



# Town of Forest City

Regular Council Meeting  
Rutherford County Schools Administrative  
Offices - 382 West Main Street, Forest City  
July 6, 2026 @ 6:00 PM

## Agenda

Page

1. **Invocation**
  - A. Mayor Holland
2. **Pledge of Allegiance**
3. **Public Comments**
4. **Approval of Minutes**
  - A. June 1, 2026 and June 15, 2026 3 - 11  
[Regular Council - 01 Jun 2026 - Minutes - Pdf](#)  
[Regular Council - 15 Jun 2026 - Minutes - Pdf](#)
5. **Presentations**
  - A. Urban Hunting Presentation - Ben Roach and Janet Mason 12 - 30  
[Urban Archery Presentation](#)
6. **Unfinished Business**
  - A. Consideration of the Interlocal Agreement for Sewer Services Between the Town of Ellenboro and the Town of Forest City- Janet Mason 31 - 35  

The proposed Interlocal Agreement for Sewer Services was reviewed by Town Attorney Beth Miller prior to its presentation to the Board of Commissioners on June 1, 2026. The agreement has since been approved by the Town of Ellenboro. Staff recommends approval by the Board of Commissioners.

  
[Interlocal Agreement Sewer Operations](#)
7. **New Business**

- A. RZ 2026-0001 - Royal American Development Rezoning Request for 0 Lawing Road 36 - 60
- Call for a Public Hearing to be held at the August 3, 2026 meeting.  
[RZ-2026-0001 Attachment A - BC Memo 7-6-2026 Presentation](#)  
[Rezoning Application Royal American Development](#)
- B. Budget Amendment FY27 - Janet Mason 61
- This budget amendment is to appropriate funds received from a Carolina Foothills Foundation Grant for Callison's pool.  
[Budget Amendment 07-06-26](#)
- C. Ordinance for Town of Forest City Events - Hot Nights Cool Rides Car Show 62  
[Street Closure Car Show 2026](#)

**8. Closed Session**

- A. Attorney-Client Privilege G.S. 143-318.11(a)(3)

**9. Reconvene Open Session**

**10. Adjournment**



**MINUTES**  
**Regular Meeting**  
**Rutherford County Schools Administrative Offices**  
**June 1, 2026 @ 6:00 PM**

**COMMISSIONERS**  
**PRESENT:**

Mayor Steve Holland  
Dee Dee Bright  
John Mark Bennett  
Joey Brandle

**COMMISSIONERS**  
**ABSENT:**

Chris Lee  
Shawn Moore

**STAFF PRESENT:**

Janet Mason  
Attorney Beth Miller  
Roxanne Stiles  
Emily Sain  
Preston Janco

**1 Invocation**

- a) Commissioner John Mark Bennett

**2 Pledge of Allegiance**

**3 Public Hearings**

- a) FY27 Budget

Commissioner John Mark Bennett moved to open a public hearing to receive public comment on the recommended FY27 budget.

Mayor Holland stated the budget was presented at the last meeting.

There were no comments.

Following a motion by Commissioner Bennett, the public hearing was unanimously closed.

**4 Public Comments**

- a) None were forthcoming.

**5 Approval of Minutes**

- a) May 4, 2026 and May 18, 2026

Commissioner Joey Brandle motioned to approve the minutes from May 4, 2026 and May 18, 2026.

The motion passed by unanimous vote.

**6 Unfinished Business**

- a) FY27 Budget Ordinance

Town Manager Janet Mason stated the FY27 recommended budget was presented at the May 18, 2026 meeting and has been available for viewing on the website.

Commissioner Bennett motioned to approve the FY27 recommended budget. The motion failed by a vote of 1-2, with Commissioners Brandle and Bright voting in the negative and Commissioner Bennett in the affirmative.

Commissioner Bright stated that the addition of a new Water Department employee was unnecessary.

Commissioner Bright motioned to remove the additional Water Department employee from the FY27 recommended budget. The motion passed by a vote of 2-1, with Commissioners Brandle and Bright voting in the affirmative and Commissioner Bennett in the negative.

Commissioner Brandle motioned to decrease the Town's tax rate by one cent.

Town Manager Mason stated that the changes proposed by Commissioners Brandle and Bright significantly altered the recommended budget and additional cuts would be required to balance the projected revenue and expenditures.

Commissioner Bennett stated that it would be irresponsible to lower the tax rate at the same time the Town is having to allocate \$1 million from

its fund balance to cover its operating expenses.

Mayor Holland stated that Town Council had reduced the tax rate by a cent in a previous fiscal year and that action resulted in them having to raise it again a couple of years ago.

Town Manager Mason stated there has still been a tremendous gap in the Town's expenditures and revenues since Town Council raised the tax rate in FY22.

Commissioner Brandle asked why the reduction in the tax rate of one cent would not just cut the amount projected in the FY27 recommended budget.

Town Manager Mason stated that the tax rate reduction would lead to reductions in other revenues such as sales tax and that the figures in the budget would need to be recalculated before it is approved by Town Council.

Town Manager Mason further stated that the reason she did not include a tax cut in the FY27 recommended budget is because she felt it would be fiscally irresponsible to do so when the Town still has a "hole" as its revenues still do not fully cover its expenditures.

Commissioner Brandle restated his belief that the tax rate reduction will not hurt the budget too much.

Mayor Holland stated that it will.

Commissioner Brandle's motion for the tax rate reduction passed by a vote of 2-1, with Commissioners Brandle and Bright voting in the affirmative and Commissioner Bennett in the negative.

Town Manager Mason indicated that she and Finance Director Roxanne Stiles will revise the budget ordinance to incorporate significant expenditure reductions necessary to align with the requested tax rate decrease.

b) Purchasing Policy and Resolution Authorizing Electronic Payments

Mason stated that it was recommended to approve the Resolution Authorizing Electronic Payments and the Purchasing Policy which were presented to Town Council at the previous month's meeting.

Commissioner Brandle moved to approve the Resolution Authorizing Electronic Payments. The motion was seconded by Commissioner Bright.

The motion passed unanimously.

Commissioner Bennett moved to approve the Purchasing Policy.

The motion passed unanimously.

## 7 New Business

### a) SUB 2026-0001 Daniel Road Subdivision

Planning and Zoning Director Preston Janco presented a request for the Daniel Road Subdivision and recommended its approval.

Commissioner Bennett motioned to approve the subdivision request.

The motion passed unanimously.

### b) Board of Planning and Adjustment Re-Appointments for three year terms:

1. Bob Mellnik, ETJ Representative, current term expires June 2026
2. Ken Warren, City Limits Representative, current term expires July 2026
3. Jeff Brookshire, City Limits Representative (Alternate), current term expires July 2026

Commissioner Bright moved approval of the re-appointments as presented.

The motion passed unanimously.

### c) Ellenboro Sewer Agreement

Town Manager Mason presented the Ellenboro Sewer Agreement, which is recommended for approval at the July 6 meeting pending approval by the Ellenboro Town Council at their June 9 meeting. The agreement is a 20-year Interlocal Agreement with the Town of Ellenboro for continued wastewater treatment and sewer system operations. Under the agreement, Forest City will continue treating Ellenboro's

wastewater and providing operation, maintenance, and repair services for the Ellenboro sewer collection system, with costs and responsibilities shared as outlined.

d) Budget Amendment

Town Manager Mason presented a budget amendment to the General Fund and Water & Sewer Fund, including \$7,500 for police pension contributions during military leave, \$30,000 to cover the final FY26 invoice, and \$10,000 for an unexpected employee vacation payout in the Water & Sewer Fund.

Commissioner Brandle moved approval of the budget amendment as presented.

The motion passed unanimously. This is budget amendment ordinance number 885.

e) Recommendation to cancel the June 15th and July 20th Board of Commissioners meetings

Town Manager Janet Mason amended the recommendation to cancel only the July 20th meeting as the June 15th meeting is needed for approval of the FY27 budget.

