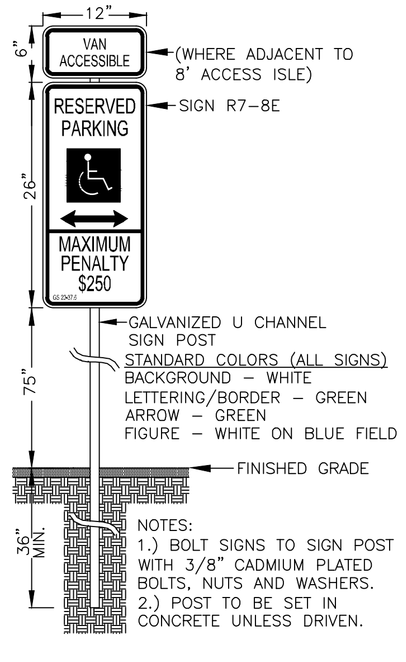
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
5. TERMINATE PARKING A MINIMUM OF 20–FT BACK OF A PEDESTRIAN CROSSWALK.
6. CONSTRUCT CURB RAMPS A MINIMUM OF 4–FT WIDE.
7. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
8. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
9. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
10. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
11. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
12. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6–FT WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
13. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
14. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON–WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
15. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB.
16. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE **MUTCD**.

WHEELCHAIR RAMP
STANDARD NOTES
1-5-23



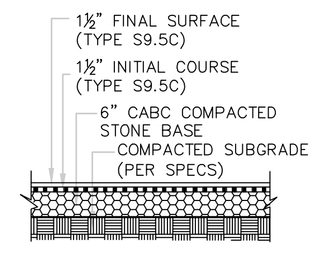
NOTES:
1.) BOLT SIGNS TO SIGN POST WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.
2.) POST TO BE SET IN CONCRETE UNLESS DRIVEN.

STOP SIGN
1-5-23

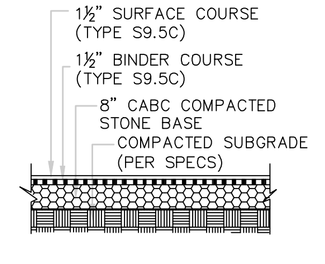


NOTES:
1.) BOLT SIGNS TO SIGN POST WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.
2.) POST TO BE SET IN CONCRETE UNLESS DRIVEN.

ACCESSIBLE PARKING SIGN
1-5-23



ASPHALT PAVEMENT
STANDARD DUTY
11-9-23



ASPHALT PAVEMENT
HEAVY DUTY
11-9-23

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV
5/11/2026

REVISIONS

DATE	DESCRIPTION

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

PROJECT NUMBER: 25130
DATE: 12/17/25

PAVING, STRIPING, & SIGNAGE DETAILS

C-203

SCALE: NOT TO SCALE

NOTES:

LARGE MATURING TREES: GROWS TO AN AVERAGE MATURE HEIGHT OF AT LEAST 35 FEET, AND A MATURE CROWN SPREAD OF AT LEAST 30 FEET, AND SHALL HAVE A CALIPER OF AT LEAST 2 INCHES AND A MINIMUM HEIGHT OF 12 FEET AT PLANTING IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS. SPECIES TO INCLUDE A MIXTURE OF ELM (LACEBARK), MAGNOLIA (SOUTHERN), MAPLE (RED, OCTOBER GLORY, SUGAR), OAK (LIVE, WHITE, WILLOW), AND PINE (LOBLOLLY)

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NON-PERMITTED TREE SPECIES: SILVER MAPLE, WHITE PINE, LOMBARDY POPLAR AND CALLERY PEAR HYBRIDS, INCLUDING 'BRADFORD', 'ARISTOCRAT', WILL NOT BE PERMITTED AS REQUIRED TREES

LEGEND

REQUIRED LARGE TREE PROVIDED

REQUIRED SMALL TREE PROVIDED

ADDITIONAL SMALL TREE PROVIDED

LANDSCAPING CALCULATIONS

VEHICULAR PARKING AREAS:

1 LARGE TREE PER 2,000 SF W/ UP TO 25% BEING SUBSTITUTED BY SMALL TREES
34,233 SF = 18 LARGE TREES (25% = 4)

18-4 = 14 LARGE TREES
4 LARGE TREES = 8 SMALL TREES
22 REQUIRED TREES

PROVIDED: 14 LARGE TREES
8 SMALL TREES
5 ADDITIONAL SMALL TREES
27 TOTAL TREES

NORTH

CAROLINA HARMONY TRAIL

S. MORGAN ST.

POWER LINE ST.

A

B

C

BUILDING #1
3 BEDROOMS
3 STORIES
(12 UNITS)

BUILDING #2
1 BEDROOM
(24 UNITS)

BUILDING #3
2 BEDROOMS
3 STORIES
(24 UNITS)

5' SIDE SETBACK

PROPOSED SIDEWALK

PROPOSED 9'x20' PARKING SPACES

ADDITIONAL SMALL TREE PROVIDED

30' FRONT SETBACK

REQUIRED SMALL TREE PROVIDED

REQUIRED LARGE TREE PROVIDED

5' SIDE SETBACK

PROPOSED WALL

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PIN: 2545198615
HAYNES VICTOR M
D.B. 1286 PG. 1102

PIN: 2546116250
SOUTHWOOD HICKORY CREEK LLC
D.B. 1897 PG. 1874

PIN: 2545198687
HAMRICK HARRY Q
D.B. 1828 PG. 2771

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES IV
2/12/2026

REVISIONS

DATE	DESCRIPTION
2/12/26	COS COMMENTS

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

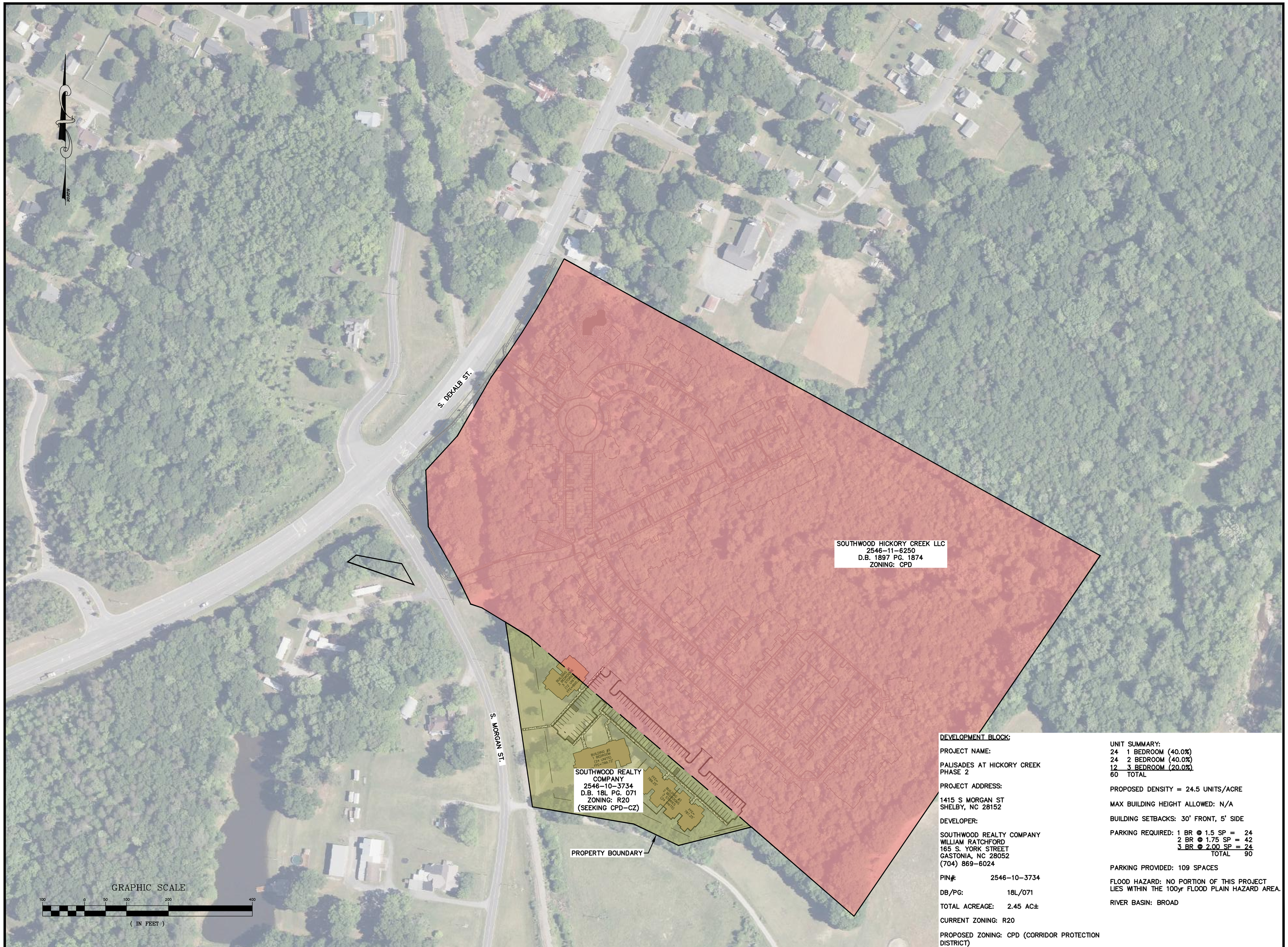
PROJECT NUMBER: 25130
DATE: 12/17/25

LANDSCAPE COMPLIANCE PLAN

C-201

SCALE: 1"=30'

The following maps and documents were previously provided for the Public Hearing that was conducted on April 20th, 2026, regarding the S. Morgan Street property.



DEVELOPMENT BLOCK:

PROJECT NAME:

PALISADES AT HICKORY CREEK
PHASE 2

PROJECT ADDRESS:

1415 S MORGAN ST
SHELBY, NC 28152

DEVELOPER:

SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 S. YORK STREET
GASTONIA, NC 28052
(704) 869-6024

PIN#: 2546-10-3734

DB/PG: 18L/071

TOTAL ACREAGE: 2.45 AC±

CURRENT ZONING: R20

PROPOSED ZONING: CPD (CORRIDOR PROTECTION DISTRICT)

UNIT SUMMARY:
24 1 BEDROOM (40.0%)
24 2 BEDROOM (40.0%)
12 3 BEDROOM (20.0%)
60 TOTAL

PROPOSED DENSITY = 24.5 UNITS/ACRE

MAX BUILDING HEIGHT ALLOWED: N/A

BUILDING SETBACKS: 30' FRONT, 5' SIDE

PARKING REQUIRED: 1 BR @ 1.5 SP = 24
2 BR @ 1.75 SP = 42
3 BR @ 2.00 SP = 24
TOTAL 90

PARKING PROVIDED: 109 SPACES

FLOOD HAZARD: NO PORTION OF THIS PROJECT LIES WITHIN THE 100yr FLOOD PLAIN HAZARD AREA.

