



Town of Forest City
Board of Planning and Adjustment
Main Street Meetings: 108 E Main Street Forest
City, NC 28043
June 18, 2026 @ 6:00 PM

Agenda

	Page
1. CALL TO ORDER	
1.1. Recognition of Quorum	
1.2. Public Comment	
1.3. Approval of Minutes May 21st 2026 Minutes	2 - 6
2. PLANNING BOARD BUSINESS	
2.1. 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. Application Royal American Presentation 6-18-2026 Presentation RZ-2026-0001 Staff Report	7 - 49
2.2. UNC School of Government Training	
3. BOARD OF ADJUSTMENT BUSINESS	
4. HISTORIC PRESERVATION BUSINESS	
5. ADJOURNMENT	



MINUTES
Board of Planning and Adjustment
Mooneyham Library (Basement) 240 E Main Street Forest
City, NC
May 21, 2026 @ 6:00 PM

COMMITTEE
PRESENT:

Tripp Flack, Linda Greene, Ken Warren, Jeff Brookshire, Bob Mellnik,
and Kisha McDowell

COMMITTEE
ABSENT:

Earl Thompson, Marc Duncan, and Parker Tate

1 CALL TO ORDER

Recognition of Quorum

Board members are notified that both Chairman Duncan and C-Chair Tate are absent, and Janco requests a recommendation for acting chair. Co-board member, Bob Mellnik, nominates Ken Warren to serve as the chair for this meeting. Board member, Kisha McDowell provides the second motion of nomination for Mr. Warren. The board members unanimously approve the appointment of Ken Warren to serve as the temporary board chair for this meeting. Mr. Warren accepts the nomination and vote to serve.

Acting Chair Warren, calls the meeting to order, recognizing that there is a quorum present with 6 members in attendance.

Staff Present: Erin Yochem

Others Present: Preston Janco (Interim Planning and Zoning Director), Donald Penson (civil engineer at Civil Design Concepts)

Approval of Minutes

Acting Chair Warren verifies that each board member has had time to review the minutes from the previous board meeting that was held on Thursday, May 7, 2026.

Let the record show that on the minutes of the previous meeting, an error is shown in the vote of approval for the previously scheduled meeting's minutes. The approval statement should be indicated as "The minutes from the regularly scheduled meeting

on January 15, 2026, were unanimously approved." instead of the showing statement of "The minutes from the regularly scheduled meeting on May 7, 2026, were unanimously approved."

The first motion of approval is offered by board member, Linda Greene, while a second motion is offered by co-board member, Bob Mellnik.

The minutes from the regularly scheduled meeting on May 7, 2026, were unanimously approved.

Public Comment

There are no members of the public that have signed up for public comments.

2 PLANNING BOARD BUSINESS

SUB-2026-0001

Daniel Rd BT, LLC is requesting subdivide property owned by Rutherford County at 0 Piney Ridge Rd (1538492388). This preliminary plat includes a proposed 164 single-family lots, soil and erosion control plan, utility plans, proposed stormwater control measures, road layout, existing features plan, and more relevant/required material. This subdivision was originally approved in December 2024 for 152 single-family lots.

Ken Warren opens the discussion and passes it to Preston Janco to cover the proposed subdivision of The Preserve at Brackett's Creek.

This subdivision was originally proposed and approved in 2024, but a new developer has taken over the project, asking for an additional 12 lots for this project.

Janco reviews the types of decisions that the Board of Planning and Adjustment are required to make...ensuring the board members that this particular decision is an administrative decision. Administrative development divisions are the everyday decisions to enforce the development ordinances: zoning permits, notices of violation, interpretations of the ordinance, and similar ministerial decisions. With that being said, it is the Board's requirement to approve the subdivision automatically if all of the UDO's basic subdivision requirements are met.

The property information is reviewed by Janco showing that the property is 47.63, zoned as R-6, with a proposed 164 lots proposed, with 4 new roads to be included in the proposed subdivision.

The Basic UDO Requirements are indicated as all being met. Such requirements are as listed:

- Minimum Lot Size: 6,000 square feet
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 100 feet
- Units per Acre: 7 Dwelling Units an Acre -proposed 3.46 Dwelling Units per acre
- Open Space Requirements: 15% Open Space
- Street Standards: 20 feet of pavement width and 50 ft ROW (private streets only)
- Sidewalks: Sidewalks shall be provided along the frontage street and at least on one (1) side of the new streets for all developments (Applicant is pursuing the fee-in-lieu of route for the sidewalk required on Daniel Rd).

The subdivision preliminary plat indicates an ephemeral stream present which is defined as "a stream that flows only during and for short periods following precipitation and flows in low areas that may or may not have a well-defined channel." A part of the ephemeral stream will be impacted, but that stream is a non-jurisdictional body of water, which is not regulated by the federal, state or local government.

Agency requirements and comments noted and presented are:

- NCDOT:** NCDOT required a traffic impact analysis and the only recommendation was that they should align driveway access with those of Trelleborg if possible.
- Town of Forest City Public Works:** Public Works has issued a letter approving the utility plan and verifying Forest City has the water and sewer capacity to support this development.
- Fire:** No comment.
- Police:** No comment.
- Inspections:** Be sure all applicable permits are applied for in the construction of the retaining wall and houses.
- NCDEQ:** Issued a letter of approval for their soil & erosion control plan.