Commissioner Bennett moved cancel the July 20th meeting.

The motion passed unanimously.

f) Manager's Report

Town Manager Janet Mason gave a manager's report, including the following updates:

1. A word of thanks to Lead for NC Fellow Eli Norman for his work with the Town over the past year.
2. A notification that the Town received a \$45,000 grant from Carolina Foothills Foundation for pool slide replacement and improvements to the locker rooms at the Callison Pool.
3. A reminder that the Town is still accepting applications for the Parks and Recreation Advisory Board.
4. A note that the Town has received approximately \$18 million in grants for water and sewer projects. These funds and the additional projects they will support precipitated the addition of a

new Water Department employee in the original FY27  
recommended budget.

5. An update on the water main break on Saturday, May 30.

**8 Closed Session**

- a) Attorney-Client Privilege G.S. 143-318.11(a)(3)

Commissioner Brandle moved the Board go into closed session at 6:28  
PM.

The motion passed unanimously.

**9 Adjournment**

- a) On motion of Commissioner Bennett, the meeting was unanimously  
adjourned at 7:00 PM.

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Mayor

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City Clerk



**MINUTES**  
**Regular Meeting**  
**Rutherford County Schools Administrative Offices**  
**June 15, 2026 @ 6:00 PM**

**COMMISSIONERS**  
**PRESENT:**

Mayor Steve Holland  
Dee Dee Bright  
John Mark Bennett  
Chris Lee  
Joey Brandle  
Shawn Moore

**COMMISSIONERS**  
**ABSENT:**

**STAFF PRESENT:**

Janet Mason  
Roxanne Stiles  
Attorney Beth Miller  
Emily Sain

**1 Invocation**

- a) Commissioner John Mark Bennett

**2 Pledge of Allegiance**

**3 Public Comments**

- a) Phil Dangel, Forest City Owls

Dangel thanked Town staff, particularly Parks and Recreation staff and the grounds crew, for their work to restore McNair Field to good playing condition for the 2026 season.

**4 Unfinished Business**

- a) FY27 Budget Ordinance

Town Attorney Beth Miller stated that the Town Council considered a

budget ordinance at the June 1st meeting. The motion to adopt that budget ordinance failed. Town Council approved a motion to remove a proposed Water Department position that was included in the proposed budget ordinance and also approved a motion to reduce the ad valorem tax rate by one cent. Modifications were not effective unless included in an adopted budget ordinance. Town staff is presenting Council with the FY27 recommended budget ordinance for its reconsideration.

Town Manager Janet Mason stated the budget was presented at May 18 and June 1 council meetings, and it has been available for review on the website since May 18. Main factors affecting and included in the budget include the rising cost of fuel, equipment and materials; a 3% COLA for full-time employees; an estimated 5% increase in the cost of employee health insurance beginning in January 2027; and mandatory increases in employee contributions to the NC Local Government Employees' Retirement System (LGERS). The budget includes an ad valorem tax rate of \$0.59 per \$100 of assessed value. Modest 10% increases in water and sewer base and tiered rates represent a monthly increase of approximately \$3.38 for the average in-town residential customer. Positions added in the FY27 recommended budget include a Water Department employee to assist with water and sewer projects funded by the \$18 million in grant funding received and three full-time firefighters.

Commissioner Chris Lee thanked Town staff for their work on the budget.

Commissioner Lee motioned to approve the budget ordinance for FY27.

The motion passed unanimously.

## **5 New Business**

### a) Call for a Special Meeting

Commissioner Bennett moved to call a special meeting on June 22, 2026, at 12:00 PM in the conference room at Town Hall.

The motion passed unanimously.

## **6 Adjournment**

### a) Following a motion by Commissioner Chris Lee, the meeting was unanimously adjourned at 6:11 PM.

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Mayor

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City Clerk

# Urban Archery

Monday, July 6th, 2026



# Current Ordinance

Sec. 13-4. - Nonfirearm distance weapons.

- (a) It shall be unlawful for any person to cast, fire, shoot or discharge within the town any air rifle, spring gun or pistol, compressed air rifle or pistol, bow, crossbow, blowgun, slingshot, peashooter or other similar device which impels with force a shot, dart or pellet whether solid, liquid or particulate.** No person shall throw a knife or throwing star off the property of the owner. This section shall not apply to the following:
- (1) Law enforcement officers while engaged in the lawful discharge of their duties or while at the police department's firing range.
  - (2) Any person while exercising a legal right to defend persons or property.
  - (3) Any archery meet sponsored or permitted by the recreation director.
- (b) The chief of police or any police officer is hereby authorized to seize, hold and dispose of, subject to court order, any device in violation of this section.
- (c) No device prohibited by subsection (a) of this section nor any replica or facsimile thereof shall be carried, held or displayed in or on any park grounds or building owned, leased or maintained by the town. This subsection is subject to the exceptions listed in subsection (a) of this section.



# Research Background

- Numerous requests during the last 5 years from citizens and councilmembers to explore urban archery due to increasing deer population within town limits
- An ordinance is required if council chooses to permit urban archery to:
  - establish rules for urban archery hunting;
  - promote public safety while allowing controlled deer management; and
  - align local policy with NC Wildlife Resources Commission (NCWRC).



# Season Options

1. Northwestern Deer Archery Season
  - 2025-2026 Dates: Sept. 13 – Nov. 7, 2025
2. Urban Archery Season
  - 2025-2026 Dates: Jan. 10 – Feb. 15, 2026
3. Both



# Equipment & Season Standards

- Follow NCWRC definitions of:
  - archery equipment
  - archery season dates



# Property & Permission Requirements

- Written permission required from property owner
- Hunting prohibited on public property
- Must comply with all state and local laws, regulations, and ordinances
- Valid NC hunting license required



# Minimum Property Size Requirements

- Establish minimum acreage for hunting eligibility
- Examples from other municipalities:
  - 5 acres: Durham, Morganton, Stallings, Mt. Gilead
  - 3 acres: Lenoir
  - 2 acres: Concord



# Combining Parcels (Pooling)

- Adjacent parcels may be combined to meet acreage minimum with permission of all property owners
  - Example: 3-acre parcel + adjacent 2-acre parcel = 5 acres
- Allowed in: Durham, Concord, Shelby, Lenoir
- Prohibited in: Morganton



# Safety — Field of Fire Restrictions

- Prohibit discharge when the following are within the field of fire:
  - people
  - domestic animals
  - structures
  - roadways



# Safety — Setback Requirements

- Require minimum distances from:
  - homes and occupied buildings
  - schools, churches, parks, recreational areas
  - daycares, playgrounds, public gathering places
  - roads, streets, highways



# Example Setback Distances

- 750 feet: Stallings
- 500 feet: Lenoir
- 300 feet: Morganton
- 250 feet: Concord, Mt. Gilead



# Safety – Elevated Stand Requirements

- Hunting must occur from an elevated stand
  - typically 8–12 feet above ground or target (whichever is lower)



# Enforcement & Penalties

- Violations treated as a misdemeanor violation of local ordinance
- Fine up to \$50 unless otherwise specified in ordinance



# Northwestern Deer Archery Season Implementation

Council passes relevant ordinance



Archery hunting is permitted during Northwestern Deer Archery Season beginning **September 2026**



# Urban Archery Season Implementation

Council passes relevant ordinance

Town staff send letter of intent and map of Town boundaries and areas prohibited for hunting to NCWRC by **April 1, 2027**