RIVER BASIN: BROAD

WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES II
5/26/2026

REVISIONS

DATE	DESCRIPTION
2/12/26	COS COMMENTS
5/11/26	COS COMMENTS
5/26/26	COS COMMENTS

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

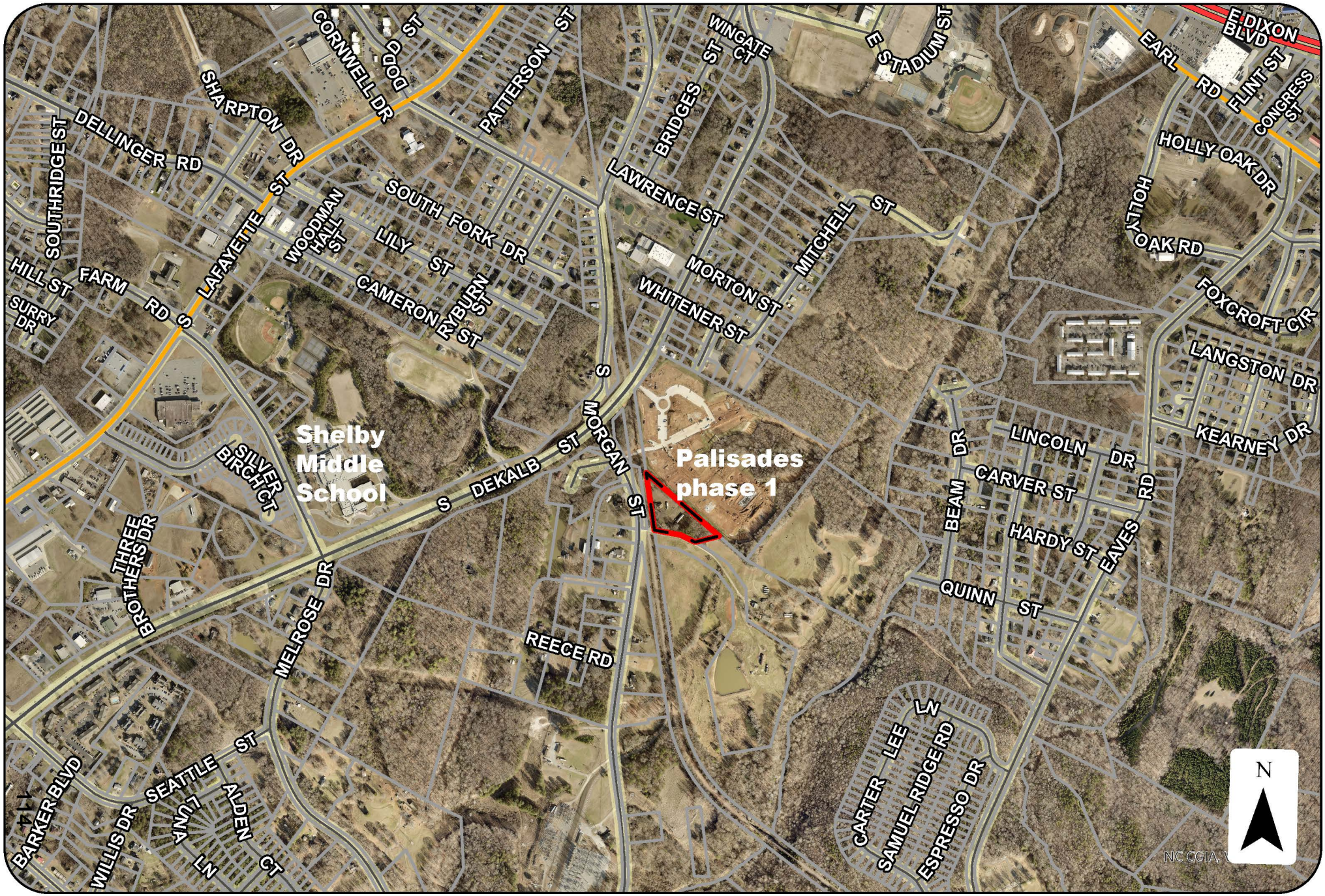
PROJECT NUMBER: 25130
DATE: 12/17/25

MASTER PLAN

C-100

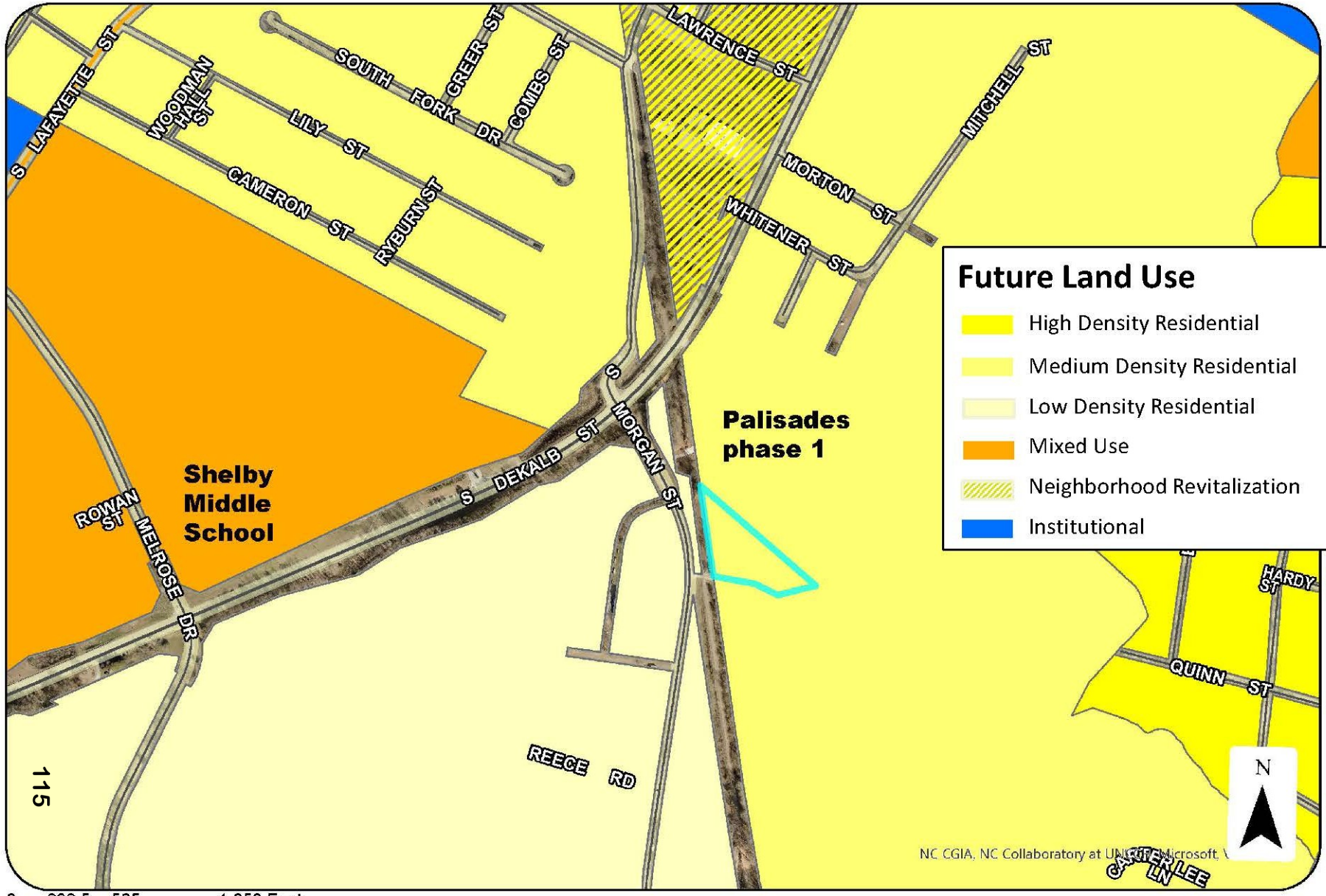
SCALE: 1"=100'