The list of documentation that was provided (via link) to board members for review are as follows:

- NCDOT TIA
- Stream & Wetland Delineation
- Survey
- Existing Conditions

- Demo Plan
- Master Site Plan
- Road Profiles
- Preliminary Plan
- Soil & Erosion Control Plan (with NCDEQ Approval Letter)
- Master Storm Plan
- Storm Tables
- Master Sewer Plan
- Master Water Plan
- Site Details
- Fee-in-Lieu of estimate (currently being reviewed by the Town's engineer)
- Subdivision Application
- Utility Plan approval letter

Staff recommends that the proposed preliminary plat meets the requirements of the Unified Development Ordinance; therefore, recommending approval.

Janco informs the board that the vote of action should be one of the following:

Approve: The Planning Board recommends approval of the Preliminary Plat as presented

Deny: The Planning Board recommends denial of the Preliminary Plat for the below listed reasons:

If the Board of Planning and Adjustment disapproves of the Preliminary Plat, the reasons for the disapproval shall be stated in the minutes of the meeting and reference shall be made to the specific section(s) of the Ordinance with which the plat does not comply.

Board members inquire if all utilities are provided by the Town (water, sewer and electric), and Janco confirms.

Preston closes his presentation and asks if there are any questions or clarification needed.

Bob Mellnik asks about the interior sidewalk of the development this size and it's requirement of placement.

Janco states that the sidewalk in the interior of the subdivision will be required on one side of the street internally. Part of Piney Ridge and Daniel Road would have previously been required to have sidewalks installed, but the contractor is currently seeking the "payment in lieu of" so the Town can utilize that money allocated

to another needed sidewalk. Piney Ridge will have the sidewalk, but not Daniel Road, because it would be a "sidewalk to nowhere."

Linda Greene asks when the developer plans to start. Janco states that the closing with the county is to happen soon, and Donald Penson states that construction is hoping to break ground in the summer of 2026.

Brookshire inquires if anyone knows what the target price point for the homes is slated to be, while Mr. Penson informs him that he's been told the single-family residences will contain 3 BR, 2 BA and estimated to cost \$300,000 each, but Mr. Penson reiterates that he is "not a realtor, but a civil engineer."

Staff finds that the proposed preliminary plat meets the requirements of the Unified Development Ordinance. Staff recommends approval.

The Planning Board received a first motion of approval from board member Tripp Flack, while a second motion of approval is provided by co-board member, Linda Greene.

The motion to approve the Preliminary Plat for SUB-2026-0001 is unanimously approved.

UNC School of Government Training

Preston Janco informs the board members that he will be sending a training video to them for the purpose of educating the board members on what, exactly, the Board of Planning and Adjustment, as well as the Historical Preservation Commission

3 BOARD OF ADJUSTMENT BUSINESS

4 HISTORIC PRESERVATION BUSINESS

5 ADJOURNMENT

Acting Chair Warren requests a first and second motion of adjournment.

The first motion of adjournment is provided by board member, Jeff Brookshire, while co-board member, Linda Greene, offers a second motion of adjournment.

The motion to adjourn the meeting is unanimously approved.



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

(attach separate sheet if necessary)

Name of Property Owners(s):	Address:	Phone No:
See attached		

(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): _____

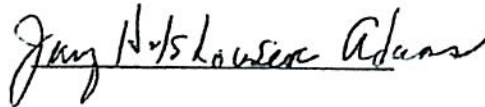
Attached to the rezoning request – Forest City

Name of Property Owners and signature:

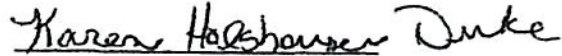
Belinda Dobson Wall (Owners' Representative)
19 Rovello Ct., Greenville, SC 29609



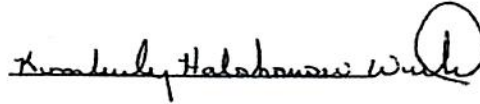
Jerry Holshouser Adams
2308 Bay Street, Charlotte, NC 28205



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



ROYAL AMERICAN COMPANIES

CREATE. SHAPE. CULTIVATE.



AT ROYAL AMERICAN,
our commitment to community
drives every facet of our
business. From initial
development and quality
construction to long-term
property management, our
focus remains entirely on
delivering local value and being
a good neighbor.



OUR MISSION

Royal American's mission is to develop, construct, and manage multifamily communities that improve the quality of life for residents and have a positive impact on the broader community.



DEVELOPMENT

Local Touch

Great developments do more than change a skyline—they lift up the people who live there. We combine forward-thinking vision with deep local roots to plan, design, and create vibrant spaces tailored strictly to what the community truly needs.



CONSTRUCTION

Committed to Community

Our approach to building is simple: deliver high-quality, dependable spaces while protecting the environment around us. We guarantee every project adheres to the highest standards of sustainable processes, managing all phases of work so they are completed on time and within budget.