Receive approval from NCWRC for 2028 season

Urban archery is permitted beginning **January 2028**



# 65 NC Municipalities Participate in Urban Archery Season

Albemarle	Concord	Huntersville	Lewisville	Norwood	Sawmills	Wake Forest
Ansonville	Denton	Indian Trail	Locust	Oakboro	<b>Shelby</b>	Waxhaw
Archer Lodge	East Bend	Jamestown	Midland	Oak Ridge	Stallings	Weddington
<b>Boiling Springs</b>	Eden	Jefferson	Mineral Springs	Pleasant Garden	Stanfield	Wentworth
Carthage	Elkin	Jonesville	<b>Mooreboro</b>	Randleman	Stokesdale	Yadkinville
Catawba	Fairview	Kill Devil Hills	<b>Morganton</b>	Red Cross	Summerfield	
Chapel Hill	Franklinville	King	Mount Gilead	Reidsville	Trent Woods	
China Grove	<b>Glen Alpine</b>	Landis	Nags Head	Richfield	Troutman	
Clayton	Granite Quarry	<b>Lattimore</b>	New London	Ronda	Unionville	
Cleveland	Harrisburg	Lenoir	North Wilkesboro	Sanford	<b>Valdese</b>	



# Ordinances – Examples

## Durham\*

- (a) However, deer hunting by bow and arrow or crossbow ("collectively archery"), as defined by the state wildlife resources commission, is permitted on private property during the Central North Carolina deer archery season as established by the state wildlife resources commission. A person may engage in deer archery on his or her own property if he or she has on his or her person a valid state hunting license (or qualifies for an exemption from licensing by the state wildlife resources commission), or on the property of another in their absence if he or she has on his or her person both a valid state hunting license (or qualifies for an exemption from licensing by the state wildlife resources commission) and written permission from the property owner or the property owner's authorized agent or manager. Parcels or tracts of land that are either owned by a person engaged in deer archery or for which that person has been given written permission to hunt shall be referred to as "areas of consent". Deer archery may only occur within areas of consent when the following requirements are met:
  - (1) Deer archery must be conducted from a permanent or portable elevated platform of at least ten feet above the ground; and
  - (2) Areas of consent must be greater than five acres in area and may be comprised of contiguous parcels or tracts; and
  - (3) No arrow shall be discharged within 250 feet of any residential dwelling, school, church, commercial building, governmental property, occupied structure, street, park, or other recreational area, nor shall any arrow be discharged within 250 feet of the perimeter of the area of consent; and
  - (4) Hunters shall make every reasonable effort to track wounded deer for the purpose of completing the harvest and recovering the carcass; and
  - (5) There is a valid hunting season in effect for which the hunting license applies at the time the bow or crossbow is discharged; and
  - (6) The hunter adheres to all applicable state and local regulations; and
  - (7) The person discharging the bow or crossbow exercises reasonable regard for the safety and property of other persons.
- (b) On a biennial basis the city manager shall make a report to city council regarding deer archery within the city. This report shall include available information on the number of deer harvested, any impact on the number of deer interference incidents, and any safety issues that may arise.
- (c) In addition to any other remedy available in the Code, violation of this section is a misdemeanor.

## Lenoir

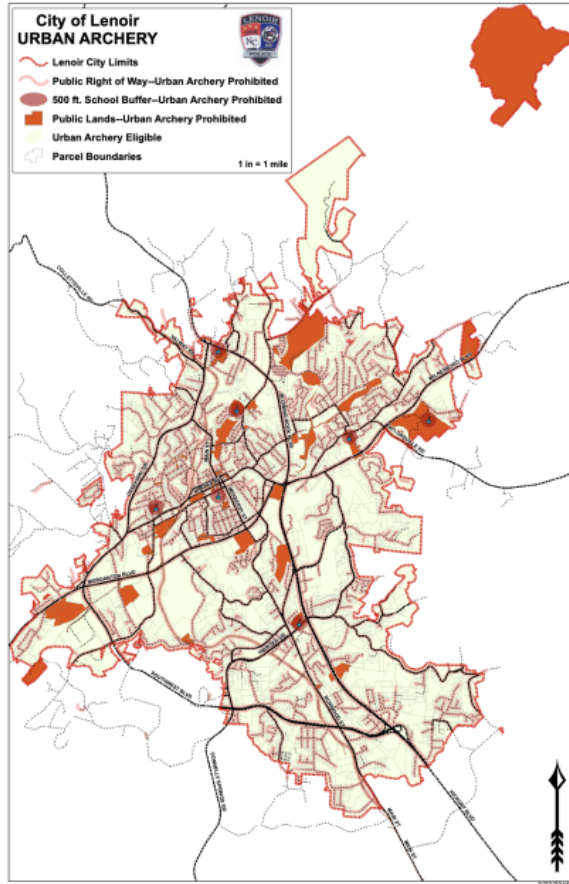
The purpose of this article is to reduce urban deer populations through voluntary participation in the North Carolina Urban Archery Deer Hunting Program, which is regulated by the North Carolina Wildlife Resources Commission. For the purposes of this section, deer hunting related to this program is permitted within the corporate limits of the City of Lenoir only in accordance with the following provisions:

- (a) For the purposes of this article, hunting is defined as, "all operations during, immediately preparatory, and immediately subsequent to an attempt, whether successful or not, to kill, pursue, or otherwise reduce to possession any deer."
- (b) Hunters shall follow all state and local laws, rules, and ordinances when hunting deer within the corporate city limits.
- (c) Hunting with firearms is strictly prohibited. Only archery equipment, as defined by the North Carolina Wildlife Resources Commission, is permitted.
- (d) Hunting dates and times for the Urban Archery Deer Hunting Program, which are established annually by the North Carolina Wildlife Resources Commission, shall apply for the purposes of this article.
- (e) Hunters must have in their possession a valid North Carolina Hunting License showing completion of a hunting safety course.
- (f) Hunting is allowed only on private property. Hunters must have in their possession written permission from property owner(s), dated within one year, to hunt on specific private property; or the hunter(s) must be the property owner(s).
- (g) No hunting is allowed on publicly owned property.
- (h) No hunting is allowed on private property within 500 feet of the property line of a school, daycare center, playground, park, or other location where children are likely to be located.
- (i) No hunting is allowed on, from, or across the right-of-way of any public street or highway.
- (j) Hunting is allowed only on a tract or parcel of land which is at least three or more acres. Adjacent tracts or parcels of land may be combined or pooled to meet this requirement, with written permission from each landowner.
- (k) No archery equipment may be discharged unless the hunter/shooter is located at least 100 feet within the allowed property line. This 100-foot buffer within each property line is an area in which no hunting may occur.
- (l) A violation of this ordinance is a misdemeanor under G.S. 14-4.