Location
1415 S. Morgan St



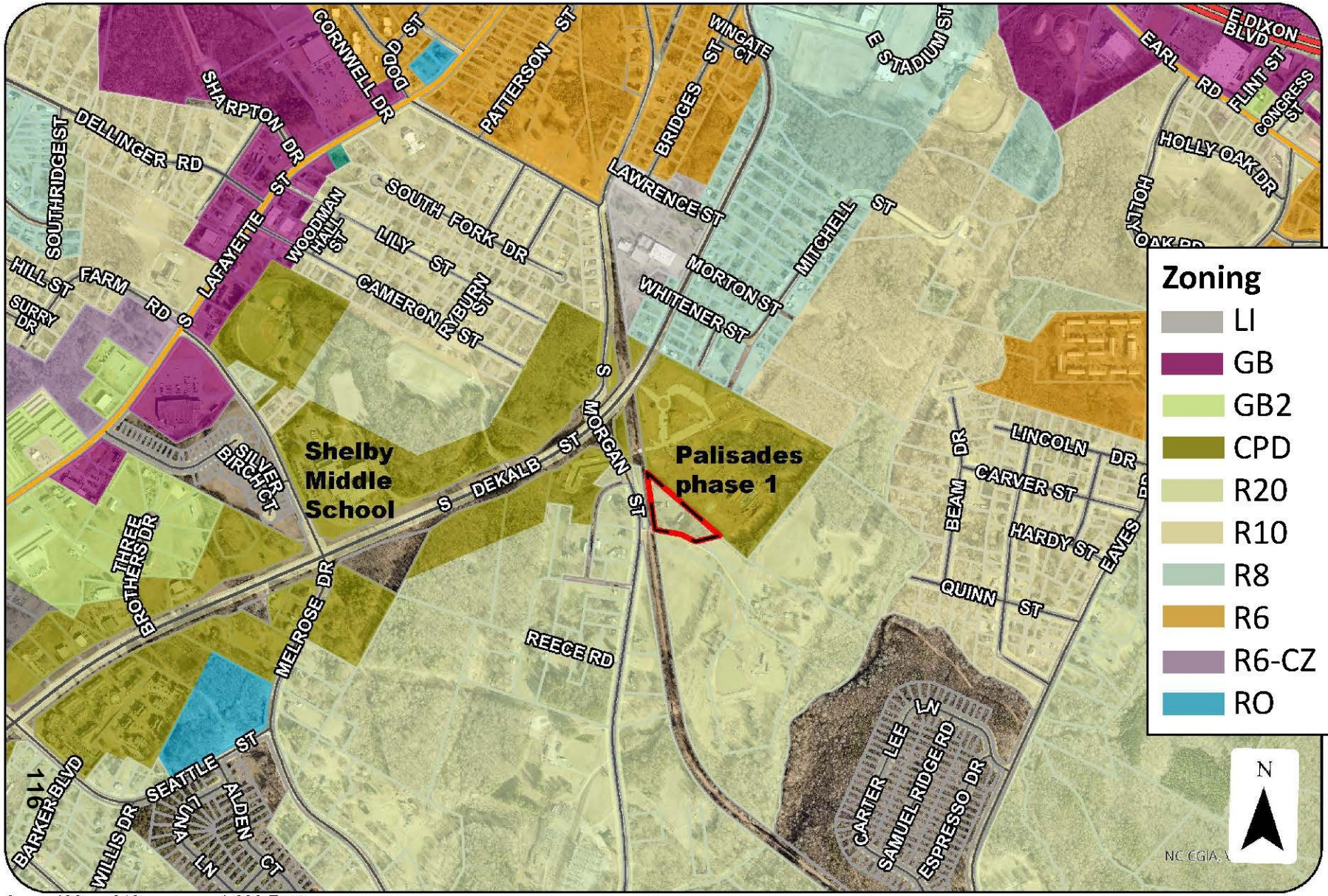
Date: 3/5/26

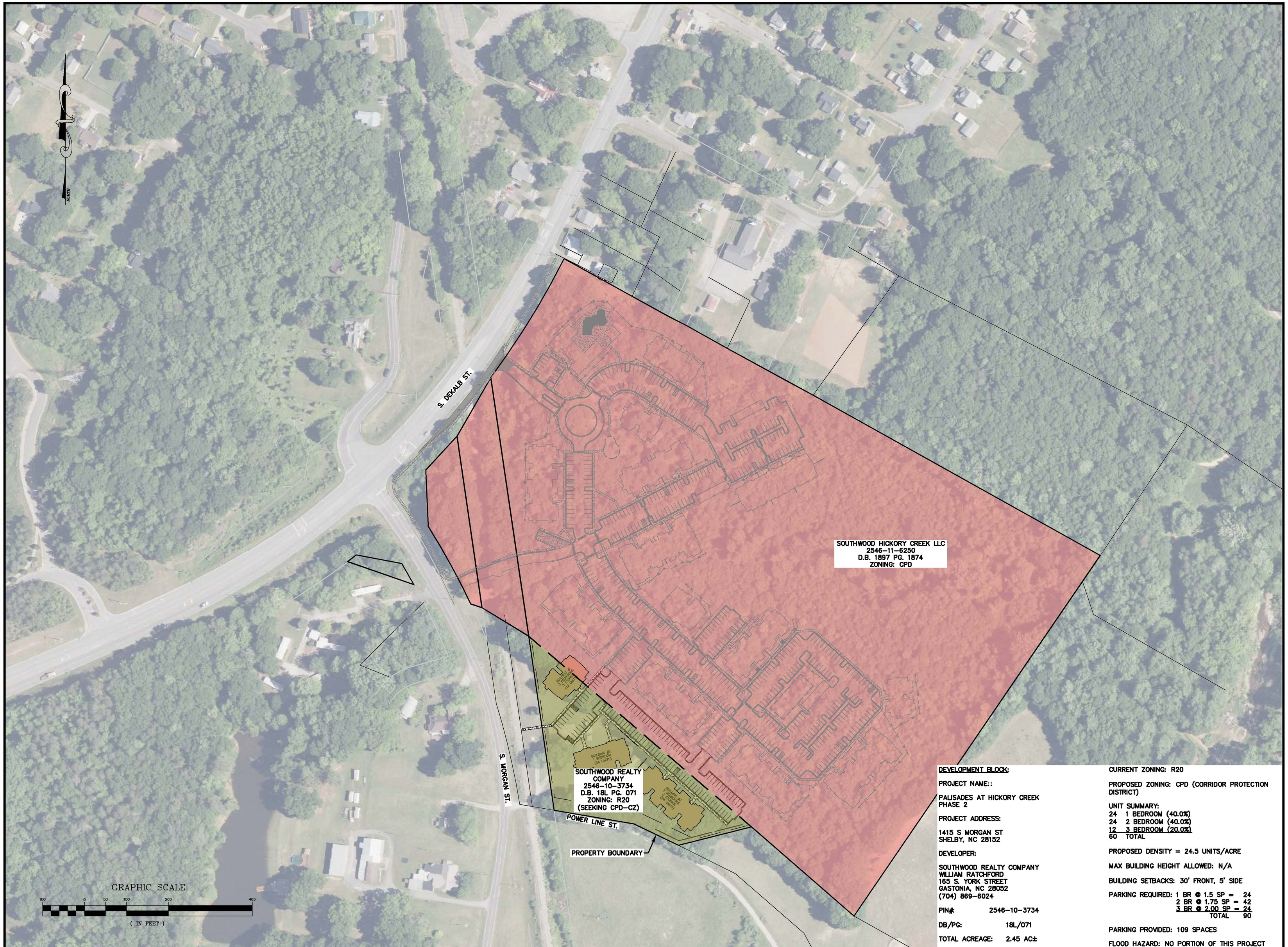
Future Land Use
1415 S. Morgan St



Date: 3/12/26

Zoning
1415 S. Morgan St





DEVELOPMENT BLOCK:

PROJECT NAME::

PALISADES AT HICKORY CREEK PHASE 2

PROJECT ADDRESS:

1415 S MORGAN ST
SHELBY, NC 28152

DEVELOPER:

SOUTHWOOD REALTY COMPANY
WILLIAM RATCHFORD
165 S. YORK STREET
GASTONIA, NC 28052
(704) 869-6024

PIN#: 2546-10-3734

DB/PG: 18L/071

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WGLA Engineering

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HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES II
2/12/2026

REVISIONS

DATE	DESCRIPTION
2/12/26	COS COMMENTS

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

PROJECT NUMBER: 25130
DATE: 12/17/25

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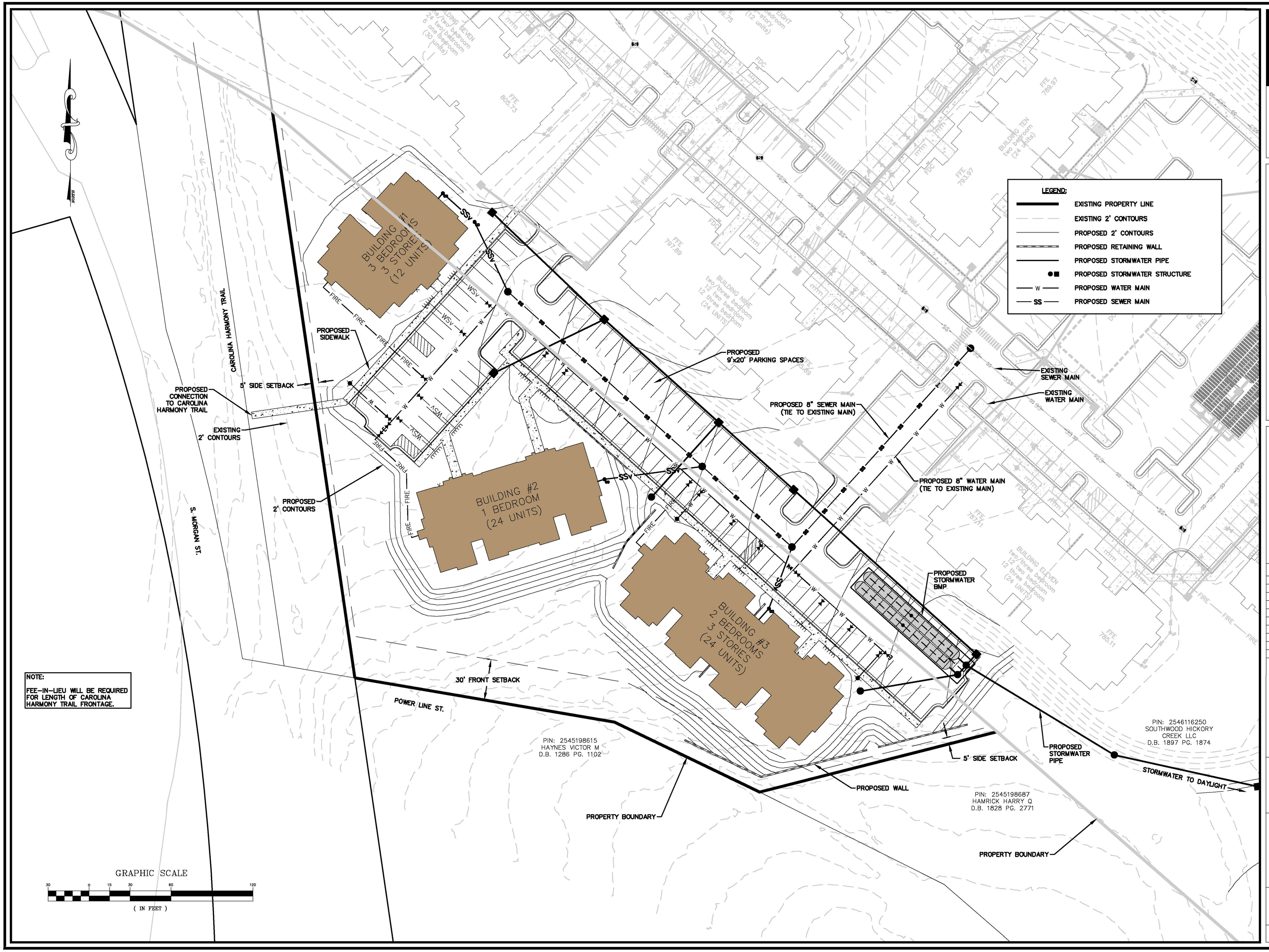
C-100

SCALE: 1"=100'



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Engineering

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PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones
NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER C. THOMAS JONES IV
2/12/2026

REVISIONS	
DATE	DESCRIPTION
2/12/26	COS COMMENTS

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

PROJECT NUMBER: 25130
DATE: 12/17/25

SITE PLAN

C-200

SCALE: 1"=30'

Owner1	Owner2	OwnerAddr1	OwnerAddr2	ParcelAddr	
HAMRICK HARRY QUINTON		1507 S MORGAN ST	SHELBY NC 28152	1421 S MORGAN ST	
SOUTHWOOD HICKORYCREEK LLC		PO BOX 280	GASTONIA NC 28053	S MORGAN ST	
HAYNES VICTOR M	HAYNES ROBERT A	791 KENMORE ST	SHELBY NC 28150	1441 S MORGAN ST	
SOUTHWOOD REALTY COMPANY		**165 S YORK ST**	**GASTONIA NC 28053**	**1415 S MORGAN ST**	subject property owner

NOTES:

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LEGEND

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REQUIRED SMALL TREE PROVIDED

ADDITIONAL SMALL TREE PROVIDED

LANDSCAPING CALCULATIONS

VEHICULAR PARKING AREAS:

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22 REQUIRED TREES

PROVIDED: 14 LARGE TREES
8 SMALL TREES
5 ADDITIONAL SMALL TREES
27 TOTAL TREES

NORTH

CAROLINA HARMONY TRAIL

S. MORGAN ST.

POWER LINE ST.

BUILDING #1
3 BEDROOMS
3 STORIES
(12 UNITS)

BUILDING #2
1 BEDROOM
(24 UNITS)

BUILDING #3
2 BEDROOMS
3 STORIES
(24 UNITS)

5' SIDE SETBACK

PROPOSED SIDEWALK

PROPOSED 9'x20' PARKING SPACES

ADDITIONAL SMALL TREE PROVIDED

30' FRONT SETBACK

REQUIRED SMALL TREE PROVIDED

REQUIRED LARGE TREE PROVIDED

5' SIDE SETBACK

PROPOSED WALL

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PIN: 2545198615
HAYNES VICTOR M
D.B. 1286 PG. 1102

PIN: 2546116250
SOUTHWOOD HICKORY CREEK LLC
D.B. 1897 PG. 1874

PIN: 2545198687
HAMRICK HARRY Q
D.B. 1828 PG. 2771

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

120

WGLA Engineering

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HENDERSONVILLE, NC 28739
(828) 687-7177
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NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Signed by: Thomas Jones

NORTH CAROLINA PROFESSIONAL SEAL 060789 ENGINEER THOMAS JONES

2/12/2026

REVISIONS

DATE	DESCRIPTION
2/12/26	COS COMMENTS

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

PROJECT NUMBER: 25130
DATE: 12/17/25

LANDSCAPE COMPLIANCE PLAN

C-201

SCALE: 1"=30'

Shelby
NORTH CAROLINA
Post Office Box 207 · Shelby, NC 28151-0207

March 30, 2026

RE: Parcel 27791– 1415 South Morgan Street – Proposed Conditional Zoning Map Amendment

The City Council of the City of Shelby will conduct a public hearing during its meeting on **Monday, April 20, 2026**, at 6:00 p.m. in the City Council Chambers (300 S. Washington St) to consider a petition to rezone parcel 27791, located at 1415 S. Morgan St, from Residential R20 to Corridor Protection Conditional District (CPD-CZ) for a proposed multi-family development.

