



AGENDA

City of Shelby Planning and Zoning Board

DATE	Thursday, July 16, 2026	Attendance
TIME	11:45 AM (Lunch) 12:15 PM (Meeting)	☐ Scott Bankhead
LOCATION	City Hall Annex Board Room 311 S. Lafayette St.	☐ Karla Haynes
		☐ Mike Royster
		☐ Becca Schweppe
		☐ Greg Taylor
		☐ Rick Washburn
		☐ (vacant)
		☐ (vacant)
		☐ Bob Cabaniss (ETJ)
		☐ Emanuel Hunt (ETJ)

- 1. Opening**
- 2. Election of board chair**
- 3. Adoption of the April 16, 2026 Planning & Zoning Board Minutes**
- 4. Unfinished business**
 - a. Imagine Shelby Comprehensive Plan – recommendation to City Council**
- 5. Announcements**
- 6. Motion to Adjourn**



CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES

April 16, 2026

City Hall Annex Board Room

Item 1. **Opening**

Chair Carter called the meeting to order at 12:15 PM and noted that a quorum was present. City Attorney Justin Lunsford made a brief announcement that board member Charles Hamrick had retired and noted how determining a quorum would work for the meeting. A secondary comment was made announcing that it was a public meeting, though no comments would be heard at the time.

Board Present: Mark Carter, Mike Royster, Bob Cabaniss, Karla Haynes, Scott Bankhead, Emanuel Hunt Jr, Becca Schweppe

Staff Present: Jason Lunsford, City Attorney; Audrey Godfrey, Senior Planner; Dylan Lehmann, Planner

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

Motion: Mr. Cabaniss made the motion to approve the March 19, 2026 minutes

Second: Mrs. Schweppe

Action: The motion passed by a unanimous vote.

Item 3. **New Business**

a. Rezoning: W. Ross Grove Road

Ms. Godfrey presented the request to rezone parcel 26964 from RO, R10 to RO-CZ. The Future Land Use Map in the 2009 Comprehensive Land use Plan identifies the area as Low Density Residential. However, the majority of the site is currently zoned RO, which allows for high density residential development. Staff recommends approval of the request. Board members discussed the effects this rezoning would have on the parcel and surrounding area.

Motion: Mr. Royster made a motion to approve the request, because the proposal is consistent with the Future Land Use plan.

Second: Mr. Bankhead

Action: This motion passed unanimously.

b. Major Subdivision: W. Sumter St

Ms. Godfrey presented the request to rezone parcel 71231 from R6 to R6-CZ. The Future Land Use Map in the 2009 Comprehensive Land Use Plan identifies the area as Medium Density Residential adjacent to an area of Neighborhood Revitalization. Recent development in the area includes a large multi-family complex approximately 0.5 miles to the southeast, across S. Dekalb St. Staff recommends approval of the request.

Motion: Mr. Carter made a motion to approve the request, because the proposal is consistent with the Future Land Use plan.

Second: Mr. Bankhead



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Action: This motion passed unanimously.

Item 4. **Announcements**

No Announcements were brought to the Board at this time.

Item 5. **Motion to Adjourn**

Motion: Mr. Royster made the motion to adjourn.

Second: Mrs. Schweppe

Action: The motion passed by a unanimous vote. Chair Carter adjourned the meeting at 12:36 PM.

Respectfully Submitted
Dylan Lehmann, Planner

Staff Report



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

Date: July 9, 2026
Meeting: July 16, 2026

Beginning in summer 2024, the City of Shelby worked with consultants from Stewart and Boudreaux to on the development of a new Comprehensive Plan for our community. The process began with a thorough review of the City's existing plans, a tour of Shelby, and an extended community input process. Initial public engagement included drop-in open house events, community presentations, pop-up events, stakeholder conversations, meetings with department heads and staff from every City department, and a public survey that received over 800 responses. The public also had the opportunity to review the draft vision, goals, and recommendations at several open house events in July 2025.

The result is the Imagine Shelby Comprehensive Plan, which reflects the vision and goals heard in the engagement process and includes recommendations to make them a reality. This Comprehensive Plan has been prepared pursuant to N.C.G.S. § 160D-501 and is intended to serve as the City of Shelby's policy guide for future growth, development, land use, infrastructure investment, and community development. A summary of the vision & goals is below, and we ask that you review the full plan ahead of the meeting to be prepared to vote on a recommendation regarding the plan to City Council.

The vision: *The City of Shelby is a vibrant, connected community that embodies pleasant living and supports opportunities for all people and businesses to thrive and call home.*

The goals:

- *Attract and retain families and young people.*
- *Support balanced, attractive, and intentional growth with City policies and targeted improvements to infrastructure.*
- *Foster an economy that is sustainable and resilient.*
- *Promote a variety of attainable housing choices that meet the needs of a diverse population and retain Shelby's small-town charm.*
- *Build a Shelby that is physically connected.*
- *Pursue neighborhood improvements and revitalization that facilitate pleasant living in all areas of the City.*
- *Ensure local government remains responsive, adaptive, and engaging, delivering high-quality public services and a proactive approach to policy.*

This Comprehensive Plan serves as an update to the City's 2009 Comprehensive Plan. It defines a framework for land use and development throughout the City and addresses other priorities including housing, economic development, and protection of cultural and natural resources. The Comprehensive Plan is intended to be a living policy document integrating input from the community and best practices into a growth framework that will guide the City's decision-making and investments in the near and long term. Staff will review the Comprehensive Plan annually to evaluate progress and identify needed updates in order to ensure the document remains relevant and reflective of the community's vision for its future.

STAFF COMMENTS: The process to develop this plan has included extensive public engagement and review by a broad base of City staff. Staff recommend approval of the Imagine Shelby Comprehensive Plan.