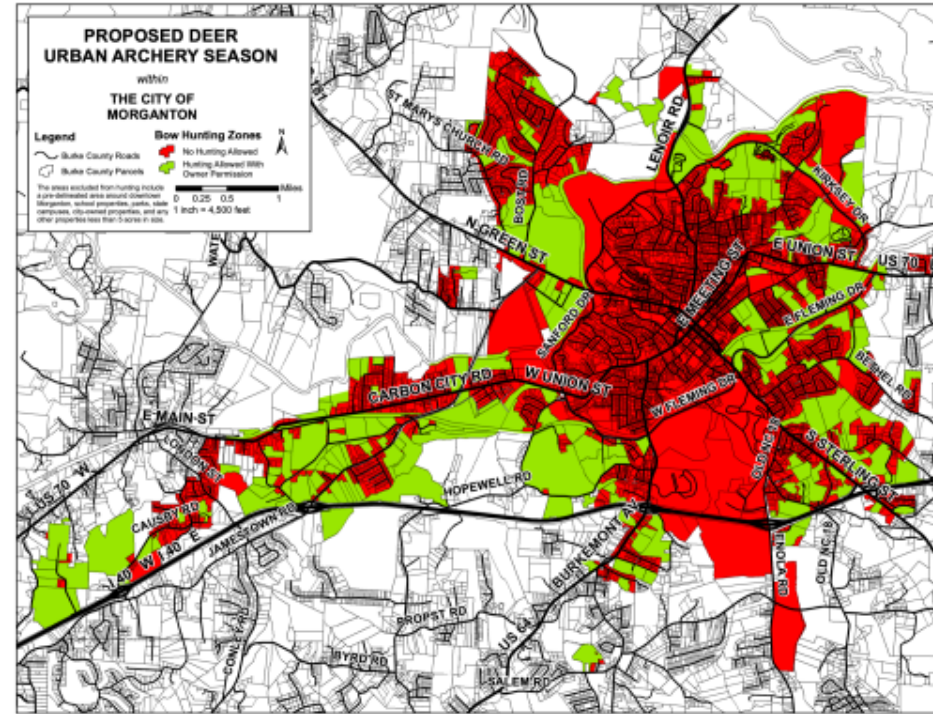


# Maps – Examples

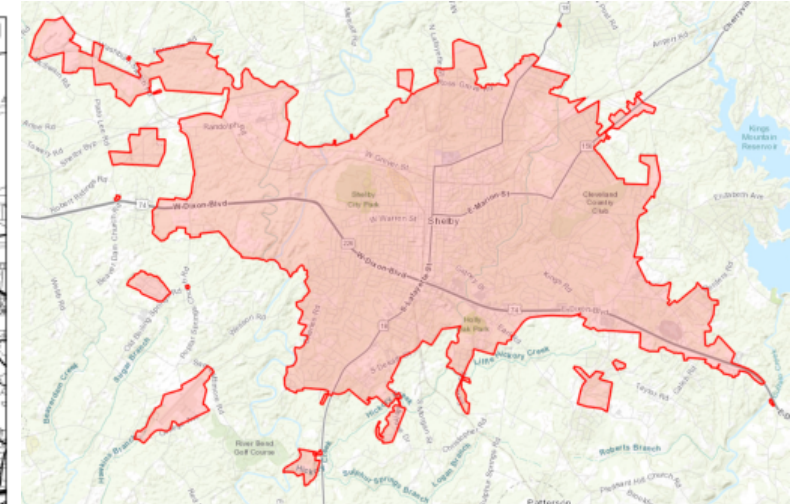
Lenoir



Morganton



Shelby



on ArcGIS



# Questions?



STATE OF NORTH CAROLINA  
COUNTY OF RUTHERFORD

INTERLOCAL AGREEMENT  
SEWER OPERATIONS

THIS AGREEMENT is entered into this 12<sup>th</sup> day of May, 2026 by and between the Town of Forest City ("Forest City"), and the Town of Ellenboro ("Ellenboro");

WITNESSETH:

THAT WHEREAS, the parties hereto are municipalities located within Rutherford County, North Carolina; and

WHEREAS, Forest City operates and maintains an established sewerage collection and treatment system (the "Forest City System") in and about its city limits which includes a wastewater treatment plant located on Riverside Drive with discharge of treated effluent to the Second Broad River. The Forest City treatment facilities operate under the provisions of an NPDES which limits are subject to change based upon state and federal regulations; and

WHEREAS, Ellenboro owns a sewer collection system (the "Ellenboro System") within and about its city limits and wastewater from this system is conveyed to the Forest City System and is connected to Forest City's System. Forest City has historically provided treatment of the sewage collected by the Town of Ellenboro; and

WHEREAS, Ellenboro has requested that Forest City continue to receive and treat sewage collected by the Ellenboro System, and for Forest City to provide staff and equipment to maintain and operate the Ellenboro sewer collection system, to which Forest City has agreed pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits herein deemed to exist, and pursuant to the provisions of Article 20, Part 1, of Chapter 160A of the North Carolina General Statutes, the parties agree as follows:

1. Ellenboro may discharge into the Forest City System treatable sewer from the Ellenboro System, not to exceed 140,000 gallons per day (140,000 gpd) based on a per day average as reflected by each month's meter reading. Total monthly discharge to the Forest City System shall not exceed 4,200,000 gallons. The Town of Forest City shall be the exclusive treater of all sewage accepted into the Ellenboro System to the extent of said limits. All sewage discharged from the Ellenboro System shall be in compliance with the limitations of the Forest City Sewer Use Ordinance, a copy of which is attached hereto, as it may be changed from time to time within the sole discretion of the Town of Forest City. As a part of this Agreement, Ellenboro shall put in place a similar sewer use ordinance for those customers connected to the Ellenboro System. Ellenboro shall comply with all provisions of the Forest City Sewer Use Ordinance. Forest City may from time to time change or modify the subject Sewer Use Ordinance.

2. Forest City shall have the right to terminate this Agreement upon 120 days advance written notice to Ellenboro if Ellenboro should fail to maintain and keep in force a sewer use ordinance identical to, or more restrictive than, the Forest City Sewer Use Ordinance as amended. Ellenboro hereby acknowledges the receipt of a copy of the current Forest City Sewer Use Ordinance in effect in Forest City, and Forest City shall provide Ellenboro with a copy of all amendments or changes thereto, as they may from time to time be made.
3. Ellenboro shall cooperate and participate with Forest City in the implementation and enforcement of the Forest City Sewer Use Ordinance of the respective connections applicable to the Ellenboro System. Ellenboro and Forest City shall jointly authorize connections to the Ellenboro System. Ellenboro hereby designates the Town of Forest City as *its* agent for the Ellenboro System for the purpose of determining and approving connections and for the enforcement of and monitoring thereof the Forest City Sewer Use Ordinance. Any and all assessment and other charges assessed as the result of a violation of the Forest City Sewer Use Ordinance or any permits issues pursuant thereto shall belong to Forest City, except those assessments and other charges that may be assessed as the direct result of damage to the Ellenboro System for which Forest City is not responsible for repairing or maintaining.
4. Forest City will continue to operate, maintain, and repair the Ellenboro System consistent with the operation, maintenance, and repair of the Forest City System and in compliance with the provisions of applicable laws and regulations. Ellenboro shall make all billings to customers for the use of the Ellenboro System and shall be responsible for the collection of such billings.
5. Forest City does not assume any cost liability for the expansion of the Ellenboro System except those contemplated by this Agreement nor for any changes to the Ellenboro System required as the result of mandatory regulatory changes, and further does not assume any cost or liability for the operation, maintenance or repair of any such expansions or changes, unless expressly approved by Forest City before commencement of any construction.
6. Taps to the Ellenboro System shall be made by the customer and Forest City shall receive from the customer such tap fees as it charges for taps to other similarly situated customers, at such amount as may change from time to time at the sole discretion of Forest City.
7. Ellenboro shall pay Forest City on a monthly basis an amount based on the standard Forest City out of town rates that would be applicable to each customer having access to the Ellenboro System as if they were on the Forest City System. The aggregate monthly bill shall be the total of all such individual sewer customer charges, including minimum charges for those having access to the Ellenboro System but not using the System and for those not exceeding the minimum use charges. The total monthly charge, however, shall not be less

than the total minimum charges for residential households plus business customers. Forest City in its sole discretion may change the rates from time to time throughout the term of this Agreement, however, the rates charged shall be consistent with those charges applicable to similarly situated customers of the Forest City System located outside the city limits. Ellenboro shall provide to Forest City, the name and location of each customer on the Ellenboro System as they change from time to time and such other information concerning the Ellenboro System as may be reasonably requested by Forest City.

8. Forest City will operate, maintain, and repair the Ellenboro System consistent with the operation, maintenance, and repair of the Forest City System and in compliance with the provisions of applicable laws and regulations. Provided, however, that the parties will equally share responsibility for the cost of repairs to the Ellenboro System when the cost of such repairs does not exceed \$10,000.00. Ellenboro shall be responsible for all of the repair costs which is greater than \$10,000.00. Prior to commencing work on any necessary repair, an estimate for the cost of said repair shall be obtained to determine the cost responsibility for the respective parties. In no event shall Forest City's obligation to repair the Ellenboro System exceed \$5,000.00 per incident of repair even if the actual cost of repair exceeds the original estimate. Furthermore Forest City shall not be responsible for the cost of utilities for the operation of the Ellenboro sewer lift stations or other facilities requiring such electrical service.
9. This Agreement shall extend for a term of twenty (20) years from the date of this Agreement. Either party may terminate this Agreement with at least 120 days advanced written notice.
10. The parties hereto acknowledge that environmental and other applicable laws pertaining to the acceptance, treatment, and discharge of sewage are ever changing and becoming more restrictive. The parties, therefore, agree to use their best efforts to fairly and equitably modify, amend, or change the terms and conditions of this Agreement from time to time as applicable laws or requirements change, and unforeseen circumstances occur, in order to perpetuate this Agreement within the term herein set out and to maintain appropriate fiscal responsibility and good environmental practices.
11. In the event that Ellenboro ceases to obtain 100% of its potable water needs from Forest City then Forest City shall have the right to terminate this Agreement upon 30 days written notice.