A more detailed description and map of this property is available for public inspection in the Planning and Development Services Department located at 311 South Lafayette Street, Shelby, North Carolina, during regular business hours, 8:00 AM until 5:00 PM. Also, you can call (704) 484-6829 for more information.

Persons interested in being heard on this matter are invited to comment on the proposed rezoning at the hearing, whether for or against. Comments may be presented orally at the hearing, in writing prior to the hearing, or both.

Members of the public with special needs wishing to attend this meeting should call the City Clerk (704-484-6800) at least 24 hours prior to the meeting to request assistance.

Enclosed are the location and zoning maps as well as the proposed site plan.

If you have any questions or require additional information, please contact the Shelby Planning Office at 704-484-6829.

Sincerely,

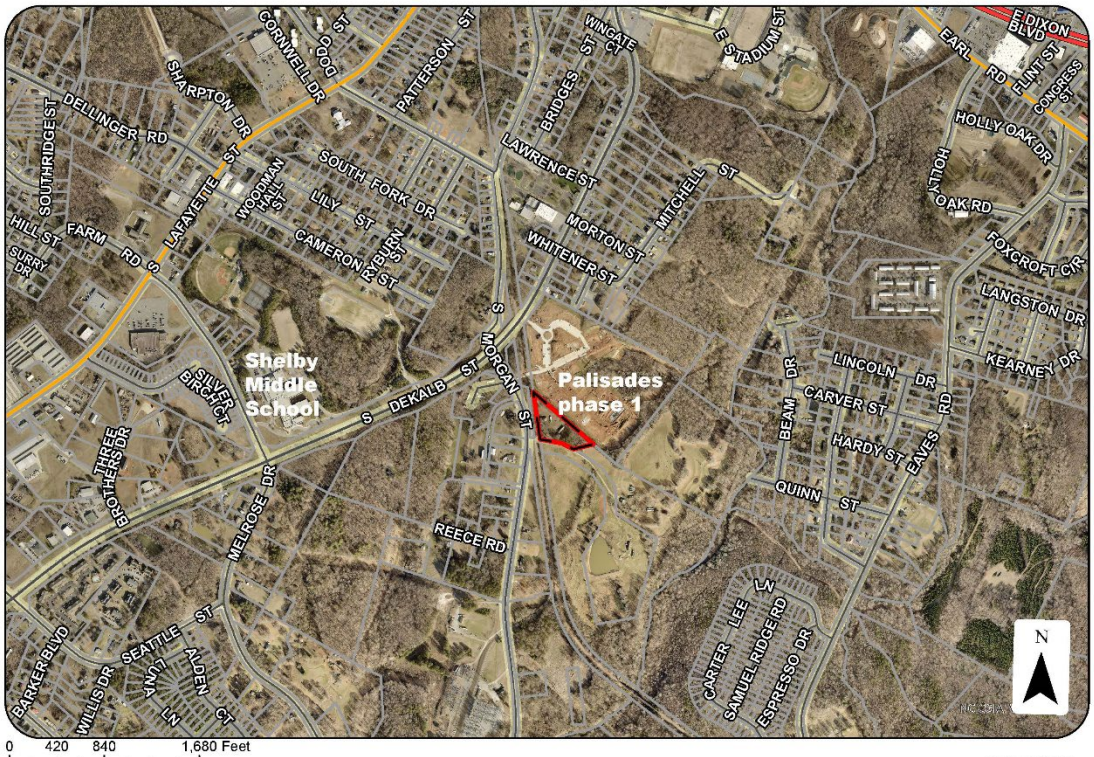
Audrey Godfrey
Senior Planner

Enclosures

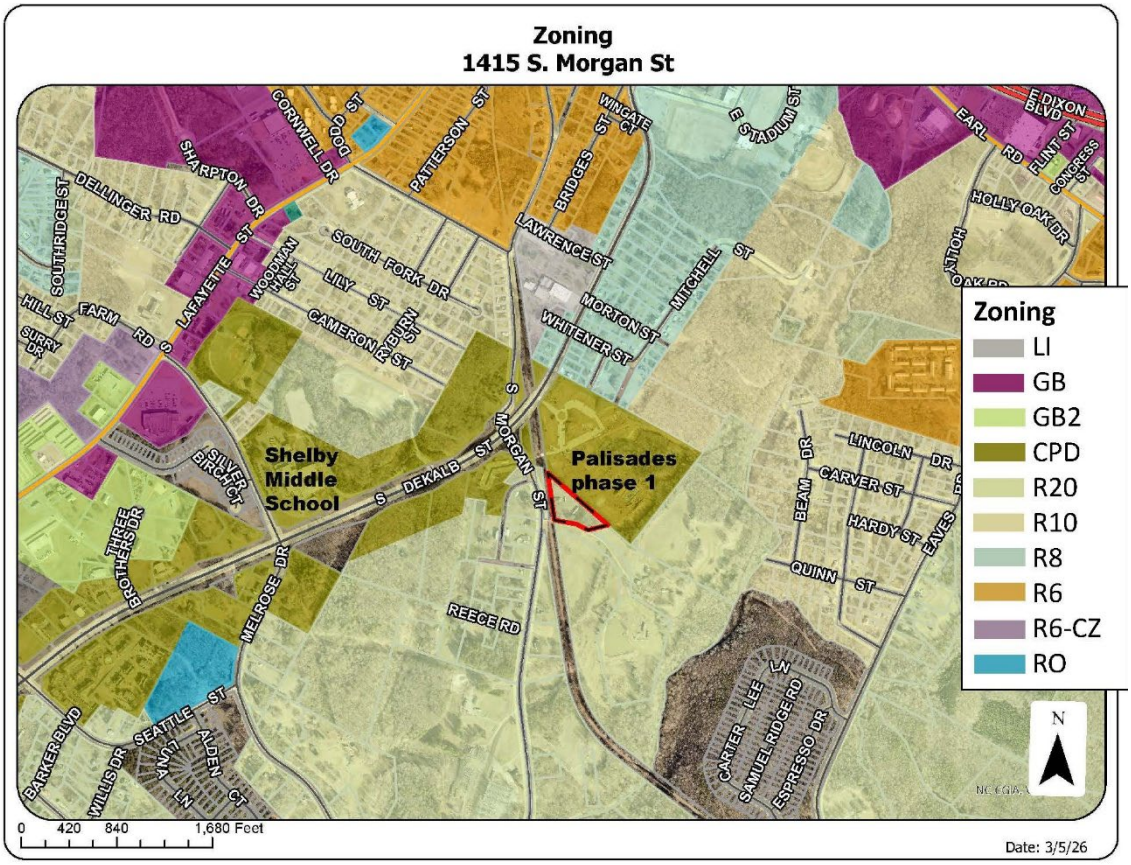
YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A REQUEST TO CHANGE THE ZONING DISTRICT OF A PARCEL NEAR YOUR PROPERTY IN SHELBY.

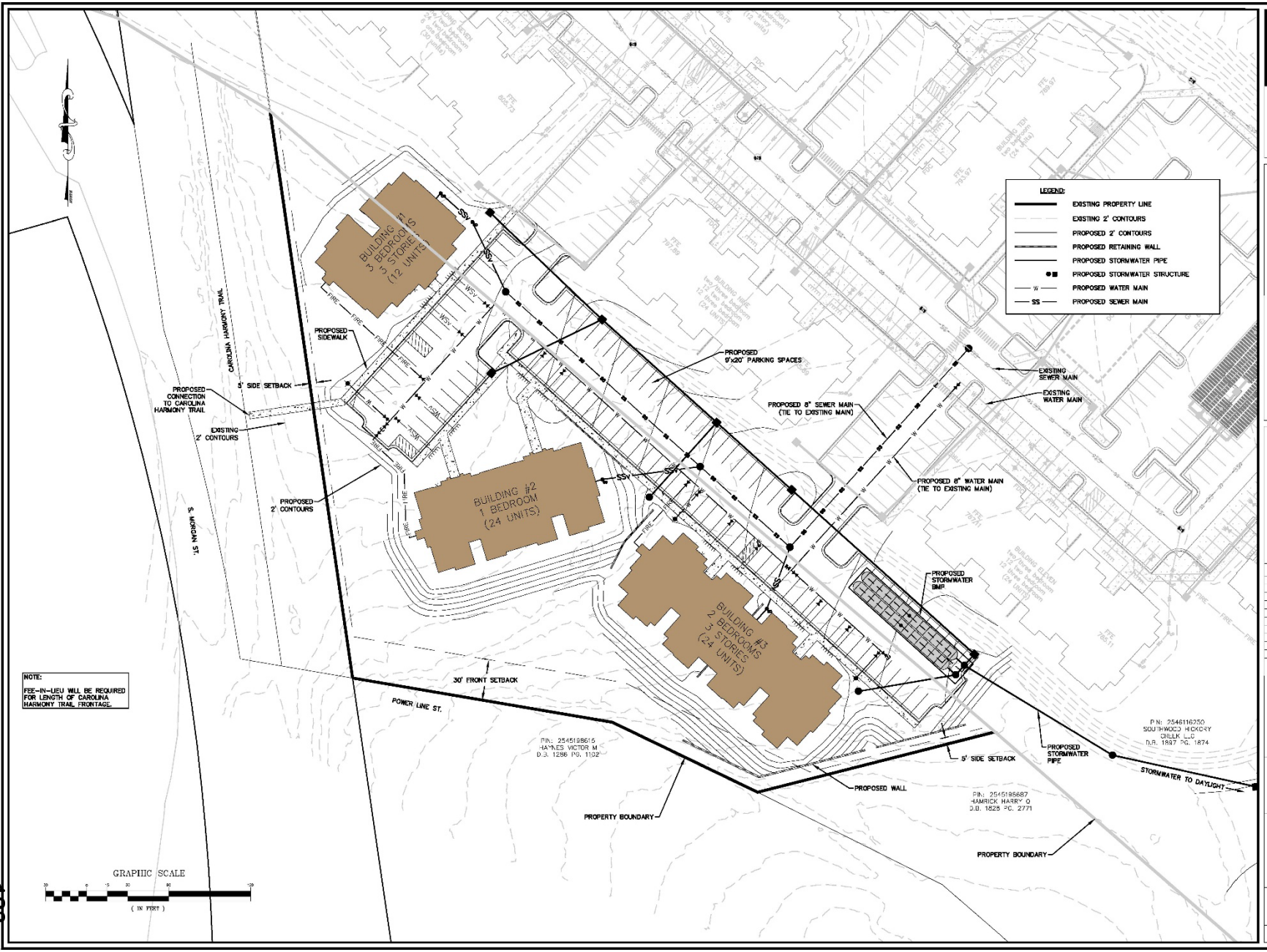
There is no change proposed to your property.