MANAGEMENT

Being a Good Neighbor

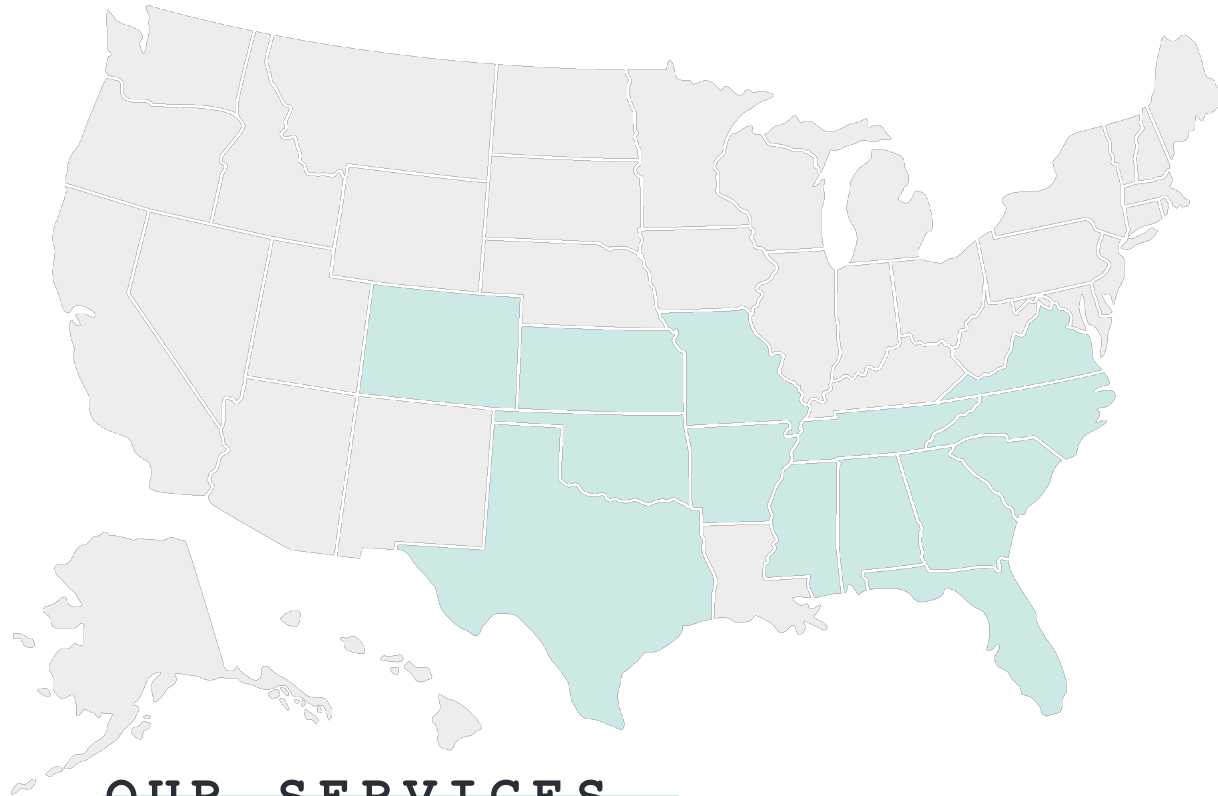
A building is just structure; a home is about connection. We focus entirely on the people inside our communities, managing every property with the care, respect, and dedication you'd expect from a trusted neighbor, ensuring everyone can thrive every day.

MANAGEMENT

With over 50 years of experience, Royal American Management has extensive knowledge in managing all types of multifamily communities including Market-Rate, Luxury, LIHTC, RD, and HUD multifamily properties, as well as detached home communities, senior affordable, congregate living communities, homeless, and intellectually/developmentally disabled communities.

Through the diversity of our residential portfolio, we have actual hands-on experience and a clear understanding of the physical, economic, social, and security conditions related to each type of property.

Our mission is to enrich the lives of our residents by providing quality housing and cultivating a sense of community.



MANAGING OVER
300 COMMUNITIES
& 25,000 UNITS

LICENSED IN
14 STATES AND
THE US VIRGIN ISLANDS

OUR SERVICES

- Operations
- Marketing & Reputation Management
- Accounting and Financial Reporting
- Maintenance Services
- Contract & Vendor Management
- Risk Management
- Resident Management Software & Support
- Training and Talent Development
- Information Technology
- Resident Relations
- Compliance
- Construction Management



CONSTRUCTION

With over 200 construction projects completed, 140 of them being multifamily, Royal American Construction understands that building a community is about more than just square footage.

Our approach focuses on:

- Vibrant Communal Spaces
- Innovative Housing Solutions
- Long-term Structural Durability
- Enhancing Local Property Values

50+
YEARS

EXPERIENCE

13,000+
RESIDENCES CONSTRUCTED

140+
MULTIFAMILY SITES



DEVELOPMENT

We have navigated the complex process of community development, redevelopment, rehabs, and long-term asset management since 1968.

As a pioneer in affordable and mixed-income housing, our platform provides the precise resources needed to assemble the most effective team for every phase of a project, from site selection to long-term preservation.

160+
COMMUNITIES

DEVELOPED

ACROSS
5 STATES

OUR PROCESS



PRE-DEVELOPMENT

The brainstorming and research phase where a project begins. Teams analyze the market, find the ideal piece of land, and run studies to make sure the project is both physically and financially practical.



DESIGN & BRANDING

Architects, engineers, designers, landscape designers, specialists, and other professionals come together to create the blueprints, layout, and unique identity of the community, ensuring the future buildings look great.



APPROVALS & FINANCING

We work to secure funding, handle critical paperwork, and get the necessary zoning and building permits from city officials while locking in the project's budget.



GROUNDBREAKING & CONSTRUCTION

The Development team engages with our construction team to ensure the project is built safely, sustainably, and on schedule.



LEASE-UP & STABILIZATION

The final stage transitions the project from a construction site to a thriving community. We work closely with Royal American Management and their teams as they attract residents, sign leases, and manage daily operations until the property reaches its optimal occupancy level.

Once stabilized, the community is closely monitored to maintain long-term success for both the residents and the neighborhood.