TOWN OF FOREST CITY SIGNATURE PAGE FOR  
INTERLOCAL AGREEMENT SEWER OPERATIONS

IN WITNESS WHEREOF, the Town of Forest City has executed or caused to be executed this Agreement by their duly authorized officials as of the date first above written.

**Town of Forest City,**  
**a North Carolina Municipal Corporation**

ATTEST:  
\_\_\_\_\_  
Emily Sain, Town Clerk

By: \_\_\_\_\_  
Steve Holland, Town Mayor

This document has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Roxanne Stiles, Finance Officer for the  
Town of Forest City

Approved as to form on the behalf of the Town of Forest City.

\_\_\_\_\_  
Elizabeth T. Miller, Attorney for the  
Town of Forest City

STATE OF NORTH CAROLINA  
COUNTY OF RUTHERFORD

I, Patricia D. Tuttle, a Notary Public of the County of Rutherford and State of North Carolina, certify that Emily Sain personally came before me this day and acknowledged that she is the Town Clerk of the Town of Forest City, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town Council of the Town of Forest City, the foregoing instrument was signed in its name and by Steve Holland, its Mayor, and attested by her as its Town Clerk.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

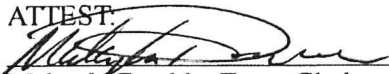
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/10/2030

TOWN OF ELLENBORO SIGNATURE PAGE FOR  
INTERLOCAL AGREEMENT SEWER OPERATIONS


IN WITNESS WHEREOF, the Town of Ellenboro has executed this Agreement or caused to be executed by their duly authorized officials as of the date first above written.

**Town of Ellenboro,  
a North Carolina Municipal Corporation**


ATTEST:  
  
Makayla Dunkle, Town Clerk

By:   
Elizabeth Blanton, Town Mayor

This document has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

  
Makayla Dunkle, Finance Officer for the  
Town of Ellenboro

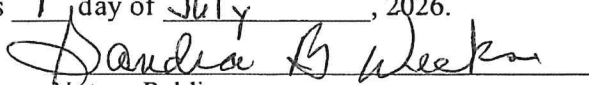
Approved as to form on the behalf of the Town of Ellenboro.

  
John B. Crotts, Attorney for the  
Town of Ellenboro

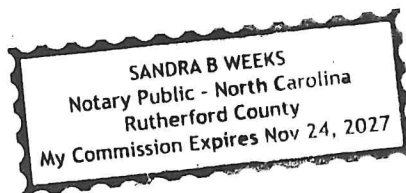
STATE OF NORTH CAROLINA

COUNTY OF RUTHERFORD

I, Sandra B Weeks, a Notary Public of the County of Rutherford and State of North Carolina, certify that Makayla Dunkle personally came before me this day and acknowledged that she is the Town Clerk of the Town of Ellenboro, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town Council of the Town of Ellenboro, the foregoing instrument was signed in its name and by Elizabeth Blanton, its Mayor, and attested by her as its Town Clerk.

Witness my hand and seal this 1 day of July, 2026.  
  
Notary Public

My Commission Expires: 11-24-2027





# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

**DATE:** July 6, 2026

**SUBJECT: RZ-2026-0001**

Royal American Development is requesting rezone property at 0 Lawing Rd (1539803776). The request is to rezone the property from M-1 (Manufacturing) to C-3 (Highway Commercial) for a multi-family residential development. The C-3 district permits multi-family dwellings with the stipulation that they will follow the dimensional requirements in the R-6 district.

---

**STAFF RECOMMENDATION:**

**Approve and Inconsistent with the Comprehensive Plan**

Staff finds that the proposed rezoning is reasonable, inconsistent with the Land Use Plan, and in the public's interest.

**PLANNING BOARD RECOMMENDATION:**

**Approve and Inconsistent with the Comprehensive Plan**

The Planning Board finds that the proposed rezoning is reasonable, inconsistent with the Land Use Plan, and in the public's interest.

**TOWN OF FOREST CITY LAND USE PLAN CONSISTENCY/INCONSISTENCY:**

**INCONSISTENT**

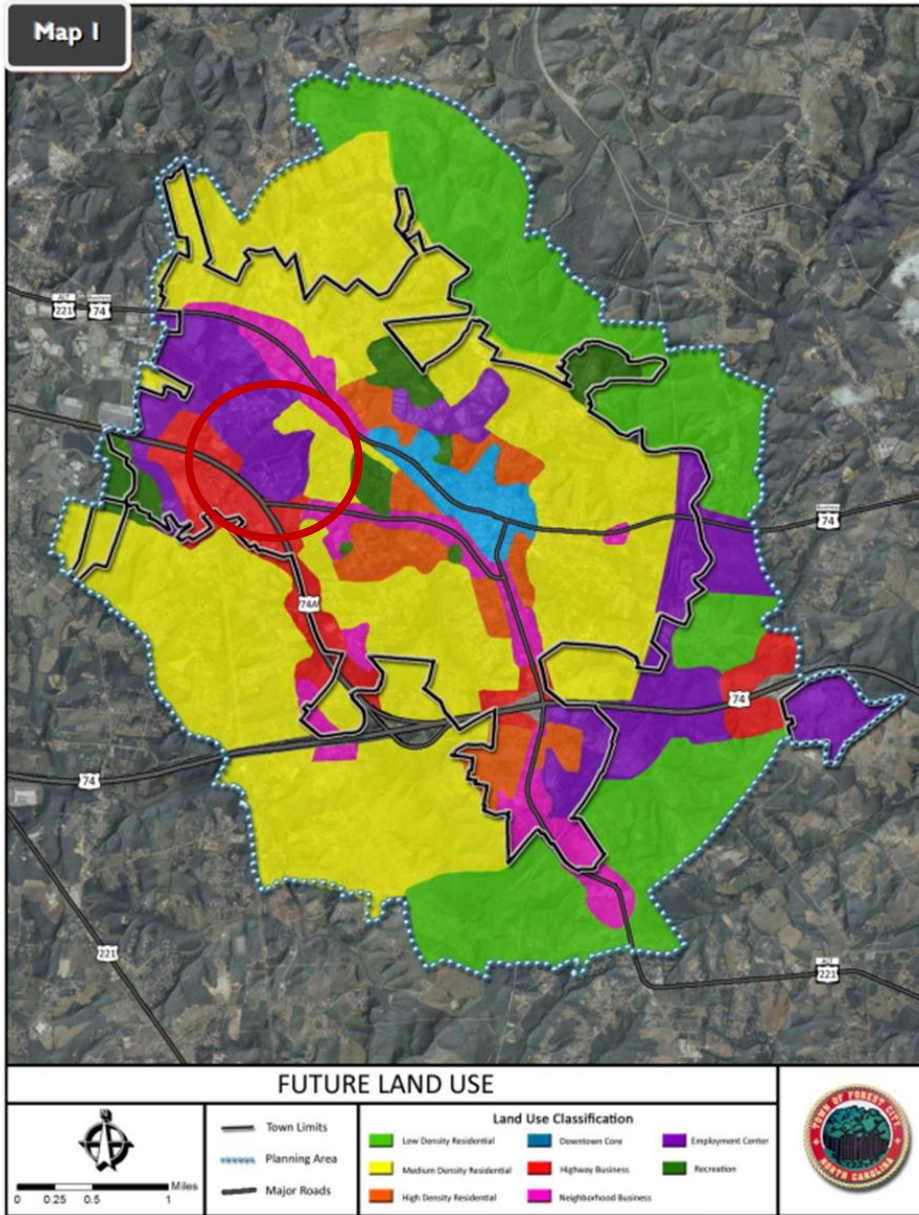
**Land Use 1**

Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the overdevelopment of environmentally sensitive areas.