Location
1415 S. Morgan St



Zoning
1415 S. Morgan St





NOTE:
FEE-IN-LIEU WILL BE REQUIRED FOR LENGTH OF CAROLINA HARMONY TRAIL FRONTAGE.

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
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NC LICENSE P-1342

PALISADES AT HICKORY CREEK PHASE 2

CITY OF SHELBY
CLEVELAND COUNTY
NORTH CAROLINA

Registered Professional Engineer
SEAL 060788
THOMAS JORDAN IV
7/17/2026

REVISIONS	
DATE	DESCRIPTION
2/12/26	CDS COMMENTS

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

PROJECT NUMBER: 25130
DATE: 12/17/25

SITE PLAN

C-200

SCALE: 1"=30'

ORDINANCE NO. 14-2026

A PROPOSED ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SHELBY, NORTH CAROLINA FOR PARCEL 27791, LOCATED ON S. MORGAN ST.

WHEREAS, the City of Shelby has received an application requesting the rezoning of property on S. Morgan St. (Parcel 27791) located in Cleveland County and within the corporate limits of the City of Shelby; and,

WHEREAS, the Shelby Planning and Zoning Board has reviewed said application for a zoning change and has made its findings and recommendations to City Council; and,

WHEREAS, the Shelby Planning and Zoning Board found that the zoning change is inconsistent with the Comprehensive Land Use Plan for the proposed land use; and,

WHEREAS, in accordance with N.C. Gen. Stat. § 160D-602, a public hearing on this proposed rezoning was held by City Council on April 20th after due publication of said hearing as required by law; and,

WHEREAS, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning and Zoning Board, City Council now desires to act on this matter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. This zoning change is reasonable and in the public interest based on being consistent with niehgboring uses and the development pattern in the area.

Section 2. In accordance with Chapter 160D, Article 6 and Article 7 of the North Carolina General Statutes, as amended, the Shelby Unified Development Ordinance and Shelby Zoning Map (Appendix A of the Shelby City Code), the parcel on S. Morgan St. (Parcels 27791) is hereby amended from R20 to CPD-CZ.

Section 4. The City Clerk of the City of Shelby is hereby authorized and directed to cause the provisions of Section 2 of this ordinance to be properly codified, and the City Clerk is further authorized and directed to cause her official records and the Official Zoning Map of the City of Shelby to be properly amended to reflect the approved zoning changes.

Section 5. This ordinance shall become effective on June 1 , 2026 upon its adoption and approval.

ADOPTED AND APPROVED this the 1st day of June 2026.

O. Stanhope Anthony III
Mayor

ATTEST:

Carol Williams
City Clerk

APPROVED AS TO FORM:

Jason Lunsford
City Attorney

Per 160D-605 (plan consistency and reasonableness) action on this item requires a statement from Council in addition to a motion to approve/deny:

OPTION 1:

I make a motion to **APPROVE** the zoning request for the 2.5-acres on S. Morgan. It is **INCONSISTENT** with Shelby's adopted comprehensive plan, however, this zoning request is REASONABLE because:

Example language: the request is consistent with current development patterns, it is consistent with planned future use, and there is residential nearby.

OPTION 2:

I make a motion to **DENY** the zoning request for 2.5-acres on S. Morgan St. It is **INCONSISTENT** with Shelby's adopted comprehensive plan, therefore, this request is **UNREASONABLE** because:

Example language: the zoning designation negatively impacts the area, causes a negative impact to the city, neighborhood impact, detriment to Shelby, among other reasons.

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

E. New Business

Agenda Item E-1

1) Adoption of an ordinance establishing a capital project ordinance and budgets for the City of Shelby's Payment In Lieu of Sidewalks Project: Ordinance No. 24-2026

New Business Item: (Justin Merritt, City Manager)

- Ordinance No. 24-2026

City Manager's Recommendation / Comments

The City currently has the option to accept payment in lieu fee from developers rather than proceed with the construction of a sidewalk or trail on a specific site. This option is at the discretion of the City. As development has increased, the occurrence of this type of payment has increased as well.

Ordinance 24-2026, if approved, will establish a capital project ordinance for construction of sidewalks and transfer current year payments in lieu to the capital project fund, as well as the previous five (5) years of payment in lieu funds received.

I am recommending this transfer so that it is easier to track these funds and utilize them for the purpose intended, which is to construct sidewalks throughout the City. If approved, all future payments in lieu will be placed in this capital project fund as well.

It is my recommendation that Ordinance No. 24-2026 be adopted and approved by City Council at this time.

ORDINANCE NO. 24-2026

AN ORDINANCE ESTABLISHING A CAPITAL PROJECT ORDINANCE AND BUDGETS FOR THE CITY OF SHELBY'S PAYMENT IN LIEU OF SIDEWALKS PROJECT

WHEREAS, in accordance with applicable provisions of the North Carolina Budget and Fiscal Control Act, the City of Shelby finds it advisable and necessary to establish a capital project ordinance and budgets for the City of Shelby's Payment in Lieu of Sidewalks Project; and

WHEREAS, it is necessary for the City to establish a budget for this capital project and appropriate applicable funds needed for the administration and construction of this project in order to comply with applicable provisions of the North Carolina Local Government Budget and Fiscal Control Act; and,

WHEREAS, G.S. 159-13.2 provides that a City may undertake the construction of a capital asset such as sidewalks, by way of a capital project ordinance providing the necessary balanced budget and funding for the life of the project;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA: The City of Shelby has identified a need to construct improvements to certain sidewalks. Accordingly, the following budget modifications are approved in accordance with the chart of accounts heretofore established for the City of Shelby.

Section 1. Appropriating Fund Balance:

General Fund Balance Appropriated	11001000-39900	$283,174
Transfer to General Fund Capital Projects	110495-49111	$283,174

Section 2. The following revenues are available and amounts are hereby appropriated:

Revenues:		
Transferred from General Fund	11105000-39110-SIDEW	$283,174
Payment in Lieu of Sidewalks	11105000-35037-SIDEW	$ 69,995
Appropriation:		
Construction	111412-53000-SIDEW	$353,169

Section 3. The provisions of this capital project ordinance shall be entered in the minutes of the Shelby City Council and copies filed with the City Manager as Budget Officer, the Finance Director, and the City Clerk for their direction and guidance in receiving revenues and expending the monies due thereunder.

Section 4. This ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 1st day of June 2026.

_____
O. Stanhope Anthony, III
Mayor

ATTEST:

_____
Carol Williams
City Clerk

APPROVED AS TO FORM:

_____
Jason Lunsford
City Attorney

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item E-2

2) Consideration of appointments to City advisory boards and commissions:

    a) Alcoholic Beverage Control Board

New Business Item: (Carol Williams, City Clerk)

- Memorandum dated May 28, 2026, from Carol Williams, City Clerk to Justin Merritt, City Manager
- Alcoholic Beverage Control Board Roster
- Boards and Commissions Application(s)

City Manager's Recommendation / Comments

Volunteers are an essential part of the work the City performs each year. As always this is just a reminder that we all should work to recruit qualified and quality people to serve whenever possible. Solicitation of both qualified and interested citizens to serve on these important advisory boards remains a priority for 2026. I would challenge each of you to recruit viable candidates that possess the knowledge and willingness to serve during the coming months.

I cannot emphasize enough the importance of appointing quality people to these very important citizen boards and commissions. It is incumbent upon Council as the appointing authority to ensure members are responsible members of the community who will make decisions that reflect the established and recognized values of the City. These appointees after all reflect upon Council as the appointing authority as well as the City as they conduct business month to month.

OFFICE OF THE CITY CLERK

Memo

To: Justin Merritt, City Manager

From: Carol Williams, City Clerk

Date: May 28, 2026

Re: Appointments to City Advisory Boards

BOARD REVIEW: Alcoholic Beverage Control Board –

The term of two incumbents, Sallie Craig and Mary Carlson, concluded April 2026. Ms. Craig wishes to step down from serving. Ms. Carlson would like to be considered for re-appointment.

The current ABC Board narrowed down the sixteen applicants and chose Mary Carlson, Niya Brooks and Mark Hudson as candidates for Council to consider for appointment.

Ms. Craig served as Board Chair, so Council will need to appoint a new Board Chair.

POSSIBLE ACTION:

Council can begin the nominating process or take appointive action for two new terms concluding April 2029.

Attachment:

A. Alcoholic Beverage Control Board roster 2025

ALCOHOLIC BEVERAGE CONTROL BOARD 2025

MEMBERS	ADDRESS	TERM	PHONE
Mark Turner mturnermark@yahoo.com	1400 Beverly Lane Shelby, NC 28152	April 2027	H: 704-487-5074
Mary Carlson mary_carlson2@yahoo.com	1321 Montrose Drive Shelby, NC 28150	April 2026	H: 434-825-4241
Sallie M. Craig, Chair smcraig@gmail.com	910 Meadowbrook Lane Shelby, NC 28150	April 2026	H: 704 484-2014
Kevin Karner kjkarner@gmail.com	181 Appian Way Shelby, NC 28150	April 2028	C: 704 472-9036
Eric Hendrick ehendrick926@gmail.com	926 Elizabeth Road Shelby, NC 28150	April 2028	H: 704 418-5688

Meetings are held on the fourth Monday of the month at 9:00 a.m., ABC Store, 824 West Warren Street, Shelby, NC

Three-year (3) appointments; Board Chair appointed by City Council on May 3, 2021

City Council Liaison: David White – Ward 2
1717 Arbor Way Drive
Shelby, NC 28150
H: 704 482-9240
Email: dwalt50@carolina.rr.com

This Board was appointed by action taken by the City Council at a Special Meeting held on March 29, 1975. General Assembly of NC House Bill 1841 increased members on the Shelby ABC Board from three to five members beginning July 1, 2006.

Staffed by: Kelly Carpenter, General Manager; Leslee Edmonson, Financial Officer, ABC Store, 824 West Warren Street, Shelby, NC 28150; 704 482-7921; dshelbyabcboar@carolina.rr.com

ABC Officer Detective Scott Hamrick, Shelby Police Department, 130 West Warren Street, Shelby, NC 28150, Office: 704 484-7166 or scott.hamrick@cityofshelby.com

2025 Shelby ABC Board Attendance

2025	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Board Members:												
SALLIE CRAIG	present	present	present	present	present	present	present	present	present	present	present	present
ERIC HENDRICK	present	ABSENT	present	present	present	present	present	present	present	ABSENT	present	present
KEVIN KARNER	present	present	present	present	ABSENT	present	ABSENT	present	present	present	present	present
MARY CARLSON	present	present	present	present	present	present	present	present	present	present	present	present
MARK TURNER	present	present	present	present	present	present	present	present	present	present	present	present
City Liaison:												
DAVID WHITE	ABSENT	ABSENT	present	present	ABSENT	ABSENT	ABSENT	present	present	ABSENT	present	present

2026 Shelby ABC Board Attendance

2026	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Board Members:												
SALLIE CRAIG	present	present	present	present	present							
ERIC HENDRICK	present	present	ABSENT	present	present							
KEVIN KARNER	ABSENT	present	present	ABSENT	present							
MARY CARLSON	present	present	present	ABSENT	present							
MARK TURNER	present	present	present	present	present							
City Liaison:												
DAVID WHITE	ABSENT	ABSENT	present	ABSENT	present							

Outlook

Re: ABC Board

From Sallie Craig <smcraig@gmail.com>
Date Thu 5/14/2026 3:34 PM
To Williams, Carol <Carol.Williams@cityofshelby.com>

Carol,

I will not be applying for re-appointment to the Shelby ABC Board. It has been an honor and a privilege to serve on this board for the past nine years. I have always appreciated the help and support from the City whenever I had a question or a need. I wish the Shelby ABC Board much continued success.