THE COMMUNITIES WE CREATE



RURAL



SUBURBAN



DENSE URBAN

ADDRESSING THE LOCAL HOUSING NEED

Forest City currently possesses limited options for high-quality, affordable multifamily housing. With rising market rents, the essential workforce and seniors are increasingly underserved.

Stable housing allows residents to contribute more effectively to the local economy. With a projected 4000-unit shortage and local rent outpacing wage growth in many sectors, addressing the need will secure long-term success for the residents of the community.



THE POINTE ON LAWING

96-UNIT MODERN COMMUNITY

EST START DATE : SUMMER 2027

EST COMPLETION DATE : SUMMER 2028

TOTAL DEVELOPMENT COST:

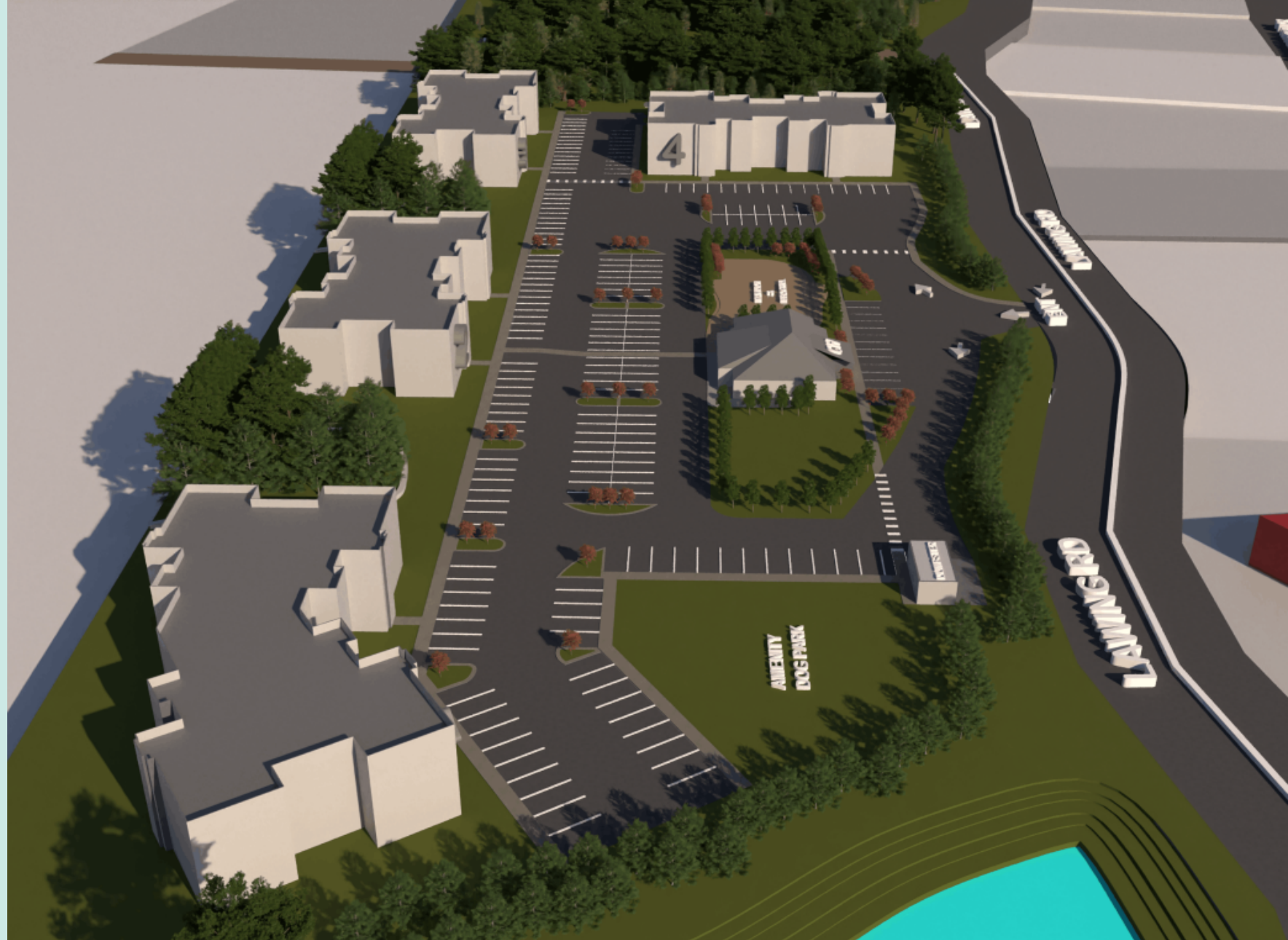
\$30 MILLION

FEDERAL DISASTER RECOVERY FUNDS:

\$15 MILLION

Our vision is a high-quality, 3-story residential community featuring a sleek architectural design that blends National Green Building Standards (NBGS), Energy Star rated appliances, and modern finishes.

This development isn't just about shelter; it's about providing a "Forever Home" aesthetic with the dignity and amenities every resident deserves.



COMMUNITY AMENITIES

CLUBHOUSE

A social hub for resident events and community meetings.

FITNESS CENTER

Promoting health and wellness within the community.

PAVILION & GRILLING AREA

Outdoor grills and tables for gatherings.

PLAYGROUND

Perfect for residents with children to enjoy .

BUSINESS CENTER

Creating digital access for residents.

GREEN SPACE

Preserving a serene, natural environment.

LIBRARY

Encouraging residents to learn and stay connected.





RESIDENT SERVICES

FINANCIAL/ HOMEBUYER WORKSHOPS

Educating residents on saving and the accessibility of homeownership which is made more achievable through affordable housing.

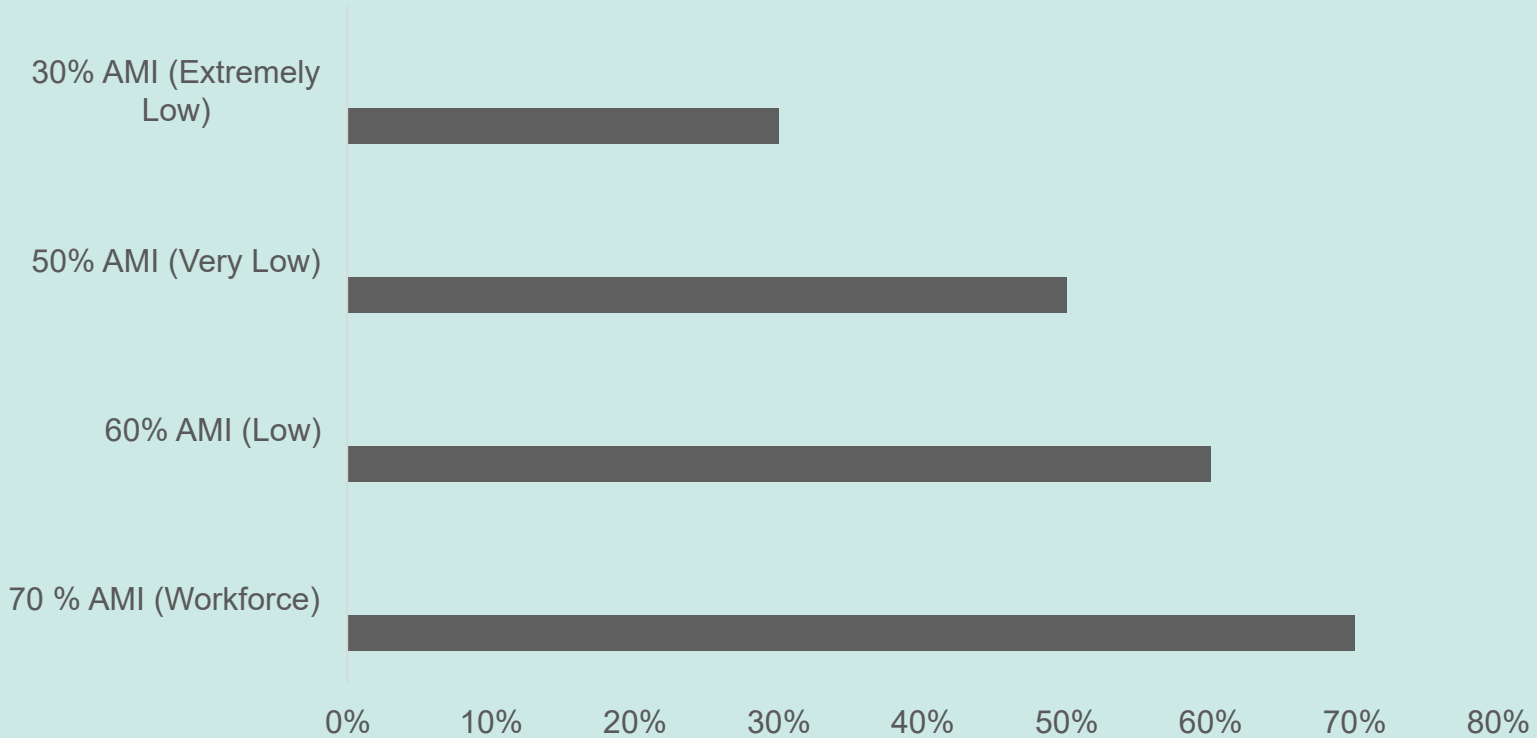
EMPLOYMENT ASSISTANCE

Vital for helping residents in affordable housing communities increase earning potential, stabilize income, and gain access to new employment opportunities.

JOB TRAINING

Help support continued housing stability and provide residents with the skills and resources needed to secure employment and strengthen financial stability.

WHO WILL THIS COMMUNITY SERVE?



The Pointe on Lawing will have tiered affordability restrictions which will allow the community to serve a diverse population.

To ensure housing is accessible to the vital sectors of the Forest City workforce the restrictions are based on the area media income (AMI).

WHAT IS ATTAINABLE HOUSING?

Attainable Housing is workforce housing. It serves the needs of the individuals we rely upon daily to keep Forest City viable, safe and strong.

Emergency & Municipal: Fire responders, dispatchers, & government employees

Healthcare: Nursing assistants, medical technologists, & home health aides

Education: Preschool teachers, educators, & teacher assistants

Local Economy: Retail workers, restaurant staff, & service providers

Providing adequate housing options is a collective civic investment. When workforce housing is strained, the whole community is impacted.



REBUILDING A STRONGER COMMUNITY



SHARED SOUTHERN RESILIENCE

As a team based in Panama City, we share a unique bond with Forest City. Both communities have faced the immense challenge of hurricanes and understand the critical need for resilient, long-term housing solutions.



DISASTER RECOVERY EXPERTISE

We specialize in utilizing disaster recovery funds to rebuild multifamily communities. Our experience ensures that federal and state grants are maximized for the benefit of local residents.



STRATEGIC LOCAL ALIGNMENT

Forest City needs attainable workforce housing. Our development goals align perfectly with the town's vision to provide high-quality living options for the local workforce and underserved families.



GENERATIONAL COMMUNITY VALUE

We don't just build buildings; we build futures. Our commitment is to be a long-term partner, adding value to the residents and the community of Forest City for generations to come.





TOWN OF FOREST CITY

BOARD OF PLANNING
AND ADJUSTMENT

June 18, 2026



Board of Planning

June 18, 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

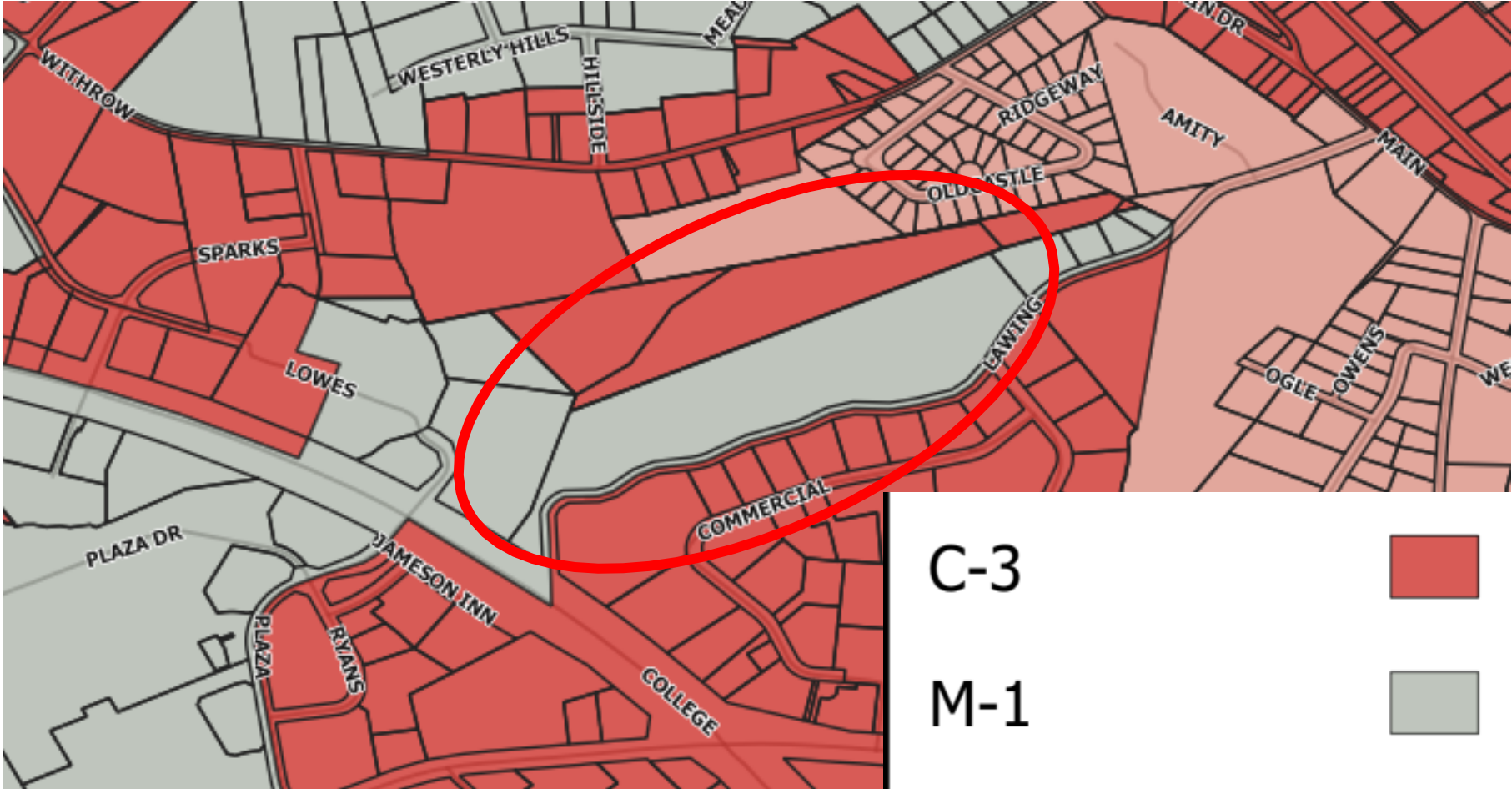
Tax PIN: 1539803776

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 ¹	Min. Lot Area (sq. ft.)	Min. Lot Width (feet) ²	Min. Lot Depth (feet) ²	Front Setback (feet) ²	Side Setback (feet) ²	Rear Setback (feet) ²	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 ³	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-1	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 ⁴	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 ⁵	N/A	N/A	40	N/A	15	5	5	N/A

N/A=Not applicable

DUA=Dwelling Units per Acre

¹Residential 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.

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

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

⁴For residential uses, the requirements for the R-6 shall apply.

⁵Because 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.

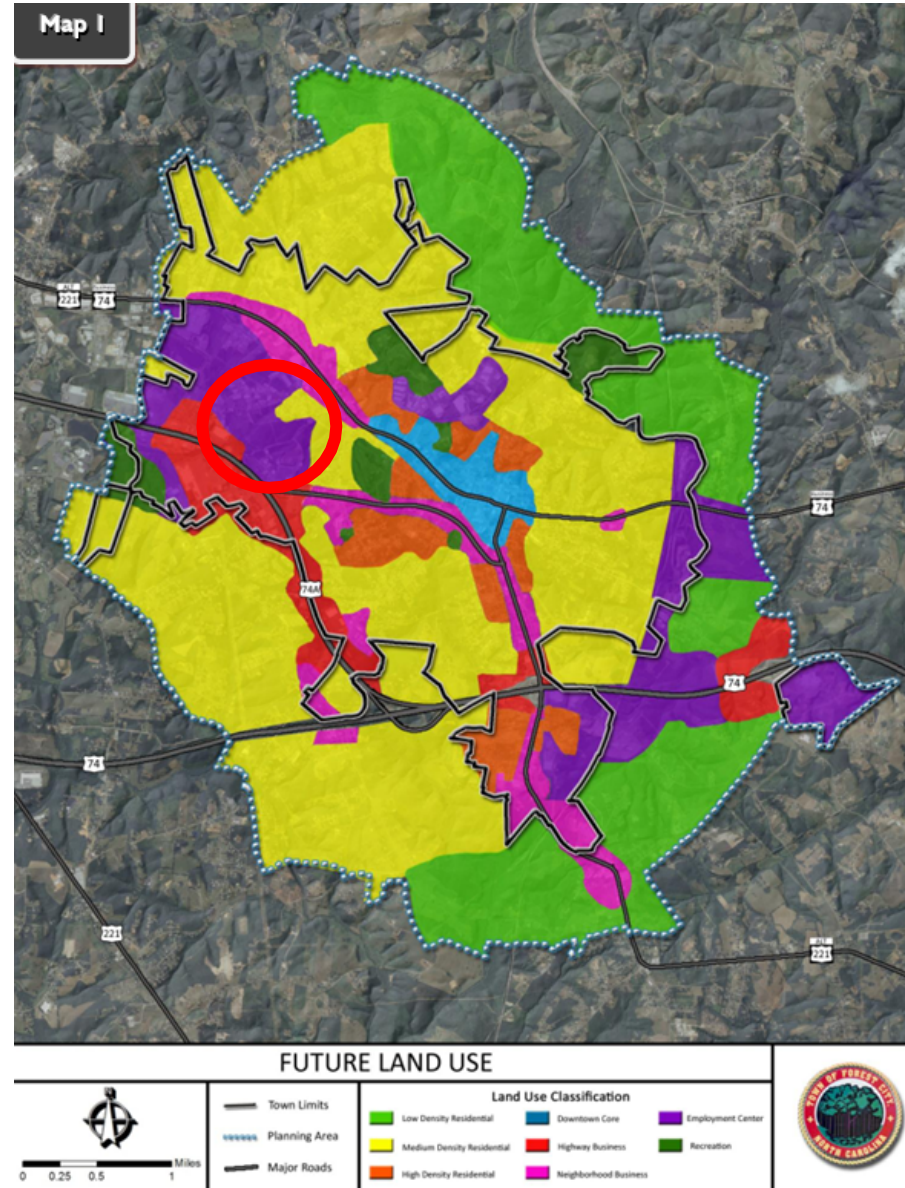
Staff finds that the proposed rezoning is reasonable, inconsistent with the Land Use Plan, and is in the public's interest.

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

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.

Draft New Comprehensive Plan



Housing Deficit (Dogwood Health Trust)

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

Planning Board Action

Recommend approval as presented and consistent with Comprehensive Plan: The Board of Planning & Adjustment finds the amendment consistent with the Town of Forest City Comprehensive Land Use Plan and considers the action reasonable and in the public interest.

Recommend approval with changes and consistent: The Board of Planning & Adjustment 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.

Recommend approval and inconsistent with Comprehensive Plan: The Board of Planning & Adjustment 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.

Recommend denial and inconsistent with Comprehensive Plan: The Planning & Adjustment 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 Planning and Adjustment
From the Planning & Zoning Director, Preston Janco

DATE: June 18, 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.

TOWN OF FOREST CITY LAND USE PLAN CONSISTENCY/INCONSISTENCY:

INCONSISTENT

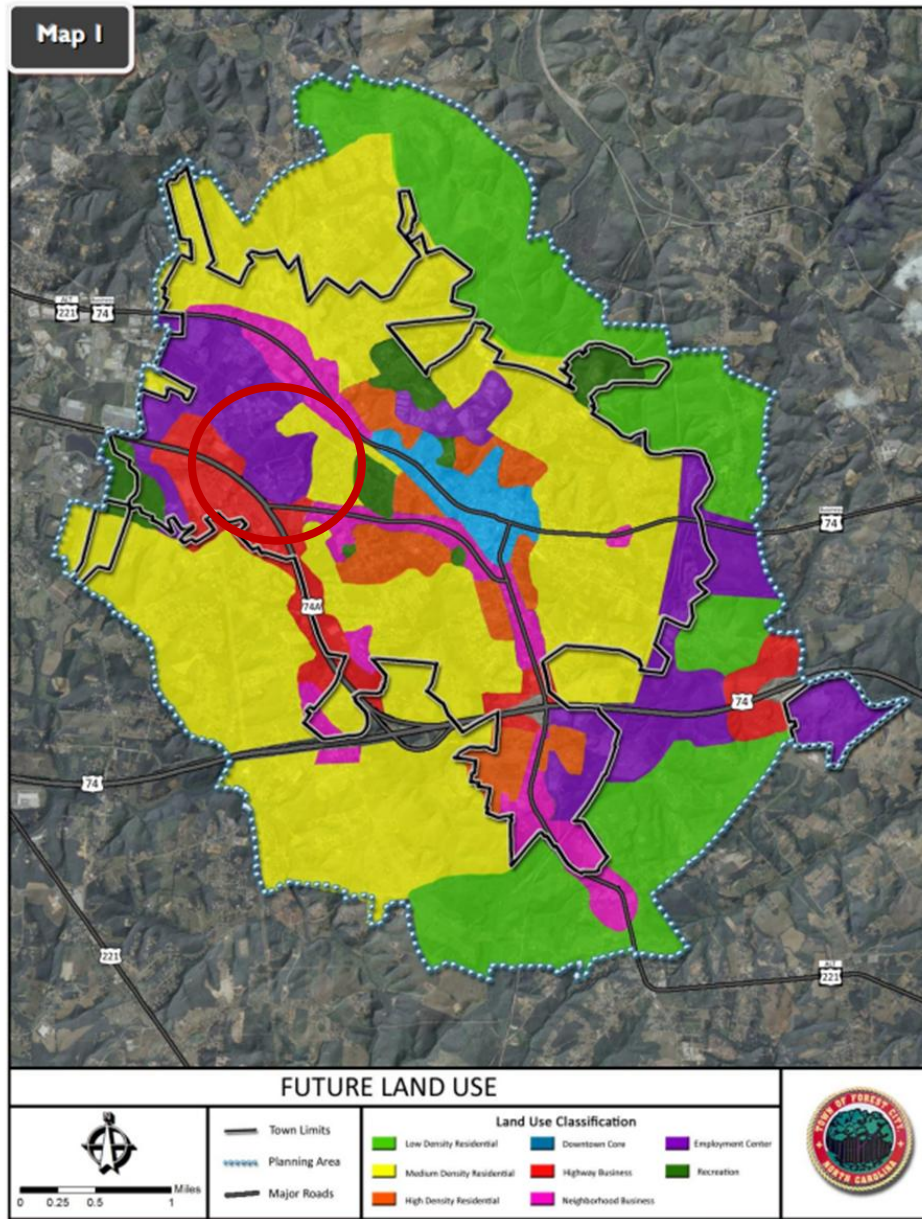
Land Use 1

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 Planning and Adjustment
From the Planning & Zoning Director, Preston Janco





STAFF REPORT

To the Board of Planning and Adjustment
From the Planning & Zoning Director, Preston Janco

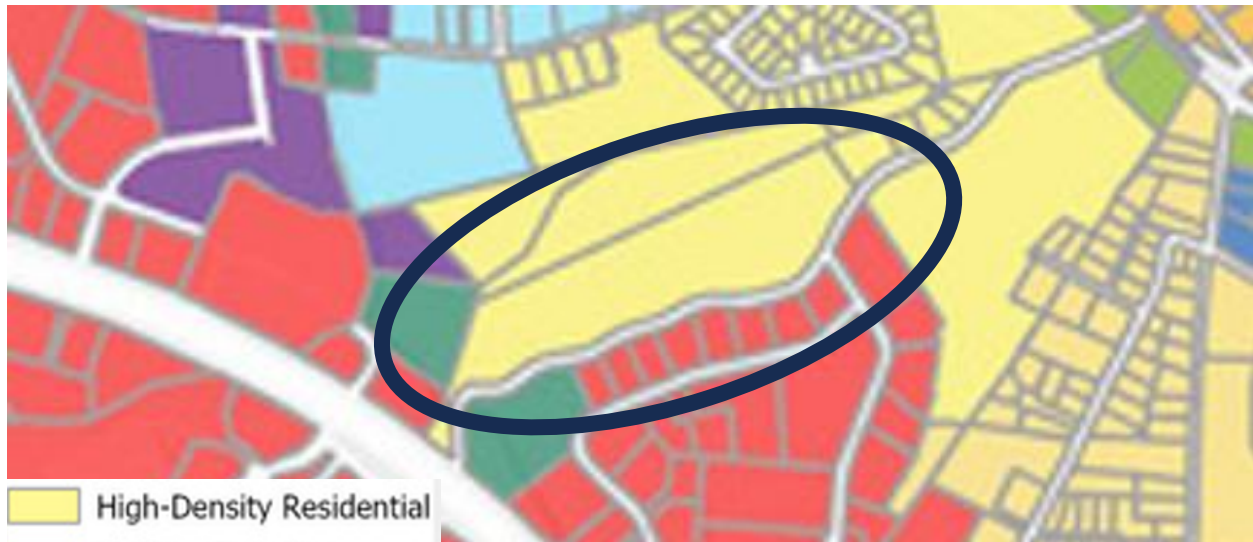
Employment Center

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.

Proposed New Land Use Map





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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





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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



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BOARD OF PLANNING AND ADJUSTMENT ACTION

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

Recommend approval as presented and consistent with Comprehensive Plan: The Board of Planning & Adjustment finds the amendment consistent with the Town of Forest City Comprehensive Land Use Plan and considers the action reasonable and in the public interest.

Recommend approval with changes and consistent: The Board of Planning & Adjustment 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.

Recommend approval and inconsistent with Comprehensive Plan: The Board of Planning & Adjustment 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.

Recommend denial and inconsistent with Comprehensive Plan: The Planning & Adjustment 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.

Attachments

Application
Staff Report
Survey



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