# STAFF REPORT

To the Board of Commissioners  
From the Planning Board





# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

## **Employment Center**

This land use classification is intended for areas suited for large centers of employment which may include manufacturing plants, office parks, data centers and similar uses. These areas are located along or near major road or rail corridors that can access needed infrastructure. Examples include the Facebook facility on Old Caroleen Road and the industrial area Daniel Road vicinity.

## **Highway Business**

This land use classification is intended for higher intensity, auto-oriented commercial uses that have a regional draw and are located on or near major thoroughfares. This classification primarily includes retail, restaurants, hotels, gas stations and similar uses along roads that can handle high volumes of traffic.



# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

## CURRENT ZONING

### **M-1 Industrial District**

The M-1 Industrial District is established as a district intended to provide for manufacturing and warehousing and similar uses. It is not the intent of this district to allow such uses in areas where they would be incompatible with surrounding land uses.

## PROPOSED ZONING

### **C-3 Highway Business District**

The C-3 Highway Business District is established as a district intended to provide for a wide variety of general and commercial uses that usually cater to the motoring public and require major highway frontage. This district is thus intended to provide for controlled commercial development along major highways within the town.

## ZONING MAP





# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

## HOUSING DEFICIT

- According to the Dogwood Health Trust Housing Needs Assessment developed by Bowen National Research Rutherford County has one of the highest housing deficits in Western North Carolina.
- Rental Housing Needs: (North Carolina Housing Finance Authority Format)
  - 973 Family Units
  - 484 Senior Units
- Rental Housing Needs: (HUD Format)
  - 1,193 Family Units
  - 344 Senior Units
- For-Sale Housing Needs: (North Carolina Housing Finance Authority Format)
  - 251 Family Units
  - 179 Senior Units
- For-Sale Housing Needs: (HUD Format)
  - 590 Family Units
  - 246 Family Units

## Housing Projections: Rutherford County Housing Study

Year	Households Needed
2024	0
2030	~1,987
2035	~3,974
2040	~5,962

Housing Type	Households Needed
Single-Family	3,279
Multi-Family	1,192
Affordable	894
Senior Living	597



# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

## **BOARD OF COMMISSIONERS ACTION**

The Board is requested to act on one of the following items:

**Approve as presented and consistent with Comprehensive Plan:** The Board of Commissioners finds the amendment consistent with the Town of Forest City Comprehensive Land Use Plan and considers the action reasonable and in the public interest.

**Approve with changes and consistent with Comprehensive Plan:** The Board of Commissioners finds that with the changes agreed upon, the amendment is consistent with the Town of Forest City Comprehensive Land Use Plan, and considers the action to be reasonable and in the public interest.

**Approve as presented and inconsistent with Comprehensive Plan:** The Board of Commissioners finds that the proposed amendment is not consistent with the Town of Forest City Comprehensive Land Use plan as adopted, but finds the proposed amendments to be reasonable and in the public interest.

**Deny and inconsistent with Comprehensive Plan:** The Board of Commissioners finds the proposed amendment inconsistent with the Town of Forest City Comprehensive Land Use Plan and does not consider the action to be reasonable and in the public interest.

**Defer:** The amendment needs additional consideration.



# STAFF REPORT

To the Board of Commissioners  
From the Planning Board



# STAFF REPORT

To the Board of Commissioners  
From the Planning Board

# TOWN OF FOREST CITY

## BOARD OF COMMISSIONERS

July 6, 2026



# Board of Commissioners

## July 6, 2026

### **RZ-2026-0001: Lawing Rd Rezoning**

Royal American Development is requesting rezone property at 0 Lawing Rd (1539803776). The request is to rezone the property from M-1 (Manufacturing) to C-3 (Highway Commercial) for a multi-family residential development. The C-3 district permits multi-family dwellings with the stipulation that they will follow the dimensional requirements in the R-6 district.



# Property Information

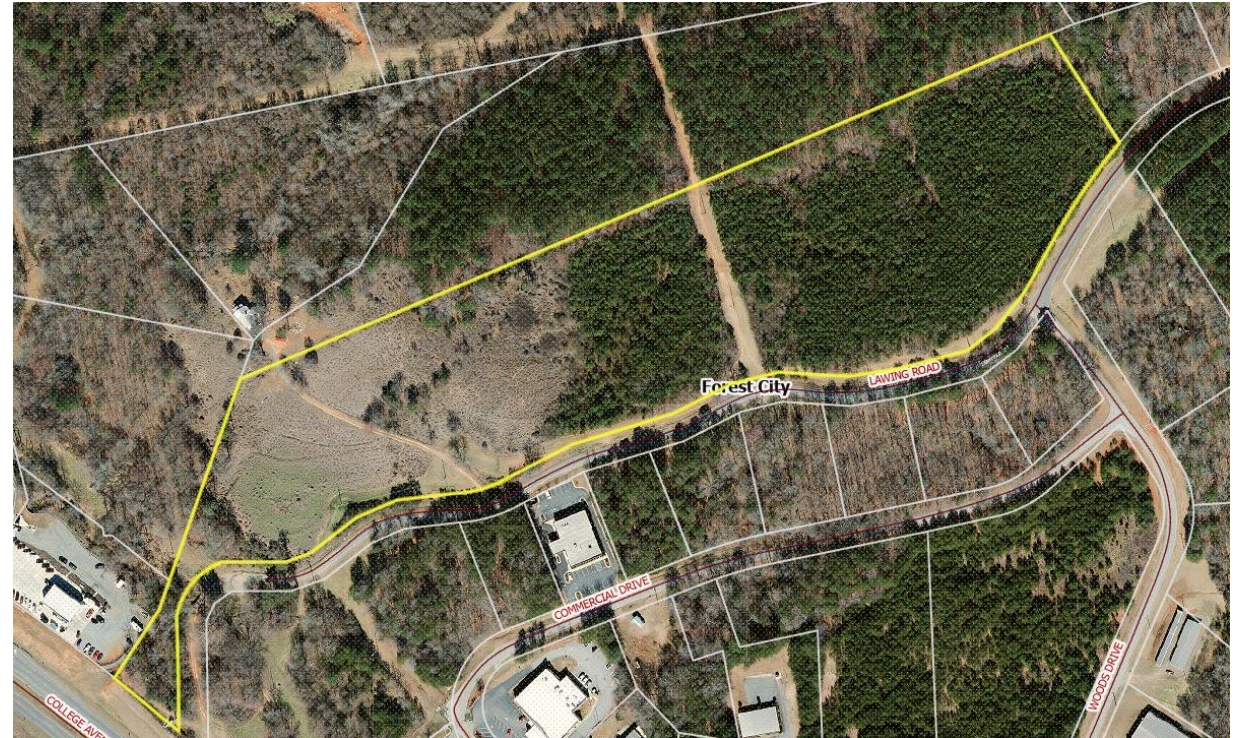
**Owner/Applicant:** Belinda Wall, Jerry Adams,  
Karen Duke, Kimerly Wiebel, and Donna Jolly.