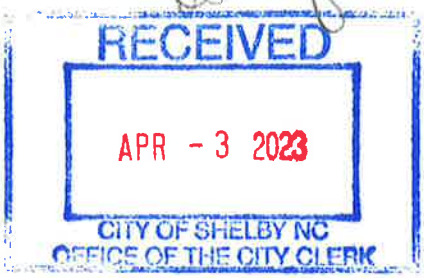
Kind regards,

Sallie Craig

On Thu, May 7, 2026 at 1:46 PM Williams, Carol <Carol.Williams@cityofshelby.com> wrote:

> Sallie – Just checking to see if you are still interested in serving on the ABC Board. I plan to take this to Council at one of our June meetings.
>
> Thanks and have a great day!
>
> **Carol Williams, NCCMC**
>
> **City Clerk**
>
> **City of Shelby, NC**
>
> 704-669-6588
>
> 300 South Washington Street
>
> Post Office Box 207
>
> Shelby, NC 28151
>
> carol.williams@cityofshelby.com





APPLICATION FOR APPOINTMENT TO ABC BOARD

The Shelby City Council believes that all citizens should have the opportunity to actively participate in governmental decisions. One way of participating is by serving as a member of the City's Alcohol Beverage Control (ABC) Board.

Size: 5 members.

Terms: 3 years.

Meetings: 9am on the 4th Monday of every month

Responsibilities: Control and oversee the responsible sale and distribution of alcoholic beverages; adopt rules and regulations governing the operation of stores; direct the duties and services of ABC store employees; and other authorities granted by state statute.

If you have interest in being considered for appointment, please complete the form below and mail it to the City Clerk, City of Shelby, and P.O. Box 207, Shelby, North Carolina 28151-0207.

DATE: 04/03/2023

NAME: E. Mary Carlson

ADDRESS: 1321 Montrose Drive Ward 2

CITY/STATE/ZIP: Shelby, NC 28150

DO YOU LIVE WITHIN SHELBY'S CITY LIMITS?
☐ YES, FOR HOW LONG? 11 years, 7 months
☐ NO, BUT I LIVE IN THE ETJ; FOR HOW LONG? _____
☐ NO

DATE OF BIRTH: 01/27/1959

TELEPHONE (HOME): 434-825-4241 (WORK): 704-669-4222

EMAIL ADDRESS: carlsone141@clevelandcc.edu

OCCUPATION: Executive Director, Cleveland Community College Foundation

PREVIOUS BOARD SERVICE (IF APPLICABLE):

- Cleveland County Chamber of Commerce Board (2016-2022); Board Chair (2020)
- Cleveland County Economic Development Partnership Board (2016-2019)
- Episcopal Church of the Redeemer Trust Committee (2013-2019)
- Hope's Chest Board of Directors (2017-2019) – Nonprofit whose mission is to deliver free emergency and medical care to animals housed in the Cleveland County Animal Shelter.
- Sunset Cemetery Project Board (2022 to present) – The mission of this new nonprofit is to memorialize an area of unmarked graves in Sunset Cemetery and develop educational and community engagement resources that enrich public awareness of Cleveland County history.

WHY ARE YOU INTERESTED IN SERVING ON ABC BOARD?

My family first moved to Shelby in 1972. Since returning here in 2011, I have actively sought out ways to serve our community because I feel very invested in promoting its well-being. I would be honored to learn from and work with other ABC Board members to ensure that alcohol sales and distribution are managed responsibly and in ways that benefit the lives of all Shelby residents.

INTERESTS, SKILLS, EXPERTISE, OR EXPERIENCES THAT MAY BE OF ASSISTANCE TO THE BOARD'S SUCCESS?

Working since 2005 in public higher education, I have developed and managed operating budgets and have collaborated with senior leadership and/or boards to ensure the successful management of endowment funds. I also have solid experience in managing personnel, including the hiring of staff members and evaluating their performance. I would like to contribute my energy and skills in fiscal management, collaborative processes and communications to the Board's efforts to benefit the Shelby community.

SIGNATURE: E. Mary Carlson DATE 04/03/2023

E. Mary Carlson

1321 Montrose Drive
Shelby, NC 28150

Cell - 434-825-4241
mary_carlson2@yahoo.com

Communications Strengths & Project Management

- Writing and editing for a broad spectrum of external and internal audiences in print, Web and social media formats.
- Effective management of creative teams, developing projects from idea to completion. Always meets or exceeds expectations with on-schedule delivery.
- Strong marketing, research and problem-solving skills essential to advancing such projects as new website and platform launches, social media campaigns, media events and public engagement.
- Ease with presentations on camera as well as in small- and large- group settings.
- Deep experience with film and video production, including scripting, production and post-production.

Leadership & Collaboration

- Strategic planning and performance assessment to track progress of projects.
- Proven leadership experience with building successful partnerships across organizations to assess current systems of engagement and launch new communications/fundraising technologies.
- Project management with a consistent record of meeting and/or exceeding goals for reaching multiple audiences.
- Coordination/production/supervision of grant proposal submissions and complex creative processes involving cross-organization stakeholders.

Professional Experience

Cleveland Community College Foundation – Executive Director – 2019-2024 (retirement)

- Developed and lead fundraising efforts for CCC
- Worked with the College president to determine major fundraising priorities
- Managed four staff
- Created and launched CCC's Yeti Club (athletics booster club)
- Created and launched CCC's Alumni Club
- Managed development of a new institutional branding, including a CCC logo and athletics logo and collateral material
- Hosted a variety of events for faculty, staff, students, donors, board members and the public

Gardner-Webb University (GWU), Boiling Springs, NC – April 2015-2019

Office of Advancement – Associate Vice President

- Supervise operations for all non-Athletics fundraising, including work handled by Alumni Relations, Annual Giving, Donor Relations and Advancement Services.
- Supervise and evaluate a team of three directors, one assistant director and a data entry associate.
- Assist Vice President and colleagues with raising $4,000,000+/annually.
- Coordinate, write and edit all Advancement communications for GWU's website, social media and print communications.
- Build and strengthen relationships with internal audiences (faculty, staff and students) as well as with external audiences (donors, alumni, foundations, business groups and community organizations)
- Develop and manage the Advancement team's budget.
- Partner with the Vice President for Marketing and Web Communications to develop and launch new initiatives designed to raise money and build GWU brand awareness.

- Co-produce materials with Vice President for Marketing and Web Communications central to the University's presidential search committee.
- Represent the University at public and private events and as a board member for the Cleveland County Economic Development Partnership and the Cleveland County Chamber of Commerce.
- Write special executive materials for President Frank Bonner, including media content, speeches, letters and proposals.

University of Virginia (UVA), Charlottesville, VA – Feb. 2007 to Sept. 2014

Office of University Advancement – Senior Writer/Multimedia Producer

- Collaborated on developing and implementing a strategic communications plans for UVA's successful $3 billion capital campaign.
- Researched and wrote corporate grant and fundraising proposals, email solicitations, and stewardship publications.
- Conceived and produced fundraising and outreach content for University Web sites and outside media outlets.
- Developed relationships with UVA donors as part of ongoing stewardship efforts.
- Conceived and produced gift acknowledgement and special event materials for targeted segments within UVA donor community.
- Coordinated video production and photography shoots and supervised creative teams.

Highlights:

✓ Wrote presidential solicitation letter and follow-up email sent to approx. 100,000 UVA alumni – mailing resulted in $1.7 million in gifts, setting a record for highest giving rate for a single presidential letter.

✓ Wrote, produced, and edited approximately 75 videos for UVA giving website, YouTube channel, and email solicitations – set UVA website records for number of page views; developed, produced and edited videos for first-ever posting on UVA Facebook page.

University of Virginia (UVA), Charlottesville, VA – Sept. 2005 to Feb. 2007

Office of Media Relations– Senior Writer

- Researched and wrote news stories and press releases for print and Web outlets.
- Produced video/audio content for UVA website and email communications.
- Interviewed subjects for print and video.
- Conceived, wrote and edited materials University-wide print publication.
- Pitched University stories to national, state and local media outlets and gained coverage in *Washington Post*, *Boston Globe*, and *Richmond Times-Dispatch*.

Highlights:

✓ Conceived and executed first-ever University-sponsored blog for Semester at Sea voyage (Summer 2008) – SAS blog set records for most page views for any online SAS content.

✓ Developed and produced first-ever Civil Rights South Tour "dispatches," a series for U.Va. Today (Spring 2007); tour was led by civil rights leader and University professor Julian Bond; publicity generated 20 percent increase in participation for 2008 tour.

Account Executive (Feb. 2003 to Sept. 2005) – Payne, Ross & Associates, Charlottesville, VA

- Managed advertising, marketing, and public relations projects for private- and public-sector clients. Wrote and edited copy for print, Web, and video projects.

Highlights:

- Represented agency's largest client in planning, coordinating, and facilitating materials and services at national and international corporate trade shows.

Independent Film/Video Production Experience

Writer/Producer

- ***In the Presence of Mine Enemies*** – docudrama adaptation of Edward Ayers' book on two communities during the Civil War – independent project. Managed grant proposal writing from start to finish; received two pre-production grants from the Virginia Foundation for the Humanities.

Continuity/Script Supervisor, Paul Wagner Productions, Charlottesville, VA

- *Angels* (2004) feature film – Charlottesville, VA locations

Principal Field Researcher, Hedrick Smith Productions, Chevy Chase, MD

- *Making Schools Work* (2002) – Documentary special on educational reform in the United States, aired nationally in 2005 on PBS/Frontline

Production Office Coordinator, Cyclops Productions, New York

- *Everyday* (2001) – Dave Matthews Band music video for broadcast on VH1 and MTV

Writer, Producer – ESI Productions, Charlottesville, VA

- *Imaging Cosmic Dawn* (2001) – 10-minute video for the National Radio Astronomy Observatory and National Science Foundation used to lobby U.S. Congress for funding to build a large millimeter array telescope in Chile's Atacama Desert. Congress approved the proposal and awarded funds to build the $1.3 billion telescope.

Writer/Producer/Voiceover, BES Television, Richmond, VA

- Three 30-second television spots for the Kluge-Ruhe Aboriginal Art Collection of the University of Virginia (2001)

Associate Producer, James Agee Film Project, Charlottesville, VA

- *Tell About the South* (1998) – Three-part documentary film on the history of Southern literature aired nationally on PBS. Assisted producer with grant-writing, organizing materials for grant proposals to federal, state, and private foundations. Prepared and submitted progress reports for successful grants.

Other Professional Experience

Creative Services Manager, MuseumCompany.com, Charlottesville, VA (2000 to 2001)

- Managed creative team of seven employees, including staff and freelance writers and graphic designers; wrote speeches for CEO; coordinated product photography shoots

Creative Services Manager, Value America, Charlottesville, VA (1997 to 1999)

- Led creative team of 18 employees, including writers, editors, graphic designers, and administrative support personnel; supervised production of Web content and coordinated related print and video projects
- Provided voiceover for Web presentations

English literature instructor at the following schools:

- Undergraduate English literature and composition – Indiana University, Bloomington, IN
- Undergraduate English literature and composition – James Madison University, Harrisonburg, VA
- Charlotte Catholic High School, Charlotte, NC
- Videography at the Renaissance School (grades 9 – 12), Charlottesville, VA

Education

Ph.D. in English – Indiana University (Bloomington, IN)
M.A. in English – James Madison University (Harrisonburg, VA)
A.B. in Secondary Education and English University of North Carolina (Chapel Hill, NC)

Proficiencies

- PC and Mac platforms
- Premiere Pro CS6
- WordPress and other proprietary content management systems
- Ellucian Advance, Banner and Raiser's Edge - donor management systems for higher education

Interests/Hobbies

Yoga, rowing/sculling, running, collegiate and professional sports (baseball, basketball and golf), history

Affiliations

- Volunteer, Feeding Kids Cleveland County
- Current chair for Chamber of Commerce Foundation Board, Cleveland County Community Foundation Board member, Treasurer for the Our Stories Project
- Past Board member for CCEDP, Cleveland County Chamber of Commerce, Hope's Chest (nonprofit that provides veterinary care for abused and neglected animals that come through Cleveland County's Animal Control shelter)

References furnished upon request



* **Date**
01/10/2024

* Full Name
Niya W. Brooks

* Full Address
1800 David Dr
Shelby NC 28150

* Do you live within Shelby's city limits?
Yes

If you live in Shelby, how many years and months?
7 years 8months

Date of Birth
06/13/1977

Home Phone
(704) 430-2405

Mobile Phone
(704) 430-2405

Work Phone
(704) 669-5818

* **Email**
vintagebeauty.co@gmail.com

Occupation
Business owner

Why are you interested in serving on the ABC Board?
I bring a wealth of managerial experience and a proven track record in promoting responsible sales. My commitment to the mission of the Shelby ABC Board includes ensuring customer-friendly liquor stores that operate efficiently. I am dedicated to upholding the board's values and contributing to the responsible control of spirituous liquor sales in our localities.

Please list any previous board service (If applicable)
Cleveland County Library Board

Interests, skills, expertise or experiences that may be of assistance to the ABC Board's success
My interest lies in contributing to the ABC Board's mission of responsible liquor control. With a background in regulatory compliance and a keen understanding of customer service, I aim to enhance operational efficiency while maintaining a strong commitment to promoting responsible alcohol sales.

* **Type your name for signature**
Niya W. Brooks

Niya W. Brooks

Shelby, NC | 704-430-2405 | vintagebeauty.co@gmail.com | LinkedIn: linkedin.com/in/niyawbrooks

Professional Summary

Award-winning beauty professional, licensed cosmetology instructor, and national brand educator with over 25 years of experience in cosmetology, esthetics, and beauty product sales. Proven success in teaching, curriculum development, territory expansion, and educating diverse professionals on industry-leading brands. Adept at sales strategy, client relationship management, and creating engaging in-person and digital educational content. Seeking to contribute expertise in cosmetology instruction, education leadership, or brand representation in the beauty industry.

Core Competencies

• Cosmetology & Esthetics Education • Curriculum Development • B2B/B2C Beauty Product Sales
• Trade Show Education & Presentations • Salon & School Operations Management • Marketing & Brand Awareness
• Social Media & Digital Strategy • Instructor Supervision • CRM & Client Retention • Compliance & Accreditation

Professional Experience

I Love Being A Barber – Remote

National Sales Representative | July 2024 – Present

- • Managed national B2B sales of barber tools and products, exceeding monthly sales targets through CRM engagement and strategic outreach.
- • Represented the brand at beauty industry events and trade shows, building brand visibility across regional markets.
- • Developed and maintained strong retail and professional client relationships.

Epres – Remote

Educator – Professional Haircare | September 2024 – March 2025

- • Conducted digital and in-person trainings on advanced bond-building treatments.
- • Collaborated with distributor partners to support education-led sales and product onboarding.

- • Created webinar content to enhance stylist understanding of Epres technology and formulations.

Western Piedmont Community College – Morganton, NC
Instructor – Natural Haircare | August 2023 – January 2024

- • Delivered state board–aligned instruction in natural haircare to a diverse student body.
- • Maintained compliance with NC Board of Cosmetic Arts while managing classroom attendance and grading.
- • Supported student outcomes through mentorship and individualized instruction.

Shelby School of Esthetics (DBA of Vintage Beauty LLC) – Shelby, NC
Founder, Director of Education & Instructor | January 2020 – Present

- • Launched and directed North Carolina's first Black woman-owned esthetics-only institution offering advanced esthetics.
- • Managed all aspects of operations, from student enrollment and instructor supervision to marketing and curriculum delivery.
- • Built hybrid and evening programs to increase accessibility while maintaining licensure and state compliance.
- • Spearheaded nonprofit programs (FADED & Cancel Cancer Culture Advocates) to drive community impact and offer no-cost esthetics services.

American International Industries (AII) – California
National Educator | January 2014 – March 2020

- • Trained DSCs and stylists on GiGi, Ardell, IBD, China Glaze, and other AII brands.
- • Presented technical classes, product launches, and distributor education to boost sales effectiveness.
- • Supported national beauty shows through demo facilitation, booth setup, and brand representation.

Olaplex LLC – California
National Educator | January 2014 – 2016

- • Educated professionals and beauty communities on Olaplex technology via classroom and stage presentations.
- • Drove early adoption through demos, tradeshows, and educator training in multicultural markets.

The Kirschner Group – Southeast U.S.
Store Sales Support Specialist | July 2011 – June 2014

- • Delivered sales support to CosmoProf & BSG stores across NC, SC, and VA.

- • Trained store teams on top-performing beauty lines and executed promotional campaigns.
- • Boosted sales by over 50% in assigned territories through education-first approach.

Education & Licensure

AAS of Cosmetology – Central Piedmont Community College, Charlotte, NC – July 2016

NC Cosmetology Instructor License – North Carolina Board of Cosmetic Arts – May 2017

Cosmetology License – McDowell Technical Community College, Marion, NC – May 1998

Certifications & Product Training

Malibu C Certified • Ardell Lash & Brow Extensions • Pevonia Skincare • GiGi & Clean + Easy Waxing • EzFlow, IBD, Cuccio, China Glaze • Pivot Point Cutting • Redken Color with Roy Peters • Clubman & Woody's Barber Training

City of Shelby



Alcohol Beverage Control (ABC) Enforcement Online Submission Form

23 Questions

1) Date *

23/03/2026 12:15:00 PM

Full Name

2) First Name *

Mark

3) M.I. *

A.

4) Last Name *

Hudson

Full Address

5) Street Number and Name *

138 Conifer Way

6) Unit Number *

na

7) City *

Shelby

8) State/Province/Region *

North Carolina

9) Postal/ZIP Code *

28150-7601

10) Do you live within Shelby's city limits? *

Yes

No

11) If you live in Shelby, how many years and months? *

In Shelby, 13 years (1983-1996) and off North Lafayette Street from 1996-

2026 (currently almost 30 years).

12) Date of Birth *

28/03/1953 04:15:00 AM

13) Home Phone *

704-477-5485

14) Mobile Phone *

704-477-5485

15) Work Phone *

Ext.

704-477-5485

16) Email *

mshudson138@gmail.com

17) Occupation *

Former healthcare executive, mostly retired but occasionally I do some freelance writing.

18) Why are you interested in serving on the ABC Board? *

Community service has been an important part of my life in Shelby/Cleveland County and I served on the City's Planning and Zoning

Board for several years and enjoyed it.

19) Please list any previous board service (If applicable) *

I have served on two national boards, several state and regional boards and many, many local boards in Shelby/Cleveland County including the Earl Scruggs Center, Hospice of Cleveland County Foundation, the Life Enrichment Center, the Cleveland County Memorial Library, the CLECO Primary Care Network, the American Red Cross, Crawley Memorial Hospital, the Shelby Rescue Squad, Cleveland Home Health Agency, the Broad River Greenway, the Foothills Conservancy of NC. I served a number of these as Chairperson. I served on a number of other boards if you need a complete list.

20) Interests, skills, expertise or experiences that may be of assistance to the ABC Board's success *

From my professional roles, I have background in operations, planning, risk management, compliance, writing, organizational skills and am comfortable with finance. My broad and diverse areas of service on boards have allowed me to work alongside a number of skilled and dedicated people working for a common good. Some of my experiences have been during challenging times, especially with some of the smaller not-for-profit organizations but all of my experiences have engaged me and taught me. In my part-time career as a writer, I was the editor of a small magazine and have had more than 700 articles published. I still enjoy hiking, cycling, camping and kayaking. My wife and I like to travel and are birders. If you desire a complete copy of my CV, I will be happy to provide it to you.

21) Type your name for signature *

Mark Alan A Hudson

MARK ALAN HUDSON, LFACHE

President, HTMH Consulting/Retired
138 Conifer Way
Shelby, NC 28150
(704) 477-5485 (C)
mshudson138@gmail.com

EDUCATION

1980 - 1983	Medical College of Virginia, Virginia Commonwealth University Master of Health Administration, May, 1983
1971-1975	University of Virginia, Bachelor of Arts University Major Program, American Urban Studies, May, 1975

PROFESSIONAL EXPERIENCE

Cleveland County Board of Elections, Shelby, NC
January 2020 to Present

Have served as a voting poll worker for local, state, and national elections on a part-time basis. Trained in several job functions. Variable hours in indoor and outdoor settings with close contact and interactions with the voting public.

HTMH Consulting, Shelby, North Carolina
January 2007 to Present

Serve as President and owner of small healthcare consulting firm formed after thirty years of progressive healthcare experience. Firm experience includes business content development, marketing content, CON development, risk management activities, and employee coaching and mentoring.

Foothills Spotlight Magazine, Shelby, North Carolina
November 2009 to December 2013

As Editor, was responsible for production of bi-monthly magazine publication with circulation of more than 10,000 copies. Duties included recruitment of writers, planning and scheduling of content, review and editing of content, adhering to financial and production budgets and coordination with printing company.

Cleveland County HealthCare System, Shelby, North Carolina
November 2003 to December 2006

With corporate reorganization, assumed direct system-wide responsibility as Executive Vice President for Health Care Enterprise operations including Cleco Primary Care Network, Hospice and Palliative Care of Cleveland County, Cleveland Home Health Agency, Cleveland Pines Nursing Center, Crawley Memorial Hospital, and liaison to Cleveland Ambulatory Services. Had responsibility for development of system-wide programs of corporate compliance, privacy, internal audit, and administrative standards. Accountable for CRMC departments of Compliance Programs, Behavioral Health, Textile Services, Facilities, Hospital Police, Clinical Engineering, and the Administrative Residency program. Had complete oversight for construction programs on CRMC campus, CON development, and governmental relations. Had seven VP's and five department directors as direct reports. During tenure with the organization, was responsible for start-up of ten major new services, development of more than a dozen CON's and oversight of construction projects approaching $50M.

Cleveland Regional Medical Center, Shelby, North Carolina
June 1983 to November 2003

From September 2003 through November 2003, served as Executive Vice President. With corporate reorganization, assumed responsibility for several outside corporations managed by the Medical Center including Hospice and Palliative Care of Cleveland County, Cleveland Pines Nursing Center, Crawley Memorial Hospital, Cleveland Home Health Agency, and the Cleco Primary Care Network. Assumed organizational responsibility for Vice President-Outreach and departments of Volunteers, Patient/Family Support, Chaplain, Marketing and Public Relations and Care Solutions. Had direct oversight of Human Resources, Recruitment, Employee Health, Facilities, Educational Resources, Hospital Police, Clinical Engineering, Corporate Compliance and HIPAA. Maintained staff responsibilities for construction programs, CON development and standards development and internal audit.

From September 2001 to November 2003, served as the Vice President/Chief Administrative Officer in conjunction with hospital wide reorganization. Direct responsibility for Human Resources, Recruitment, Employee Health, Educational Resources, Systems Management, Risk Management, Hospital Police as well as serving as Corporate Compliance Officer, Chief Privacy Officer, and Risk Manager. Oversight of contracting functions as well as Certificate of Need, government relations, standards development, patient safety, and patient satisfaction. Had direct oversight for twenty-four (24) distinct departments during job tenure. Accomplishments have included CON approval for $10.5M Women's Life Center, development of Systems Management Division with emphasis on patient safety, customer satisfaction, performance improvement and Risk Management and interim responsibilities for Facilities Department, Clinical Engineering, and construction programs.

From February 1999 through September 2001, served as the Vice President/Administrative Services during reorganization of hospital's move to product line management. Assumed duties of Corporate Compliance Officer and related program as well as Recruitment and Employee Health functions.

From December 1995 through February 1999, fulfilled role of Chief Operating Officer for a growing, regional referral center with revenues more than $130 million. Direct oversight of Human Resources, Radiological Services, Special Diagnostics, Oncology Services, Radiation Therapy and Administrative Services. Functionally responsible for risk management, planning, contract development and professional staff relationships. Accomplishments included development of affiliations and management contracts with local hospice, home health and acute care providers; development of joint venture ambulatory surgical center; implementation of oncology clinic and new service development including bone densitometry, stereotactic breast biopsy, long term care capacity, enhanced cardiac catheterization and fixed site MRI services.

Served as Vice President Professional Services from April, 1987 through December, 1995; responsible for professional support departments as well as off site services including outpatient radiology, outpatient physical therapy and long-term care. Functional responsibilities for physician contracts, professional liability program, contract review and CON compliance. Accomplishments include development of hospital based cardiac catheterization service, mobile MRI services, development of an outpatient physical therapy facility, implementation of a 120-bed nursing facility, drafting of the hospital's risk management program, and CON's for $35M building program, a $3M LTC facility and $5M MRI/Cardiac Cath Facility.

Initially served as Vice President, Ancillary Services from June, 1983 through April, 1987. In addition to hospital support departments, was responsible for planning/CON activities, performance of feasibility studies and affiliation contracts. Accomplishments included development of in-house SNF unit, durable goods program, nerve conduction services, vascular studies services, and limited industrial testing program.

St. Mary's Hospital of Richmond, Inc., Richmond, Virginia
May 1982 to May 1983

Served as the Administrative Resident as part of requirements for MHA degree. Major responsibilities were assisting in development of satellite primary care centers, management study assessing operational and financial performance of hospital's ambulatory services, performing marketing analysis and financial feasibility studies for satellite office settings, and market analysis of emergency department patients. Drafted By-laws revisions for medical staff, corrective action process, conducted management audit of credentialing process, and co-authored credentialing and procedures manual for hospital's medical staff.

University of Virginia Hospitals, Charlottesville, Virginia
October 1975 to August 1980

Administrative Intern for tertiary care teaching facility from 1978 through 1980. Major accomplishments included implementation of new patient charting system and completion of cost containment study analyzing physician utilization patterns of ancillary services.

Served in various positions culminating in service as Administrative Intern; also held positions of Data Entry Supervisor for 24-hour lab computer system, lab technician, venipunturist, and clerk.

PROFESSIONAL AFFILIATIONS

American College of Healthcare Executives (Life Fellow 2008), 1983-Present
AHIMA Commission on Certification (CCHIIM), Commissioner (2016-2019)
Virginia Commonwealth University, Department of Health Administration, Adjunct Faculty and Preceptor, Administrative Residency Program (2003-2008)
American College of Healthcare Executives (Governor, 2005-2008)
American College of Healthcare Executives (Regent, 2001- 2005)
ACHE Regents Advisory Council, North Carolina (1988-1999)
American Society of Healthcare Risk Management, (1990-2004), Public relations/Marketing Committee (1993, 1994); Professional Ethics Committee, 1998; Excellence in Writing Committee, 1999; Professional Ethics Committee, 2000, 2001.
North Carolina Hospital Association District III (Secretary-Treasurer, 1987, 1995, 1996; Chairman Elect, 1988; Chairman, 1989)
North Carolina Hospital Association Task Force on Accreditation (1994)
North Carolina Hospital Association Policy Development Committee (1988, 1989, 1990)
North Carolina Hospital Association Council on Management (1987, 1988)
North Carolina Hospital Association Council on Education (1986)
Metrolina Healthcare Executives Forum (Chairman – 1986, Vice Chairman- 1985)
North Carolina Hospital Association (Chair, Task Force on Third Party Intrusions, 1987)

CIVIC AFFILIATIONS

Hospice of Cleveland County Foundation (2026- Present)
The Earl Scruggs Center Board of Directors (2021-2026), Personnel Committee Chairman (2022 – 2026), Membership Committee Chairman, (2019-2022)
Boy Scouts of America, Piedmont Council, Battleground District Eagle Board of Review Member (2016- 2024).
Cleveland Memorial Library Board of Directors (2012-2023), Chairman (2014-2021).
Cleveland County Chamber Board of Directors (2007-2010); Executive Committee (2007-2010), Chairman Elect (2008), Chairman (2009)
CLECO Primary Care Clinic Board of Directors (2008-2018) Chairman (2015-2018)
Cleveland Community College Board of Visitors (2006-2018)

Broad River Greenway Council (2000-2005), (2010-2015), Secretary (2003-2005)
American Leadership Forum, Charlotte Region, Class IV, (2003-2004)
Crawley Memorial Hospital Board of Directors (2003-2007)
Foothills Conservancy of North Carolina Board of Directors (2002-2007); Vice-Chairman, (2003-2005); Chairman (2006-2007)
Life Enrichment Center Board of Directors (1997 - 2003); Vice Chairman, 1999; Chairman, 2000, Secretary (2002-2003)
Hospice of Cleveland County Board of Directors (1995-2002 and 1984-1986), Personnel Committee (1984-1986), Quality Assurance Committee (1987-2002), Strategic Planning Committee (1995-2002)
Cleveland Ambulatory Services Board of Directors (1995-2004 and 2005-2006), Vice Chairman (1995- 2004)
Cleveland Home Health Agency Board of Directors (1995-1999), (2000 – 2002), Internal Affairs Committee (1995-1996), Finance Committee (1996- 1999), (2000-2002).
City of Shelby Planning and Zoning Board (1997-2003)
Mental Health Association of Cleveland County Board of Directors (1995-1997)
American Red Cross - Cleveland County Chapter Board of Directors (1990-1996)
Cleveland County Health Assessment Committee (1995-2000)
Cleveland County Chamber - Governmental Affairs Division Chairman (1993)
Leadership Cleveland County, 1990 Inaugural Class
Shelby Civitan Club (Treas., 1986-1987; Pres. Elect, 1987-1988; Pres. 1988-1989)
Cleveland County EMS Council (1987-1991)
Cleveland County EMS Audit and Review Committee (1983-1991)
Cleveland County Chamber President's Club (1987, 1988)
Cleveland County Boys Club (Board of Directors (1984-1990); Personnel Committee Chairman (1985-1989); Assistant Treasurer (1988)
United Way of Cleveland County Task Force on Improved Access to Healthcare-Chairman, (1986)
Shelby Rescue Squad Board of Directors (1983-1992)
Medical Explorer Post Advisor (1983-1988), (2001)
Western North Carolina Health Systems Agency Governing Board (1985-1987)
Gardner-Webb College Board of Advisors (1988-1990)
Catawba Valley Cyclists, Cleveland County Chapter, Vice President (1989-1990)
Foothills Cyclists (1995-2000)

AWARDS

N.C. Office of Rural Health and Community Care Board Member of the Year (2013)
American College of Healthcare Executives (ACHE) Exemplary Service Award -2011
American College of Healthcare Executives (ACHE) Distinguished Service Award -2010
American College of Healthcare Executives (ACHE) Service Award -2009
ACHE Regent's Advisory Council Newsletter of the Year (2003)
Shelby Civitan Club 'Honor Key' - 1998
American College of Healthcare Executives (ACHE) Regents Award - Senior Level Executive - 1997
Civitan International, NC District West, Governor's Golden Award for Leadership, 1989.

Civitan International, NC District West, Area I -East Outstanding President, 1988-1989.
Civitan International, NC District West, Area I -East Civitan of the Year, 1988-1989.
Shelby Civitan Club - Civitan of the Year - 1989
Civitan International - Distinguished President – 1989
North Carolina Young Executive of the Year - 1988
Herman L. Mullins Award - Outstanding Management Study – 1983
Eagle Scout, B.S.A.--1969

PERSONAL

Born March 28, 1953 in Norfolk, Virginia. In good health, married, and enjoy cycling, hiking, kayaking, travel, reading, freelance writing and community service.

PUBLICATIONS AND ARTICLES

Over 700 health, travel and feature articles and poems. Over 1,000 photo credits. Bibliography available upon request.

REFERENCES

Available upon request.

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item E-3

3) Consideration of appointment to the North Carolina Municipal Power Agency 1 (NCMPA1) Board of Commissioners as Commissioner and Second Alternate:

Currently:	Commissioner:	vacant – previously, Rick Howell
	1st Alternate:	Ben Yarboro
	2nd Alternate:	Justin Longino
Proposed:	Commissioner:	Justin Merritt
	1st Alternate:	Ben Yarboro
	2nd Alternate:	Kerri Melton

New Business Item: (Justin Merritt, City Manager)

- Discussion

City Manager's Recommendation / Comments

City Council periodically appoints representatives and alternates to the NC Municipal Power Agency Number 1 Board of Commissioners. This includes a primary voting Commissioner and two alternates who are empowered to act upon the City's behalf when action is required to be taken by the NCMPA1 Board of Commissioners.

With the retirement of City Manager Rick Howell, a vacancy has been created in the Commissioner position. Additionally, with the resignation of Assistant City Manager Justin Longino, a vacancy was created in the 2nd Alternate position. It is my recommendation to City Council that City Manager Justin Merritt be appointed to the Commissioner position and Assistant City Manager Kerri Melton be appointed to the 2nd alternate position.

Proposed motion:

Motion to nominate and appoint Mr. Justin Merritt, by acclamation, as the Commissioner and Ms. Kerri Melton, by acclamation, as the 2nd alternate representing the City of Shelby on the NCMPA1 Board of Commissioners.

City of Shelby
Agenda Item Summary
June 1, 2026
City Hall Council Chambers

Agenda Item F

City Manager's Report: Justin Merritt, City Manager

I will report to Mayor and Council on a number of ongoing projects and issues. The projects and issues reported upon are intended to be for your information and do not necessarily require action by Council.

Agenda Item: G

Council Announcements and Remarks

H. Adjournment:

To adjourn a meeting of City Council, a majority of the Council members must vote for a motion to adjourn.

1) Motion to adjourn