**Property Address:** 0 Lawing Rd

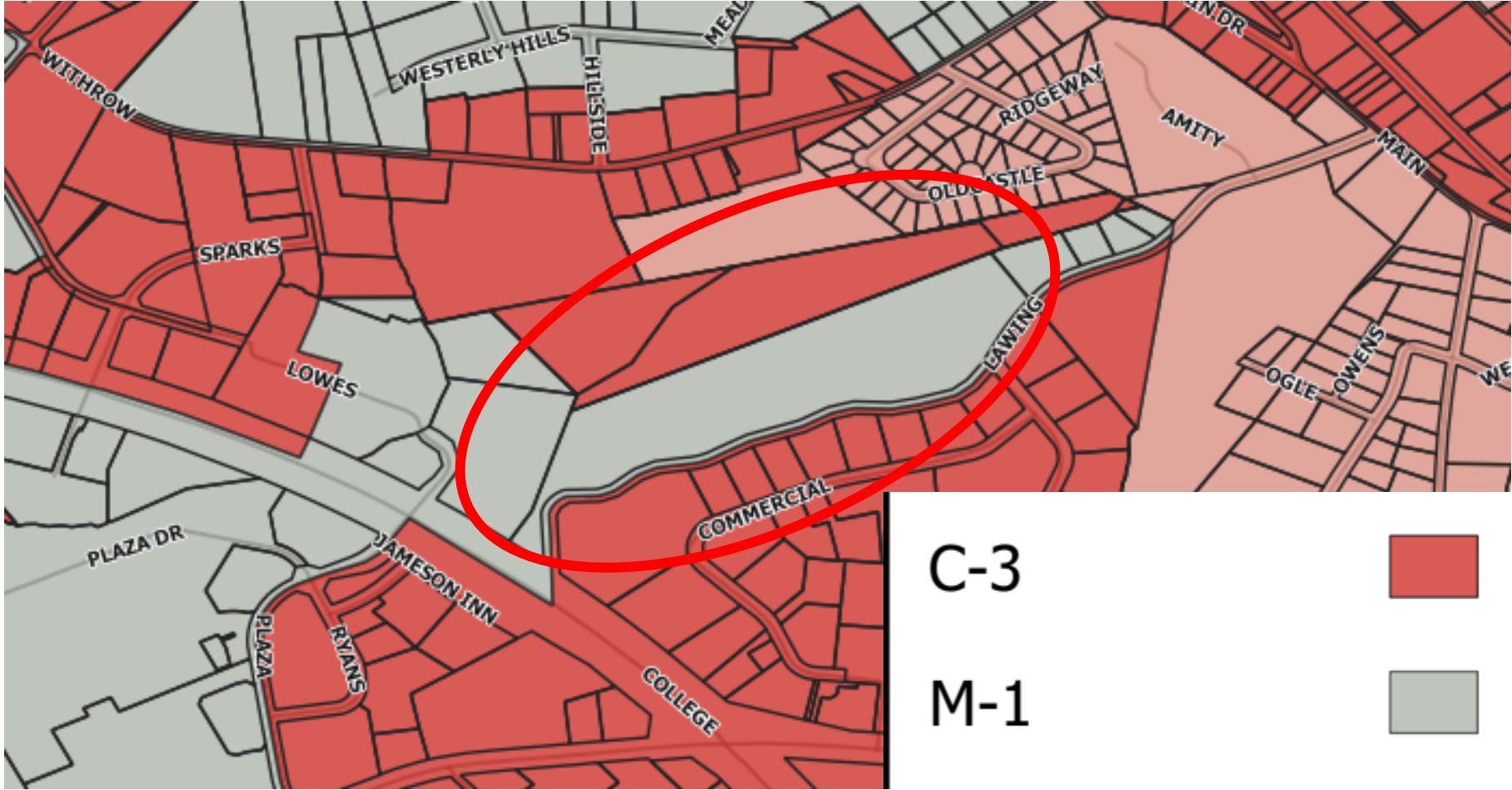
**Tax PIN:** 1539803776

**Zoning:** M-1

**Area:** 20.86 Acres



# Zoning Map



# Zoning

## **M-1 Industrial District**

The M-1 Industrial District is established as a district intended to provide for manufacturing and warehousing and similar uses. It is not the intent of this district to allow such uses in areas where they would be incompatible with surrounding land uses.

## **C-3 Highway Business District**

The C-3 Highway Business District is established as a district intended to provide for a wide variety of general and commercial uses that usually cater to the motoring public and require major highway frontage. This district is thus intended to provide for controlled commercial development along major highways within the town.

# Permitted Uses

<i>Residential Uses</i>	R-20	R-15	R-8	R-6	R-4	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR
Accessory dwellings	P	P	P	P	P	P		P	P				4.2.1
Accessory structures (residential)	P	P	P	P	P	P	P	P	P	P			4.2.2
Caretaker's Residence										P	P	P	
Conservation developments	P	P											4.2.3
Family care homes	P	P	P	P	P	P		P	P			P	4.2.4
Home occupations	P	P	P	P	P	P		P	P			P	4.2.5
Manufactured homes on individual lots	P			P									4.2.6
Manufactured home park													
Multi-family dwellings (includes apartments & townhomes)				S	P			P	S	P		P	4.2.7
Recreational Vehicle (Temporary Dwelling Unit)	P	P											4.2.13
Single-family dwellings (detached)	P	P	P	P	P	P		P	P	P		P	4.2.12
Temporary emergency manufactured homes	P	P	P	P	P	P	P	P	P	P	P	P	4.2.8
Traditional Neighborhood Development				S	S								4.2.9
Two-family dwellings (duplexes)			P	P	P	P		P	P			P	4.2.10
Upper-story residential unit					P	P	P	P	P			P	4.2.11

# Dimensional Requirements

District	Max. Residential Density <sup>1</sup>	Min. Lot Area (sq. ft.)	Min. Lot Width (feet) <sup>2</sup>	Min. Lot Depth (feet) <sup>2</sup>	Front Setback (feet) <sup>2</sup>	Side Setback (feet) <sup>2</sup>	Rear Setback (feet) <sup>2</sup>	Max. Height (feet)
R-20	2 DUA	20,000	100	150	35	10	15	35
R-15	3 DUA	15,000	100	150	35	10	15	35
R-8	5 DUA	8,000	75	100	25	10	10	35
R-6 <sup>3</sup>	7 DUA	6,000	50	100	20	10	10	35
R-4	N/A	N/A	N/A	N/A	10	5	5	N/A
O-I	7 DUA	6,000	50	100	20	10	10	35
C-1	15 DUA	N/A	N/A	N/A	N/A	N/A	N/A	60
C-T	30 DUA	N/A	N/A	N/A	N/A	N/A	N/A	60
C-2	7 DUA	N/A	N/A	N/A	N/A	N/A	N/A	60
C-3 <sup>4</sup>	7 DUA	N/A	N/A	N/A	35	N/A	N/A	60
M-1	N/A	10,000	N/A	N/A	35	20	20	60
PRD <sup>5</sup>	N/A	N/A	40	N/A	15	5	5	N/A

N/A=Not applicable

DUA=Dwelling Units per Acre

<sup>1</sup>Residential density applies to multi-family residential developments where allowed in the Permitted Uses Table and may be used for Conservation Developments in lieu of minimum lot areas in accordance with Section 4.2.3.

<sup>2</sup>Minimum lot widths and setbacks in Conservation Developments may be reduced in accordance Section 4.2.3.

<sup>3</sup>TND developments in the R-6 or R-4 district shall comply with Section 4.2.9

<sup>4</sup>For residential uses, the requirements for the R-6 shall apply.

<sup>5</sup>Because this district utilizes existing buildings, the lot width and setbacks are subject to Board of Commissioners approval through the Conditional Zoning District process. However, in no case shall a permit be issued for a development which

# Staff Recommendation

Approve and Inconsistent with Comprehensive Plan.

Staff finds that the proposed rezoning is reasonable, inconsistent with the Land Use Plan, and is in the public's interest.

# Planning Board Recommendation

Approve and Inconsistent with Comprehensive Plan.

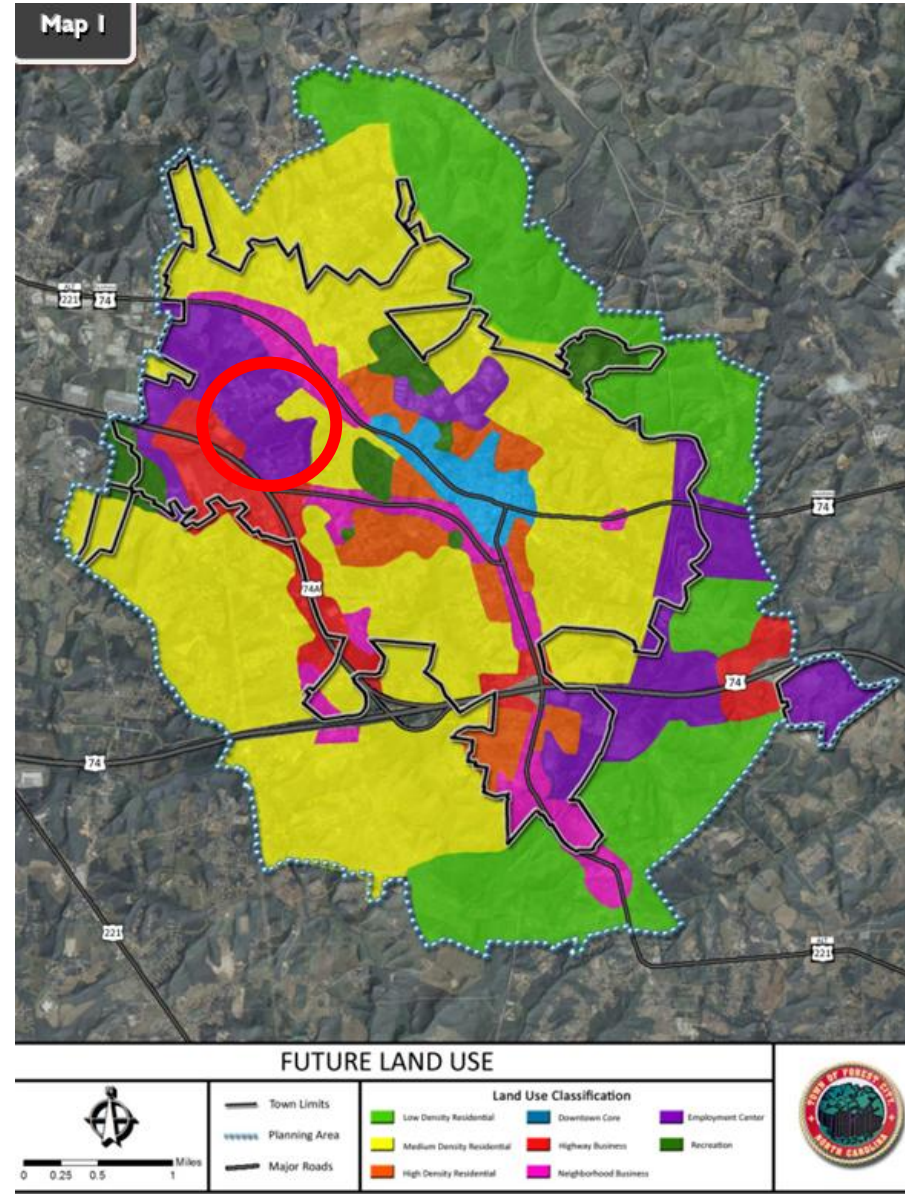
The Planning Board finds that the proposed rezoning is reasonable, inconsistent with the Land Use Plan, and is in the public's interest.

# Comprehensive Land Use Plan

## Land Use Goal L1:

Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the overdevelopment of environmentally sensitive areas.

# Comprehensive Land Use Plan



# Comprehensive Land Use Plan

## **Employment Center**

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# Board of Commissioners Action

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**Defer:** The amendment needs additional consideration.



**Town of Forest City**  
**Building & Zoning Department**  
 PO Box 728  
 128 North Powell Street  
 Forest City, NC 28043  
 Phone (828) 248-5201, Fax (828) 245-6143

**Rezoning Request & Amendment to Zoning Map**

Name of Applicant(s): Royal American Development Address: 1022 W. 23rd St. Phone No: 850-769-8981  
Suite 300  
Panama City, Fl 32405

*(attach separate sheet if necessary)*

Name of Property Owners(s): See attached Address: \_\_\_\_\_ Phone No: \_\_\_\_\_  
*(Attach separate sheet if necessary)*

Property Identification Number(s): 1539-80-3776

Tax Map Parcel#429312Block /Lot 2451128

Present zoning classification: M-1

Requested zoning classification: C-3

Number of parcels: One Approximate size of area: 20.86 Acres

Physical location of area: 0 Lawing Road, Forest City, NC 28043

Are public utilities available? Yes

Reason for map amendment: To allow for a multifamily property to be built and increase density to 7 units per acre

The above information is true and accurate to the best of my knowledge.

Signature of Applicant(s): *[Handwritten Signature]* VP Royal American Development

ATTACHED  
*(Attach separate sheet if necessary)*

Owners Signature: \_\_\_\_\_

**Staff to complete the following section:**  
 \*\*\*\*\*

Rezoning less than 3 acres \$250.00 3 acres or more \$500.00

Date submitted: 5/29/26 Date Paid: 6/1/26

Board of Planning & Adjustment Meeting Date: 6/18/26

Public Hearing Meeting Date: (if necessary): \_\_\_\_\_

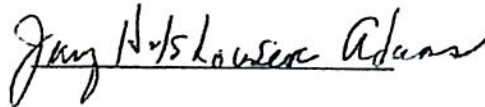
Attached to the rezoning request – Forest City

Name of Property Owners and signature:

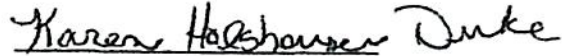
Belinda Dobson Wall (Owners' Representative)  
19 Rovello Ct., Greenville, SC 29609



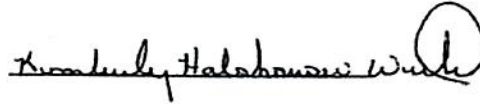
Jerry Holshouser Adams  
2308 Bay Street, Charlotte, NC 28205



Karen Holshouser Duke  
9417 Arcola Lane, Charlotte, NC 28277



Kimberly Holshouser Wiebel  
3626 Champagne St., Charlotte, NC 28210



Donna Lees Jolly  
611 Treadstone Way, Greenville, SC 29615





**ORDINANCE  
DECLARING A ROAD CLOSURE FOR TOWN OF FOREST CITY EVENT**

**WHEREAS**, the Board of Commissioners of the Town of Forest City acknowledges a long tradition of hosting an annual Hot Nights Cool Rides Car Show on Main Street in Forest City for the pleasure of its citizens and visitors; and

**WHEREAS**, the Board of Commissioners of The Town of Forest City acknowledges that its citizens and the entire community benefit from holding these annual events; and

**WHEREAS**, the Board of Commissioners of the Town of Forest City acknowledges that the Hot Nights Cool Rides Car Show requires approximately 13 hours to install signing and traffic control, for the event to take place and for the removal of signs, traffic control and litter; and

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of the Town of Forest City, North Carolina as follows:

Section 1. That, pursuant to the authority granted by N.C.G.S. 20-169 that a temporary closure is hereby declared during the days and times set forth below on the following described portion of a State Highway System route:

<b>Date(s):</b>	Saturday, August 15, 2026 (Car Show)
<b>Time(s):</b>	7:00 a.m. to 8:00 p.m.
<b>Route Description:</b>	Main Street eastbound from S. Church Street to S. Broadway Street, and westbound from N. Broadway Street to Yarboro Street for 0.37 miles.

Section 2. This ordinance shall become effective upon its adoption, when signs are erected giving notice of the limits and times of the event and implementation of adequate traffic control to guide through vehicles around the event route.

**Adopted** this the 2<sup>nd</sup> day of July, 2026.

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk