

Cleveland County Board of Commissioners
April 21, 2026

The Cleveland County Board of Commissioners met on this date, at the hour of 6:00 p.m. in the Commission Chambers of the Cleveland County Administrative Offices.

PRESENT: Kevin Gordon, Chairman
Deb Hardin, Vice-Chair
Johnny Hutchins, Commissioner
Doug Bridges, Commissioner
Tony Berry, Commissioner
Jonathan Sink, County Attorney
David Cotton, County Manager
Phyllis Nowlen, Clerk to the Board
Tiffany Hansen, Health Department Director
Betsy Harnage, Register of Deeds
Francesco Rodriguez, Human Resources Director
Jason Falls, Business Development Director
Chris Martin, Planning Director
Julie Crotts, Veterans Services Supervisor

CALL TO ORDER

Chairman Gordon called the meeting to order, and members of the Veteran's Advisory Council led the audience in the Pledge of Allegiance and provided the invocation.

AGENDA ADOPTION

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously adopted by the Board to, ***approve the agenda as presented.***

PUBLIC COMMENT

Trey Whisnant, 2951 West Stagecoach Trail, Fallston – spoke about the termination of former Finance Director Philip Steffen. He voiced strong support for Mr. Steffen, describing him as a principled, experienced professional with an exemplary record, and expressed concern that the termination was unjust and damaging to his reputation. Mr. Whisnant suggested the dismissal may have stemmed from Mr. Steffen's willingness to question financial decisions and act with integrity, rather than poor performance. The speaker urged the Board to reflect on the situation and consider the broader implications for Cleveland County.

Mel Lockhart, 1687 Eastway Drive, Shelby – also spoke about the termination of Philip Steffen. He expressed support for Philip Stephen while emphasizing a desire for fairness and understanding, rather than assuming wrongdoing. He noted that many community members who know Mr. Steffen were unable to attend the Commissioners' meeting but expressed strong support, describing him as a responsible and professional individual. Mr. Lockhart respectfully asked the Board to reconsider their decision, acknowledging that mistakes can happen and may warrant a second look.

Denise Steffen, 705 Wilson Cornwell Road, Shelby – is Philip Steffen's spouse, expressed gratitude for the community's support and described him as a highly experienced, ethical, and dedicated finance professional whose termination was unexpected and undeserved. She emphasized his strong track record, leadership, and

willingness to take responsibility, noting that the delayed audit did not warrant termination and carried no penalties. She respectfully urged the Board to reconsider and reinstate him, both for his family’s sake and for the benefit of Cleveland County.

Mark Blackwell, South Carolina – shared positive experiences working with Philip Steffen and described him as professional, accessible, and community-minded. He emphasized the importance of treating public employees fairly and cautiously, noting concerns about broader governance trends, and encouraged the Board to consider reinstatement, highlighting Mr. Steffen’s character, service to others, and the value of second chances.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included Minutes from *the March 17, 2026, regular meeting* in Board members’ packets.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, *approve the Minutes as written.*

TAX ADMINISTRATION: MARCH 2026 COLLECTION REPORT

Pursuant to North Carolina General Statute §105-350.7, the Tax Collector shall submit to the governing body, at each of its regular meetings, a report to include the amount collected on each year's taxes with which she is charged, the amount remaining uncollected, and the steps being taken to encourage payment of uncollected taxes. The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during *March 2026.*

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, *approve the March 2026 monthly tax report submitted by the Tax Collector.*

TOTAL TAXES COLLECTED MARCH 2026			
YEAR	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
DEF REV	\$0.00	\$0.00	\$0.00
2025	\$1,644,258.49	\$17,292.77	\$1,661,551.26
2024	\$87,826.19	\$6,366.31	\$94,192.50
2023	\$28,437.54	\$1,290.92	\$29,728.46
2022	\$12,173.03	\$702.72	\$12,875.75
2021	\$7,514.04	\$651.14	\$8,165.18
2020	\$3,956.97	\$297.78	\$4,254.75
2019	\$3,430.29	\$0.00	\$3,430.29
2018	\$2,854.28	\$0.00	\$2,854.28
2017	\$2,386.46	\$0.00	\$2,386.46
2016	\$1,710.59	\$0.00	\$1,710.59
2015	\$0.00	\$0.00	\$0.00
			\$1,821,149.52
TOTALS	\$1,794,547.88	\$26,601.64	\$1,821,149.52
DISCOUNT	(\$4.83)		(\$4.83)
INTEREST	\$93,702.36	\$2,787.84	\$96,490.20
TOLERANCE	(\$19.41)	(\$4.43)	(\$23.84)
ADVERTISING	\$3,228.00		
GARNISHMEN	\$11,323.83	GAP BILL FEES	DEFERRED GAP
NSF	\$0.04	\$2,637.68	\$1,399.87
LEGAL FEES	\$6,288.63		(\$0.10)
TOTALS	\$1,909,066.50	\$32,022.73	\$0.00
MISC FEE	\$0.00		
TAXES COLL	\$1,909,066.50		GRAND TOTAL
DEF	\$12,532.46		\$1,941,089.23
DISC	(\$43.83)		\$12,938.21
TOL	\$0.59		\$1,399.77
INT	\$448.99		\$1,955,427.21
TOTAL TAXES UNCOLLECTED MARCH 2026			
	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
2025	\$3,259,328.48	\$234,535.50	\$3,493,863.98
2024	\$725,479.19	\$239,645.88	\$965,125.07
2023	\$655,819.07	\$84,916.98	\$740,736.05
2022	\$561,740.40	\$69,083.65	\$630,824.05
2021	\$155,657.00	\$44,452.49	\$200,109.49
2020	\$169,500.48	\$28,446.15	\$197,946.63
2019	\$388,870.41	\$0.00	\$388,870.41
2018	\$178,062.06	\$0.00	\$178,062.06
2017	\$93,376.87	\$0.00	\$93,376.87
2016	\$61,828.71	\$0.00	\$61,828.71
2015	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00
	\$6,249,662.67	\$701,080.65	\$6,950,743.32
DEF REV			
	\$97,042.41	\$56,292.61	\$153,335.02
TOTAL UNCOLLECTED			
	\$6,346,705.08	\$757,373.26	\$7,104,078.34

TAX ADMINISTRATION: ABATEMENTS AND SUPPLEMENTS MARCH 2026

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *March 2026*. The monthly grand total for tax abatements was listed as (\$2,584.44), and the monthly grand total for tax supplements was listed as \$39,349.68.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, *approve the March 2026 tax abatements and supplements submitted by the Tax Assessor.*

TAX ADMINISTRATION: LATE APPLICATIONS FOR EXEMPTION/EXCLUSION/DEFERRAL

Per North Carolina General Statute §105-282.1, every owner of property claiming exemption or exclusion from property taxes under the provisions of this Subchapter has the burden of establishing that the property is entitled to it. Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the statutory deadlines may be approved by the Department of Revenue, the Board of Equalization and Review, the Board of County Commissioners, or the governing body of a municipality, as appropriate. The Tax Assessor would have approved all the applications if they had been filed on time.



Late Applications for Exemption, Exclusion or Deferment						
Tuesday, April 21, 2026						
					Estimated	Estimated
					Value to be	Fiscal Impact
Owner Name	Tax Year	Parcel/Account	Physical Location	Type	Exempt/Deferred	(County Tax Only)
World Wide New Testament Baptist Missions	2026	72720	107 Sellers Rd	NCGS 105-278.3 - Religious Purpose	\$ 198,932	\$ 805.67
Southern Wesleyan University	2026	38795	6247-1 Wards Gap Rd	NCGS 105-278.5 - Religious Educational Purpose	\$ 2,957,578	\$ 11,978.19
Mount Olive Baptist Church	2026	67518	Lake Montonia	NCGS 105-278.2 - Cemetery Property	\$ 22,000	\$ 89.10
Staff Recommendation:		Approve applications. All properties qualify for the exclusion or exemption requested other than the late submission of the application.				
				Total	\$ 3,178,510	\$ 12,872.96

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board *to approve the late applications for exemption, exclusion, or deferral as submitted by the Tax Assessor.*

TAX ADMINISTRATION: PENDING REFUNDS AND RELEASES

The Tax Administration Office requests a release of \$1,927.53 pursuant to North Carolina General Statute §105-312. The petitioner, Martin Marietta Materials, requests that the discovery penalties be waived for tax years 2021 - 2025. The County Tax Assessor has reviewed the request and advised that it is in order for approval.

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins, and unanimously approved by the Board, *to approve the Pending Refunds and Releases as submitted by the Tax Assessor.*

[illegible]

FINANCE DEPARTMENT: BUDGET TRANSFER SUMMARY

As required by North Carolina General Statute §159-15, all internal transfers shall be submitted to the Board of Commissioners. The budget transfer summary from March 7, 2026, through April 9, 2026, is included in Commissioner packets.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and passed unanimously by the Board to, *approve the budget transfer summary as presented.*

County of Cleveland, North Carolina
Manager's Budget Summary
Presented at the April 21st, 2026 Board Meeting
Time Period Covered : 03/07/2026 to 04/09/2026
For Fiscal Year Ending June 30, 2026

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26131	3/9/2026	010	423	Human Resources	Btd Transfer To Cover Cost Of Boxed Lunches For Local Government Job Fair.	Advertising/Promotion s	\$ 1,000.00
26131	3/9/2026	010	423	Human Resources	Btd Transfer To Cover Cost Of Boxed Lunches For Local Government Job Fair.	Education/Certif/Traini ng	\$ (1,000.00)
26132	3/11/2026	010	438	Law Enforcement Grants	16710-Bvpmicro Move Grant Funds To Cover Unexpected	Capital Equipment	\$ 4,680.00
26132	3/11/2026	010	438	Law Enforcement Grants	16710-Bvpmicro Move Grant Funds To Cover Unexpected	Salaries/Wages-Reg	\$ (4,680.00)
26133	3/9/2026	010	495	Cooperative Extension	Btd According To Greg. Of The Efneq Grant ~\$32,000.00	Efneq-Hlthy Together	\$ 3,000.00
26133	3/9/2026	010	495	Cooperative Extension	Btd According To Greg. Of The Efneq Grant ~\$32,000.00 Of The ~\$36,000.00 Is Used For Salaries, The Rest Is For	Salaries/Wages-Reg	\$ (3,000.00)
26134	3/12/2026	010	446	Emergency Medical Service	Transfer Funds From Controlled Property	Capital Equipment	\$ 43,000.00
26134	3/12/2026	010	446	Emergency Medical Service	Transfer Funds From Controlled Property	Controlled Property	\$ (43,000.00)
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New Ehr	Awards/Appreciation	\$ 3,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Maint Bldg/Grounds	\$ 10,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Emergency/Contingen	\$ (24,968.00)
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Controlled Property	\$ 2,968.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Departmental Supply	\$ 5,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Repairs On	\$ 4,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Contracted Labor	\$ (55,000.00)
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	License/Permit/Certific ate	\$ 10,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Travel/Training	\$ 7,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Board/Committee Meetg Exp	\$ 3,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Dues/Subscriptions	\$ 25,000.00
26136	3/17/2026	012	530	Health Administration	Transfer Funds To Cover Patagonia Data Export For New	Education/Certif/Traini	\$ 10,000.00
26137	3/17/2026	012	530	Health Administration	Transfer Funds To Appropriate Accounts	Automotive Supplies	\$ 1,000.00
26137	3/17/2026	012	530	Health Administration	Transfer Funds To Appropriate Accounts	Awards/Appreciation	\$ 5,000.00
26137	3/17/2026	012	530	Health Administration	Transfer Funds To Appropriate Accounts	Telecommunications	\$ 4,000.00
26137	3/17/2026	012	530	Health Administration	Transfer Funds To Appropriate Accounts	Emergency/Contingen	\$ (10,000.00)
26138	3/17/2026	012	548	Codap	Btd Transfer Funds To Cover Purchase Of Food Items For Emergency Food Bages As Well As Updated Conference	Departmental Supply	\$ 409.00

26138	3/17/2026	012	548	Codap	Btd Transfer Funds To Cover Purchase Of Food Items For	Salaries/Wages-Reg	\$ (26,445.00)
26138	3/17/2026	012	548	Codap	Btd Transfer Funds To Cover Purchase Of Food Items For	Capital Equipment	\$ 18,481.00
26138	3/17/2026	012	548	Codap	Btd Transfer Funds To Cover Purchase Of Food Items For	Professional Serv	\$ 6,555.00
26138	3/17/2026	012	548	Codap	Btd Transfer Funds To Cover Purchase Of Food Items For	Capital Equipment	\$ 1,000.00
26140	3/27/2026	010	444	Detention Center (Jail)	Move Funds To Cover Awards/Appreciation Current	Medicine & Supplies	\$ (1,000.00)
26140	3/27/2026	010	444	Detention Center (Jail)	Move Funds To Cover Awards/Appreciation Current	Awards/Appreciation	\$ 1,000.00
					Deficit And Needs Thru Fye.		
26141	3/20/2026	040	210	Capital Projects General	Btd 26141 Regular Hardware And Maintenance For Tcp	Maint Bldg/Grounds	\$ (6,000.00)
					Was Not Budgeted For In Regular Account		
26141	3/20/2026	040	210	Capital Projects General	Btd 26141 Regular Hardware And Maintenance For Tcp	Dues/Subscriptions	\$ 6,000.00
26142	3/26/2026	010	441	Sheriff'S Office	Move Funds To Cover Increase In Shredding Servs Due	Contracted Services	\$ 2,000.00
					To Move		
26142	3/26/2026	010	441	Sheriff'S Office	Move Funds To Cover Increase In Shredding Servs Due	Telecommunications	\$ (2,000.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Salaries/Wages-P/T	\$ (31,000.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Dental Insurance	\$ (100.00)
26143	3/27/2026	010	415	Property Tax Admin	March Analysis Salaries	Social Security Taxes	\$ (3,000.00)
26143	3/27/2026	010	416	Legal/County Attorney	March Analysis Salaries	Hospital Insurance	\$ (1,300.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Retirement	\$ 4,500.00
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Employer 401K	\$ 1,200.00
26143	3/27/2026	010	415	Property Tax Admin	March Analysis Salaries	Retirement	\$ 1,000.00
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Social Security Taxes	\$ (4,500.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Hospital Insurance	\$ (5,500.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Salaries/Wages-Reg	\$ 38,000.00
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Social Security Taxes	\$ 2,900.00
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Employer 401K	\$ 3,200.00
26143	3/27/2026	010	498	Soil Conservation	March Analysis Salaries	Salaries/Wages-Reg	\$ 700.00
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Medicare Taxes	\$ (900.00)
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Hospital Insurance	\$ 3,700.00
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Retirement	\$ 7,900.00
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Medicare Taxes	\$ 700.00
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Employer 401K	\$ (3,500.00)
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Salaries/Wages-Reg	\$ 48,600.00
26143	3/27/2026	010	494	Business Development	March Analysis Salaries	Dental Insurance	\$ 50.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Employer 401K	\$ 6,400.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Social Security Taxes	\$ 5,900.00
26143	3/27/2026	010	428	Municipal Elections	March Analysis Salaries	Medicare Taxes	\$ 1,000.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Hospital Insurance	\$ 25,000.00
26143	3/27/2026	010	428	Municipal Elections	March Analysis Salaries	Salaries/Wages-P/T	\$ 2,000.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Retirement	\$ 19,000.00
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Salaries/Wages-Reg	\$ 15,000.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Medicare Taxes	\$ 1,400.00
26143	3/27/2026	010	428	Municipal Elections	March Analysis Salaries	Social Security Taxes	\$ 4,100.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Dental Insurance	\$ 500.00
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Medicare Taxes	\$ (800.00)
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Social Security Taxes	\$ (3,500.00)
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Hospital Insurance	\$ (20,000.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Salaries/Wages-P/T	\$ 1,700.00
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Salaries/Wages-Reg	\$ (40,000.00)
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Employer 401K	\$ (900.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Salaries/Wages-Reg	\$ 58,500.00
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Retirement	\$ (4,000.00)
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Employer 401K	\$ (2,500.00)
26143	3/27/2026	010	470	Public Firing Range	March Analysis Salaries	Salaries/Wages-P/T	\$ 52,000.00
26143	3/27/2026	010	422	Travel & Tourism	March Analysis Salaries	Hospital Insurance	\$ (5,500.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Social Security Taxes	\$ (5,000.00)

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Medicare Taxes	\$ (1,200.00)
26143	3/27/2026	010	422	Travel & Tourism	March Analysis Salaries	Social Security Taxes	\$ (1,500.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Hospital Insurance	\$ (15,000.00)
26143	3/27/2026	010	422	Travel & Tourism	March Analysis Salaries	Salaries/Wages-Reg	\$ (22,000.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Retirement	\$ 200.00
26143	3/27/2026	010	422	Travel & Tourism	March Analysis Salaries	Employer 401K	\$ (1,100.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Employer 401K	\$ (2,000.00)
26143	3/27/2026	010	422	Travel & Tourism	March Analysis Salaries	Retirement	\$ (2,000.00)
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Salaries/Wages-P/T	\$ 43,000.00
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Retirement	\$ 7,900.00
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Medicare Taxes	\$ 500.00
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Retirement	\$ 300.00
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Salaries/Wages-P/T	\$ 4,100.00
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Employer 401K	\$ 1,000.00
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Social Security Taxes	\$ (100.00)
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Hospital Insurance	\$ (11,000.00)
26143	3/27/2026	010	449	Electronic Maintenance	March Analysis Salaries	Social Security Taxes	\$ 1,000.00
26143	3/27/2026	010	450	Building Inspections	March Analysis Salaries	Salaries/Wages-Reg	\$ (8,000.00)
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Salaries/Wages-P/T	\$ (6,000.00)
26143	3/27/2026	010	498	Soil Conservation	March Analysis Salaries	Social Security Taxes	\$ (400.00)
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Employer 401K	\$ (14,000.00)
26143	3/27/2026	010	498	Soil Conservation	March Analysis Salaries	Employer 401K	\$ 300.00
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Retirement	\$ (32,000.00)
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Social Security Taxes	\$ (18,000.00)
26143	3/27/2026	010	498	Soil Conservation	March Analysis Salaries	Retirement	\$ 1,500.00
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Salaries/Wages-Reg	\$ (131,190.00)
26143	3/27/2026	010	498	Soil Conservation	March Analysis Salaries	Salaries/Wages-P/T	\$ (200.00)
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Hospital Insurance	\$ (47,000.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Dental Insurance	\$ 100.00
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Salaries/Wages-P/T	\$ (1,500.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Retirement	\$ (2,000.00)
26143	3/27/2026	010	418	Elections	March Analysis Salaries	Medicare Taxes	\$ (1,300.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Salaries/Wages-Reg	\$ (26,000.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Social Security Taxes	\$ (2,000.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Employer 401K	\$ (2,000.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Salaries/Wages-Reg	\$ (30,000.00)
26143	3/27/2026	010	421	Information Technology	March Analysis Salaries	Salaries/Wages-P/T	\$ (32,000.00)
26143	3/27/2026	010	419	Register Of Deeds	March Analysis Salaries	Hospital Insurance	\$ (7,000.00)
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Social Security Taxes	\$ 4,200.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Employer 401K	\$ 4,000.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Salaries/Wages-Reg	\$ 75,000.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Salaries/Wages-Reg	\$ 124,000.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Hospital Insurance	\$ 23,500.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Medicare Taxes	\$ 1,000.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Retirement	\$ 15,700.00
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Dental Insurance	\$ 500.00
26143	3/27/2026	010	426	Facilities Maintenance	March Analysis Salaries	Salaries/Wages-P/T	\$ (14,000.00)
26143	3/27/2026	010	423	Human Resources	March Analysis Salaries	Salaries/Wages-P/T	\$ (16,500.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Hospital Insurance	\$ (1,400.00)
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Social Security Taxes	\$ (4,000.00)
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Hospital Insurance	\$ (13,000.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Social Security Taxes	\$ 2,500.00
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Medicare Taxes	\$ 600.00
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Retirement	\$ (7,000.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Employer 401K	\$ 3,200.00
26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Salaries/Wages-Reg	\$ (63,000.00)
26143	3/27/2026	010	491	Planning & Zoning	March Analysis Salaries	Retirement	\$ 10,700.00

26143	3/27/2026	010	492	Economic Development	March Analysis Salaries	Dental Insurance	\$ (100.00)
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Social Security Taxes	\$ (1,300.00)
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Medicare Taxes	\$ (300.00)
26143	3/27/2026	010	415	Property Tax Admin	March Analysis Salaries	Salaries/Wages-P/T	\$ (8,200.00)
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Salaries/Wages-Reg	\$ 24,600.00
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Hospital Insurance	\$ (14,600.00)
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Retirement	\$ 14,000.00
26143	3/27/2026	010	415	Property Tax Admin	March Analysis Salaries	Salaries/Wages-Reg	\$ (12,000.00)
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Medicare Taxes	\$ 100.00
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Salaries/Wages-P/T	\$ (8,000.00)
26143	3/27/2026	010	413	Finance & Purchasing	March Analysis Salaries	Employer 401K	\$ 3,000.00
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Employer 401K	\$ 1,000.00
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Social Security Taxes	\$ (5,800.00)
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Hospital Insurance	\$ (14,200.00)
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Salaries/Wages-Reg	\$ (17,200.00)
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Retirement	\$ 4,100.00
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Dental Insurance	\$ (300.00)
26143	3/27/2026	010	412	County Manager/Admin	March Analysis Salaries	Salaries/Wages-P/T	\$ 37,100.00
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Hospital Insurance	\$ (1,400.00)
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Retirement	\$ 4,000.00
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Employer 401K	\$ (400.00)
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Salaries/Wages-Reg	\$ 23,000.00
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Social Security Taxes	\$ (1,000.00)
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Employer 401K	\$ 60.00
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Salaries/Wages-Reg	\$ 3,000.00
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Social Security Taxes	\$ 400.00
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Salaries/Wages-Pt	\$ (15,000.00)
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Medicare Taxes	\$ 80.00
26143	3/27/2026	010	542	Animal/Rabies Control	March Analysis Salaries	Medicare Taxes	\$ (4,000.00)
26143	3/27/2026	010	611	Library System	March Analysis Salaries	Salaries/Wages-P/T	\$ 26,000.00
26143	3/27/2026	010	591	Veteran Services	March Analysis Salaries	Retirement	\$ 1,000.00
26144	3/30/2026	010	418	Elections	Btd Move Funds To Cover Rent Of Early Voting Facility	Boe Ballots	\$ (5,600.00)
26144	3/30/2026	010	418	Elections	Btd Move Funds To Cover Rent Of Early Voting Facility	Controlled Property	\$ 2,900.00
26144	3/30/2026	010	418	Elections	Btd Move Funds To Cover Rent Of Early Voting Facility	Rent Of	\$ 2,700.00
26145	3/30/2026	010	421	Information Technology	March Analysis	Maint Contracts-Equip	\$ (500.00)
26145	3/30/2026	010	416	Legal/County Attorney	March Analysis	Professional Serv	\$ (2,000.00)
26145	3/30/2026	010	419	Register Of Deeds	March Analysis	Departmental Supply	\$ (2,000.00)
26145	3/30/2026	010	419	Register Of Deeds	March Analysis	Refunds	\$ 2,000.00
26145	3/30/2026	010	418	Elections	March Analysis	Dues/Subscriptions	\$ 2,000.00

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26145	3/30/2026	010	419	Register Of Deeds	March Analysis	Postage	\$ (5,000.00)
26145	3/30/2026	010	418	Elections	March Analysis	Postage	\$ (2,000.00)
26145	3/30/2026	010	422	Travel & Tourism	March Analysis	Departmental Supply	\$ (1,000.00)
26145	3/30/2026	010	419	Register Of Deeds	March Analysis	Reg Deed Sup	\$ 5,000.00
26145	3/30/2026	010	421	Information Technology	March Analysis	Controlled Property	\$ 500.00
26145	3/30/2026	010	410	General Revenues	March Analysis	Outside Agency	\$ 78,190.00
26145	3/30/2026	010	411	Commissioners	March Analysis	Unemp	\$ (4,000.00)
26145	3/30/2026	010	410	General Revenues	March Analysis	Outside Agency	\$ 23,600.00
26145	3/30/2026	010	470	Public Firing Range	March Analysis	Dues/Subscriptions	\$ 3,000.00
26145	3/30/2026	010	445	Emergency Management	March Analysis	Maint Contracts-Equip	\$ 1,100.00
26145	3/30/2026	010	491	Planning & Zoning	March Analysis	Professional Serv	\$ (1,000.00)
26145	3/30/2026	010	451	Medical Examiner	March Analysis	Hospital/Doctor Fees	\$ 66,000.00
26145	3/30/2026	010	470	Public Firing Range	March Analysis	Retail Inventory	\$ (4,215.00)
26145	3/30/2026	010	445	Emergency Management	March Analysis	Capital Equipment	\$ 6,000.00
26145	3/30/2026	010	492	Economic Development	March Analysis	Maint Contracts-Equip	\$ 300.00
26145	3/30/2026	010	470	Public Firing Range	March Analysis	Concealed Weapons	\$ 1,000.00
26145	3/30/2026	010	491	Planning & Zoning	March Analysis	Maint Contracts-Equip	\$ 1,000.00
26145	3/30/2026	010	470	Public Firing Range	March Analysis	Penalty Expense	\$ 215.00
26145	3/30/2026	010	423	Human Resources	March Analysis	Maint Contracts-Equip	\$ 500.00
26145	3/30/2026	010	445	Emergency Management	March Analysis	Automotive Supplies	\$ 2,000.00
26145	3/30/2026	010	445	Emergency Management	March Analysis	Repairs On	\$ 1,000.00
26145	3/30/2026	010	422	Travel & Tourism	March Analysis	Travel & Tourism	\$ 1,000.00
26145	3/30/2026	010	426	Facilities Maintenance	March Analysis	License/Permit/Certifc	\$ 1,000.00
26145	3/30/2026	010	445	Emergency Management	March Analysis	Utilities	\$ 1,000.00
26145	3/30/2026	010	426	Facilities Maintenance	March Analysis	Departmental Supply	\$ (3,000.00)
26145	3/30/2026	010	426	Facilities Maintenance	March Analysis	Professional Serv	\$ 2,000.00
26145	3/30/2026	010	423	Human Resources	March Analysis	Education/Certif/Traini	\$ (500.00)
26145	3/30/2026	010	445	Emergency Management	March Analysis	Contracted Services	\$ (77,100.00)
26145	3/30/2026	010	415	Property Tax Admin	March Analysis	License/Permit/Certifc	\$ (300.00)
26145	3/30/2026	010	412	County Manager/Admin	March Analysis	Advertising/Promotion	\$ (5,000.00)
26145	3/30/2026	010	412	County Manager/Admin	March Analysis	Dues/Subscriptions	\$ 15,000.00
26145	3/30/2026	010	416	Legal/County Attorney	March Analysis	Advertising/Promotion	\$ 1,500.00
26145	3/30/2026	010	411	Commissioners	March Analysis	Board/Committee	\$ (2,000.00)
26145	3/30/2026	010	412	County Manager/Admin	March Analysis	Contracted Services	\$ (5,000.00)
26145	3/30/2026	010	415	Property Tax Admin	March Analysis	Tax Refunds	\$ 300.00
26145	3/30/2026	010	416	Legal/County Attorney	March Analysis	Dues/Subscriptions	\$ 500.00
26145	3/30/2026	010	411	Commissioners	March Analysis	Awards/Appreciation	\$ 6,000.00
26145	3/30/2026	010	412	County Manager/Admin	March Analysis	Professional Serv	\$ (5,000.00)
26145	3/30/2026	010	611	Library System	March Analysis	Lease Purchase	\$ (14,513.00)
26145	3/30/2026	010	591	Veteran Services	March Analysis	Telecommunications	\$ (250.00)
26145	3/30/2026	010	611	Library System	March Analysis	Utilities	\$ (487.00)
26145	3/30/2026	010	611	Library System	March Analysis	Maint Contracts-Equip	\$ 1,300.00
26145	3/30/2026	010	591	Veteran Services	March Analysis	Maint Contracts-Equip	\$ 50.00
26145	3/30/2026	010	591	Veteran Services	March Analysis	Contracted Services	\$ 200.00
26145	3/30/2026	010	611	Library System	March Analysis	Maint Bldg/Grounds	\$ 1,000.00
26145	3/30/2026	010	611	Library System	March Analysis	Grants	\$ (40,790.00)
26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Garbage Expenses	\$ 100.00
26145	3/30/2026	010	611	Library System	March Analysis	Departmental Supply	\$ (2,300.00)
26145	3/30/2026	055	480	Legrand Center	March Analysis	Motor Fuels/Oils	\$ 100.00
26145	3/30/2026	054	474	Collections/Manned Sites	March Analysis	Contracted Services	\$ 10,000.00
26145	3/30/2026	055	480	Legrand Center	March Analysis	Utilities	\$ (16,730.00)
26145	3/30/2026	054	474	Collections/Manned Sites	March Analysis	Capital Equipment	\$ 500.00
26145	3/30/2026	055	480	Legrand Center	March Analysis	Travel/Training	\$ 2,000.00
26145	3/30/2026	055	480	Legrand Center	March Analysis	Uniforms/Clothing	\$ 630.00
26145	3/30/2026	054	474	Collections/Manned Sites	March Analysis	Dues/Subscriptions	\$ 500.00
26145	3/30/2026	055	480	Legrand Center	March Analysis	Departmental Supply	\$ 13,000.00
26145	3/30/2026	054	474	Collections/Manned Sites	March Analysis	Motor Fuels/Oils	\$ (11,000.00)
26145	3/30/2026	055	480	Legrand Center	March Analysis	Postage	\$ 100.00
26145	3/30/2026	014	417	Court Facilities	March Analysis	Detention Fees	\$ 30,000.00
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	License/Permit/Certifc	\$ 15,000.00
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	C/O-Other Improve	\$ (735,000.00)
26145	3/30/2026	010	800	Debt Service	March Analysis	Lease Pur Payments	\$ 15,000.00
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	Pharmacy Fees	\$ 2,000.00
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	Departmental Supply	\$ 10,000.00
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	Professional Serv	\$ 735,000.00
26145	3/30/2026	010	612	Recreation	March Analysis	Grants	\$ (61,000.00)
26145	3/30/2026	014	417	Court Facilities	March Analysis	Utilities	\$ (30,000.00)
26145	3/30/2026	054	473	Disposal/Landfill	March Analysis	Motor Fuels/Oils	\$ (27,000.00)
26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Travel/Training	\$ (2,100.00)
26145	3/30/2026	010	495	Cooperative Extension	March Analysis	Professional Serv	\$ (7,700.00)
26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Departmental Supply	\$ 500.00
26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Maint Bldg/Grounds	\$ 1,000.00
26145	3/30/2026	010	495	Cooperative Extension	March Analysis	Departmental Supply	\$ 200.00
26145	3/30/2026	010	494	Business Development	March Analysis	Contracted Services	\$ (300.00)

26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Telecommunications	\$ (2,500.00)
26145	3/30/2026	010	496	Forestry	March Analysis	Contracted Services	\$ 7,000.00
26145	3/30/2026	010	542	Animal/Rabies Control	March Analysis	Medicine & Supplies	\$ 3,000.00
26145	3/30/2026	010	495	Cooperative Extension	March Analysis	Rental/Lease	\$ 500.00
26145	3/30/2026	055	480	Legrand Center	March Analysis	Laundry/Dry Cleaning	\$ 900.00
26146	3/30/2026	010	542	Animal/Rabies Control	Btd Professional Services Has Additional Spay And Neuter	Salaries/Wages-Reg	\$ (11,000.00)
26146	3/30/2026	010	542	Animal/Rabies Control	Btd Professional Services Has Additional Spay And Neuter	Professional Services	\$ 11,000.00
26147	3/30/2026	010	415	Property Tax Admin	Btd Cover Cost With Association Dues For Ncaao, Nctca,	Dues/Subscriptions	\$ 1,997.00
26147	3/30/2026	010	415	Property Tax Admin	Btd Cover Cost With Association Dues For Ncaao, Nctca,	Controlled Property	\$ (2,000.00)
26147	3/30/2026	010	415	Property Tax Admin	Btd Cover Cost With Association Dues For Ncaao, Nctca,	Insurance /Bonding	\$ 3.00
26148	3/30/2026	040	210	Capital Projects General	Btd Legrand Network Project Over Budget. Additional	Capital Equipment	\$ 85,000.00
26148	3/30/2026	040	210	Capital Projects General	Btd Legrand Network Project Over Budget. Additional	C/O-Other Improve	\$ (85,000.00)
26149	4/1/2026	054	473	Disposal/Landfill	To Cover Landfill Balances	Off Road Vehicle	\$ 56,500.00
26149	4/1/2026	054	473	Disposal/Landfill	To Cover Landfill Balances	C/O-Other Improve	\$ (56,500.00)
26150	4/7/2026	497	257	Cap Proj-Lgrd Stormwater	Btd Incorrect Rev Account Used On Bna	Contributions Fm Cap	\$ (107,000.00)
26150	4/7/2026	497	257	Cap Proj-Lgrd Stormwater	Btd Incorrect Rev Account Used On Bna	Contributions From	\$ 107,000.00
26151	4/9/2026	010	411	Commissioners	Bna 036Budgeted Expense Used 790.00 When It Should	Donations/Contri	\$ (2,500.00)
26151	4/9/2026	010	411	Commissioners	Bna 036Budgeted Expense Used 790.00 When It Should	Awards/Appreciation	\$ 2,500.00
26152	4/9/2026	010	419	Register Of Deeds	Btd To Reverse A Transfer Back To Original Account Per	Refunds	\$ (2,000.00)
26152	4/9/2026	010	419	Register Of Deeds	Btd To Reverse A Transfer Back To Original Account Per	Departmental Supply	\$ 2,000.00
26153	4/9/2026	010	495	Cooperative Extension	Btd Move Funds To Cover Dept Supplies Needed For Last	Departmental Supply	\$ 3,500.00
26153	4/9/2026	010	495	Cooperative Extension	Btd Move Funds To Cover Dept Supplies Needed For Last	Board/Committee	\$ (300.00)

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26153	4/9/2026	010	495	Cooperative Extension	Btd Move Funds To Cover Dept Supplies Needed For Last	Postage	\$ (500.00)
26153	4/9/2026	010	495	Cooperative Extension	Btd Move Funds To Cover Dept Supplies Needed For Last	Travel/Training	\$ (2,000.00)
26153	4/9/2026	010	495	Cooperative Extension	Btd Move Funds To Cover Dept Supplies Needed For Last	Maint Bldg/Grounds	\$ (700.00)
2729	3/30/2026	025	431	2012 Revaluation	Co 202662 Reval Fund Remaining Balance	Departmental Supply	\$ 48.26
2729	3/30/2026	025	431	2012 Revaluation	Co 202662 Reval Fund Remaining Balance	Dues/Subscriptions	\$ 1,720.16
2729	3/30/2026	025	431	2012 Revaluation	Co 202662 Reval Fund Remaining Balance	Departmental Supply	\$ 4,720.03
2729	3/30/2026	025	431	2012 Revaluation	Co 202662 Reval Fund Remaining Balance	Admin Services Allocation	\$ 6,488.45
2729	3/30/2026	010	410	General Revenues	Co 202662 Reval Fund Remaining Balance	Fund Balance Appropriated	\$ 6,488.45
2729	3/30/2026	010	981	Fund Transfers	Co 202662 Reval Fund Remaining Balance	Administrative Services	\$ 6,488.45

LIBRARY: BUDGET AMENDMENT (BNA #059)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.611.5.810.07		Library/Donations Special Blanton	\$6,000	
010.611.5.790.00		Library/Donations Special Blanton	\$6,000	
<i>Explanation of Revisions: Budget allocation of \$6,000 in donated funds from the Friends of the Library for the purchase of new furniture.</i>				

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #060)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
011.504.4.410.01		Social Services/Partners Grant	\$4,000	
011.504.5.500.00		Social Services/Miscellaneous Exp	\$4,000	
<i>Explanation of Revisions: Budget allocation of \$4,000 in grant monies received from Partners MOE for cost share for out of state social worker travel.</i>				

SHERIFF’S OFFICE: BUDGET AMENDMENT (BNA #061)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.998.5.891.00		Sheriff’s Office/Emerg & Contingency		\$70,000
014.417.5.514.00		Sheriff’s Office/Detention Fees	\$70,000	
010.981.5.465.00		Sheriff’s Office/Administrative Services	\$70,000	
014.417.4.465.00		Sheriff’s Office/Admin Services Allocation	\$70,000	
<i>Explanation of Revisions: Budget allocation of \$70,000 in Detention Fee overages to fund with Emergency and Contingency. Last year Detention fees were with contingency. No actual increase or decrease. Must reflect approval of transfers between funds.</i>				

SOLID WASTE DEPARTMENT: BUDGET AMENDMENT (BNA #062)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously

adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
054.473.5.121.00		Solid Waste/Salaries-Wages-Reg	\$41,154.64	
054.473.5.131.00		Solid Waste/Social Security Taxes	\$2,551.59	
054.473.5.132.00		Solid Waste/Retirement	\$5,918.04	
054.473.5.135.00		Solid Waste/Employer 401K	\$2,469.28	
054.473.5.136.00		Solid Waste/Medicare Taxes	\$596.74	
054.474.5.121.00		Solid Waste/Salaries-Wages-Reg	\$6,615.96	
054.474.5.131.00		Solid Waste/Social Security Taxes	\$410.19	
054.474.5.132.00		Solid Waste/Retirement	\$951.38	
054.474.5.135.00		Solid Waste/Employer 401K	\$396.96	
054.474.5.136.00		Solid Waste/Medicare Taxes	\$96.93	
054.474.5.122.00		Solid Waste/Salaries-Wages-Reg	\$31,000	
054.473.4.991.00		Solid Waste/Fund Balance Appropriated	\$92,160.71	

Explanation of Revisions: Budget allocation of \$92,160.71 for pay and class amount increases and overages for part-time salaries.

LIBRARY: BUDGET AMENDMENT (BNA #064)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously

adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.611.5.310.00		Library/Travel & Training	\$2,500	
010.611.4.350.00		Library/State Govt Grant	\$2,500	

Explanation of Revisions: Budget allocation of \$2,500 in grant monies from the Library Services and Technology Act (LSTA) to be used for travel to the ALA (American Library Association) annual conference in June.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #065)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously

adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
013.660.4.510.78		Employee Wellness/Wellness Tier 5 Pharmacy Fees	\$325,742	
013.660.5.230.07		Employee Wellness/Prescription Drugs	\$325,742	

Explanation of Revisions: Budget allocation of \$325,742 in additional revenues received through the drug rebates to cover prescription drug costs.

SHERIFF'S OFFICE: BUDGET AMENDMENT (BNA #066)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously

adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.441.4.810.00		Sheriff's Office/Donations-Contributions	\$1,000	
010.441.5.790.00		Sheriff's Office/Donations-Contributions	\$1,000	

Explanation of Revisions: Budget allocation of \$1,000 in donations received to purchase SERT belts.

SHERIFF'S OFFICE: BUDGET AMENDMENT (BNA #068)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously

adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.441.4.800.41		Sheriff's Office/Misc Security Fees	\$34,000	
010.442.4.991.00		Fed Forfeiture Fds/Fund Balance Approp	\$34,000	
010.441.5.910.00		Sheriff's Office/Capital Projects	\$34,000	

010.442.5.910.00 Sheriff's Office/Capital Projects \$34,000

Explanation of Revisions: Budget allocation of \$68,000 for the purchase of a vehicle.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #069)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
012.538.4.350.38		Maternal Health/State Govt Grants	\$1,080	
012.538.5.420.00		Maternal Health/Contracted Services	\$1,080	

Explanation of Revisions: Budget allocation of \$1,080 in grant monies received from the NC Department of Health and Human Services Maternal Health Branch to support outside lab costs.

FINANCE DEPARTMENT: BUDGET AMENDMENT (BNA #070)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
060.651.4.840.00		Property Liability-Sheriff/Insurance Settlement	\$35,509.19	
060.651.5.910.00		Property Liability-Sheriff/Capital Equipment	\$35,509.19	

Explanation of Revisions: Budget allocation of \$35,509.19 in funds received from an insurance claim on a vehicle to purchase a replacement (Sheriff's Office).

EMERGENCY MEDICAL SERVICES: BUDGET AMENDMENT (BNA #071)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.446.5.121.00		EMS/Salaries-Wages Reg	\$2,250,000	
010.446.4.660.00		EMS/Medicaid	\$2,250,000	

Explanation of Revisions: Budget allocation of \$2,250,000 in additional EMS revenues to fund General Fund salaries for overages anticipated by EMS, Emergency Management (EM), and the Sheriff's Office.

FINANCE DEPARTMENT: BUDGET AMENDMENT (BNA #072)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.410.4.111.15		Finance/Ad Valorem Taxes-2015	\$400	
010.410.4.111.16		Finance/Ad Valorem Taxes-2016	\$6,133	
010.410.4.111.17		Finance/Ad Valorem Taxes-2017	\$7,437	
010.410.4.111.18		Finance/Ad Valorem Taxes-2018	\$8,836	
010.410.4.111.19		Finance/Ad Valorem Taxes-2019	\$17,925	
010.410.4.111.20		Finance/Ad Valorem Taxes-2020	\$15,579	
010.410.4.111.21		Finance/Ad Valorem Taxes-2021	\$33,480	
010.410.4.111.22		Finance/Ad Valorem Taxes-2022	\$71,533	
010.410.4.111.23		Finance/Ad Valorem Taxes-2023	\$85,012	
010.410.4.120.25		Finance/Ad Valorem Taxes-2025 NCVTS	\$563,106	
010.410.4.111.25		Finance/Ad Valorem Taxes-2025	\$190,559	
065.981.5.233.00		Finance/BCBS Weekly Claims	\$1,000,000	
065.981.4.980.10		Finance/Contributions from Primary Fund	\$1,000,000	
010.981.5.890.00		Finance/Interfund Transfers	\$1,000,000	

Explanation of Revisions: Budget allocation of \$1,000,000 in Blue Cross Blue Shield weekly claims are projected to be much higher. Using ad valorem additional tax revenues to help fund.

CLEVELAND COUNTY SCHOOLS: BUDGET AMENDMENT (BNA #073)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
042.105.4.991.00		Schools 1/2C/FD Bal Appropriated	\$433,902	
042.105.5.990.42		Schools 1/2C/CCS-Escrow Projects	\$433,902	

Explanation of Revisions: Budget allocation of \$433,902 of school escrow funds to cover expenditure for two projects: 1 – Re-key Burns and Crest High Schools. 2. Year 3 purchase of Vivi comm tool for all video devices in the district.

CLEVELAND COUNTY SCHOOLS: BUDGET AMENDMENT (BNA #074)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
020.600.4.991.00		CC Schools/Fd Balance Appropriated	\$1,061,668	
020.600.5.890.42		CC Schools/Interfund Transfer	\$1,061,668	
042.105.4.980.20		Schools 1/2C/Interfund Transfer	\$1,0661,668	
042.105.5.890.00		Schools 1/2C/Interfund Transfer	\$1,061,668	

Explanation of Revisions: Budget allocation of \$1,061,668 in the fund balance for Cleveland County Schools for transferring escrow funds in FY25 to school capital funds reserve funds.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #075)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
024.424.4.350.24		Opioid Settlement/St Opioid Settlement	\$63,000	
024.424.5.121.00		Opioid Settlement/Salary	\$10,000	
024.424.5.310.00		Opioid Settlement/Travel-Training	\$39,000	
024.424.5.420.00		Opioid Settlement/Contracted Services	\$14,000	

Explanation of Revisions: Budget allocation of \$63,000 in additional opioid Settlement dollars to match the Commissioner-approved March 17, 2026, resolution amendment.

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #076)

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
012.539.4.350.39		Family Planning/State Govt Grant	\$3,237	
012.539.5.230.05		Family Planning/Lab Supplies	\$3,237	

Explanation of Revisions: Budget allocation of \$3,237 in grant monies from the NC Department of Health and Human Services, Reproductive branch to support in-house lab costs.

ECONOMIC DEVELOPMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, MAY 5, 2026, FOR PROJECT CHAMPION

Project Champion represents a manufacturing company who is considering a new operation in Kings Mountain, as well as two additional locations in North Carolina, one location in South Carolina and one location in Tennessee.

- 101 new jobs with \$51,381 average wage
- \$28,000,000 real and personal property investment over 3 years

The proposed grant would be for three (3) years at 25% of the \$0.405 tax rate.

YEARS	NEW JOBS	NEW INVESTMENT (CUMMULATIVE)	GRANT AMOUNT (25% of the \$0.405 tax rate for 3 years)
1	81	\$12,000,000.00	\$12,150.00
2	0	\$28,000,000.00	\$28,350.00
3	20	\$28,000,000.00	\$28,350.00
TOTAL	101	\$28,000,000.00	\$68,850.00

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and was unanimously adopted by the Board, *to approve setting the public hearing as requested.*

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, MAY 5, 2026, FOR PLANNING CASE 26-10 CODE AMENDMENT FOR NOTIFICATION REQUIREMENTS FOR QUASI-JUDICIAL HEARINGS AND LEGISLATIVE REZONING HEARINGS

An amendment to the mailed notice requirements for Sections 12-77 and 12-323 of the Unified Development Ordinance (UDO). This amendment will require property owners within 500 feet of the subject properties to be notified by mail of quasi-judicial and rezoning hearings, respectively. Currently, both rezoning and quasi-judicial hearings require the minimum notification procedures under North Carolina General Statute (NCGS) 160D. County UDO Section 12-77 (quasi-judicial) follows the requirements of NCGS 160D-406(b), which states a mailed notice should be sent to the owners of the subject property and any abutting property to the subject property, and to any other persons entitled to receive notice as provided by the local development regulation. The County UDO Section 12-323 (rezoning) requires notices to be mailed in accordance with NCGS 160D-602, which states that notices be mailed to the owner of the affected parcel and to the owners of all abutting parcels of the affected parcel. The proposed amendment will require notices be mailed to property owners within 500 feet of the affected property, essentially expanding mailed notices beyond only the abutting parcels. NCGS 460D-406(b) describes the local development regulation’s ability to describe “other persons”, other than the abutting property owners. This amendment will help ensure that all affected property owners are notified when a zoning change is proposed in a community.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and was unanimously adopted by the Board, *to approve setting the public hearing as requested.*

SHERIFF’S OFFICE: FY25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM

Cleveland County has been allocated funding under the Justice Assistance Grant (JAG) Program to assist in local criminal justice/law enforcement initiatives, including the “Jumpstart Saving Lives” initiative of the Cleveland County Sheriff’s Office, by addressing efforts to ensure all patrol deputies assigned to patrol division are outfitted with lifesaving equipment, such as Automated External Defibrillators (AEDs). The Cleveland County Sheriff’s Office will manage this allocation grant for the referenced grant program in the amount of \$15,461 and expects to utilize the entire award to procure AEDs.

- Provides AEDs to patrol deputies that do not currently have one.
- Addresses the Sheriff’s Office’s search for supplemental funding for these items, and as part of the “Jumpstart Saving Lives” initiative.
- AEDs are proven to save lives, and many times law enforcement are first on the scene of the emergency.

- The anticipated brand of AEDs to be purchased aligns with the current brand utilized in other patrol vehicles.

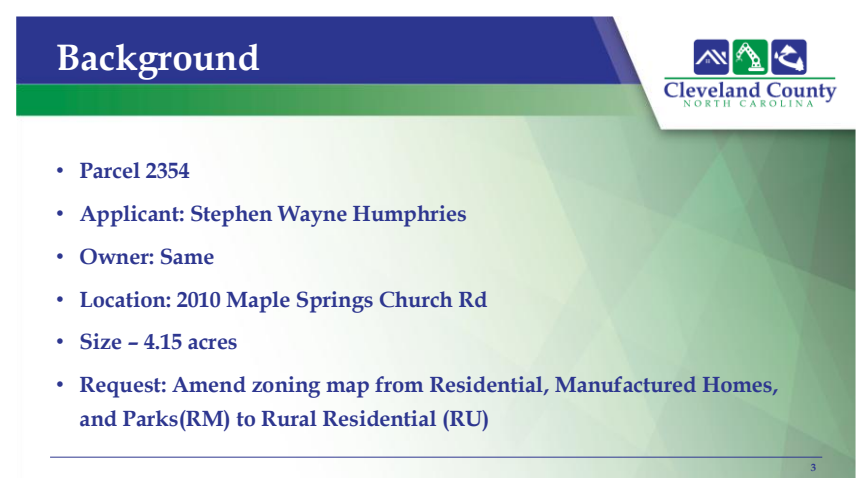
ACTION: Commissioner Hardin made a motion, seconded by Commissioner Hutchins, and was unanimously adopted by the Board, *to approve the FY Edward Byrne Memorial Justice Assistance Grant Program.*

PUBLIC HEARINGS

PLANNING DEPARTMENT CASE: 26-03 REQUEST TO REZONE PARCEL 2354 AT 2010 MAPLE SPRINGS CHURCH ROAD FROM RESIDENTIAL MANUFACTURED HOMES AND PARKS (RM) TO RURAL RESIDENTIAL (RU)

Chairman Gordon recognized Planning Director Chris Martin to present Planning Department Case 26-03; a request to rezone parcel 2354 from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU). The property owner and applicant, Stephen Wayne Humphries, submitted the rezoning request. Parcel 2534, containing 4.15 acres, is located at 2010 Maple Springs Church Road, and lies south of the Town of Boiling Springs, with the surrounding area consisting of mixed residential. The property is currently used as a manufactured home park with eight lots. The surrounding zoning districts include Residential Manufactured Homes and Parks (RM), Residential (R), and Corridor Protection along Highway 150. The 2021 Land Use Plan designates this area as Rural Preservation, intending to promote the protection of agricultural lands, natural resources, and scenic views.

The existing Residential Manufactured Homes and Parks (RM) district permits single-family residences and manufactured home parks with a minimum lot size of one-half acre, while the proposed Rural Residential (RU) district allows single-family residences, agricultural uses, and certain limited non-residential uses such as home businesses and RV parks, but does not permit manufactured home parks and requires a larger minimum lot size of one acre. The Planning Board reviewed the re-zoning request and recommended approval, finding that the proposed Rural Residential (RU) zoning is consistent with both the surrounding development pattern and the long-term vision for the area. The following information and PowerPoint were presented to the Commissioners.



Rezoning Request



Current District: RM

- Single family residential
- Manufactured home parks
- ½ acre lot size
- Limited non-residential
- Agriculture

Requested District: RU

- Single family residential
- 1 acre lot size
- Home Businesses
- RV Parks
- Agriculture

4

Surrounding area



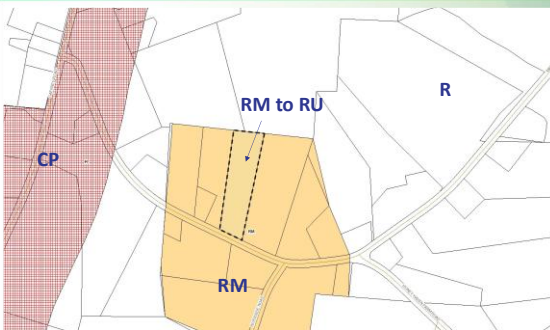
5

Google Streetview



6

Zoning Map



- Yellow: Residential, MH's, and Parks (RM)
- White: Residential (R)
- Red: Corridor Protection (CP)
- Black Outline: Rural Residential (RU) (Proposed)

7

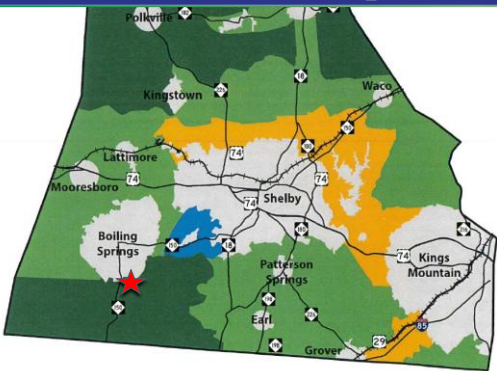
Future Land Use



- Rural Preservation
 - Promotes the protection of agricultural lands, natural resources, and views.
 - Expected to retain a rural and agricultural character.
 - Crossroads communities contain clusters of commercial uses.

8

Future Land Use Map



- Red Star: Property location
- Dark Green: Rural Preservation
- Light Green: Secondary Growth
- Yellow: Primary Growth

9

Planning Board



- Recommends Approval
 - Consistent with Rural Preservation designation
 - Appears compatible with the area

10

Requested Board Action



- Public Hearing
- Land Use Plan consistency
- Approve or Deny

11

Chairman Gordon opened the Public Hearing at 6:26 p.m. for anyone wanting to speak for or against Planning Case 26-03, a request to rezone parcel 2354 from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU). (*Legal Notice was published in the Shelby Star on Friday, April 10, and Friday, April 17, 2026*).

Hearing no comments, Chairman Gordon closed the Public Hearing at 6:27 p.m.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Berry and was unanimously adopted by the Board, *to approve the request to rezone parcel 2534, located at 2010 Maple Springs Church Road from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU), stating that it is consistent with both the surrounding development pattern and the long-term vision for the area.*

PLANNING DEPARTMENT CASE 26-04: REQUEST TO REZONE PARCEL 57853 AT 1244 AND 1256 CLEVELAND AVENUE FROM RESIDENTIAL (R) TO RURAL RESIDENTIAL (RU)

Planning Director Chris Martin remained at the podium to present Planning Case 26-04, a request to rezone parcel 57853, located at 1244 and 1256 Cleveland Avenue, from Residential (R) to Rural Residential (RU). The applicants, Eric and Amelia McCartney, submitted the request on behalf of the property owner M. E. Brown Enterprise. Parcel 57853, containing 49.5 acres, is located at 1244 and 1256 Cleveland Avenue and lies on the eastern side of Cleveland Avenue, approximately 1,600 feet north of the intersection with Mallard Drive. The surrounding uses consist primarily of residential, mixed with some agricultural uses on larger lots. The surrounding zoning districts are Residential (R). The Land Use Plan designates this area as a Secondary Growth Area, which promotes new development but at a lower density than the Primary Growth Area to retain its rural character.

The existing residential district permits single-family residences and manufactured homes on minimum lot sizes of one-half acre, with limited non-residential uses such as churches, schools, and home occupations. In contrast, the requested Rural Residential (RU) district requires a minimum lot size of one acre and allows a broader range of uses, including certain non-residential activities such as veterinary services, landscaping operations, small retail, home businesses, and RV parks, as well as agricultural uses. Parcel 5783 is a largely vacant tract situated along Highway 226 between the communities of the Town of Patterson Springs and the Town of Earl, with Buffalo Creek located just north of the property. The surrounding area consists of a mix of larger undeveloped or agricultural tracts and smaller residential lots across the highway containing single-family homes. Mr. Martin noted that the property lies within the Highway 226 corridor overlay district, which permits certain commercial uses within 500 feet of the roadway; this overlay would remain in place regardless of the requested rezoning and would continue to allow limited commercial activity along the highway frontage.

Cleveland County's Land Use Plan designates the area as a "secondary growth area," envisioning a predominantly rural character with opportunities for residential development at moderate densities, as well as limited commercial uses along major roadways and at key intersections. Parcel 5783 is situated within this broader growth area between the City of Kings Mountain and the southern portion of the county. The Planning Board recommended approval, determining that the rezoning was consistent with the land use designation and was compatible with the surrounding properties. The following information and PowerPoint were presented to the Commissioners.

Rezoning Case 26-04
1244 & 1256 Cleveland Avenue
Parcel 57853



Background



- Parcel 57853
- Applicant: Eric & Amelia McCartney
- Owner: M. E. Brown Enterprise
- Location: 1244 & 1256 Cleveland Avenue
- Size - 49.5 Acres
- Request: Amend zoning map from Residential (R), to Rural Residential (RU)

Rezoning Request

Current District: R

- Single-family residential
- Manufactured homes
- ½ acre lot size
- Limited non-residential
- Agriculture

Requested District: RU

- Single-family residential
- 1 acre lot size
- Home Businesses
- RV Parks
- Agriculture

14

Surrounding area

15

Google Streetview

16

Zoning Map

- White: Residential (R)
- Red Cross Hatched: Corridor Protection Overlay (CP)
- Black Dashed Outline: Rural Residential (RU) (Proposed)
- Blue Hatched: Floodplain

17

Future Land Use

Secondary Growth Area

- Promotes new development at lower densities; Single family lots on larger tracts.
- Apart from the promoted new major subdivisions, landscape expected to retain a rural and agricultural character.
- Rural home occupations and small-scale convenience retail type commercial uses.

18

Future Land Use Map

- Red Star: Property location
- Dark Green: Rural Preservation
- Light Green: Secondary Growth
- Yellow: Primary Growth

19

Planning Board

- Recommends Approval**
 - Consistent with Secondary Growth designation
 - Appears compatible with the rural character of the area

20

Requested Board Action

- Public Hearing
- Land Use Plan consistency
- Approve or Deny

21

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioner Hardin asked for clarification: Can any person apply to rezone someone else’s property? When zoning is given to a piece of property, such as this one, will the zoning stay with the land or not the petitioner?

Mr. Martin explained that a rezoning request may be initiated by an individual for another person’s property; however, this is subject to limitations under North Carolina General Statutes. Specifically, when a request constitutes a “downzoning,” as defined by statute, the property owner's consent is required. In this case, the proposed change was determined to be a downzoning; therefore, the applicant was required to obtain, and did obtain, the property owner’s signature on the application. Accordingly, any request that would result in the downzoning of a property must include documented consent from the affected property owner. He also advised

that if a zoning decision is made, it would change the zoning district that would stay with the land, not the applicant.

Chairman Gordon opened the Public Hearing at 6:36 p.m. for anyone wanting to speak for or against Planning Case 26-04, a request to rezone parcel 57853, located at 1244 and 1256 Cleveland Avenue, from Residential (R) to Rural Residential (RU). (*Legal Notice was published in the Shelby Star on Friday, April 10, and Friday, April 17, 2026*).

Amelia McCartney, 1322 Quarter Round Road, Pacolet, SC – is the applicant and spoke in favor of the rezoning request to allow development of Buffalo Winery on the tract of land. She stated the intent is to create a family-oriented venue, not a bar, with the winery set back from the highway and a buffer left along the road for safety and appearance. She noted there is currently little family recreation available between Grover and Patterson Springs and expressed willingness to invest the time and effort to develop the property in a way that respects the rural setting and floodplain constraints.

Lisa James, 106 Silver Rock Road, Grover – spoke in opposition to the rezoning request. She stated that while she had signed a petition and did not object in principle to a winery, she opposed the Rural Residential (RU) classification because it would also allow RV parks and other higher-intensity uses. She noted that the current owner, M. E. Brown Enterprise, had previously sought approval for an RV park on this same 50-acre tract and that the Board had denied that request. Ms. James stated it would be inconsistent and unfair to now approve a similar enabling rezoning. She urged the Board to consider the long-term impact on traffic and rural character along Highway 226 and to maintain consistency with its prior decision.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 6:40 p.m.

Chairman Gordon opened the floor to the Board for further questions and discussion. Commissioner Hardin discussed the need for consistency with prior actions on the Cleveland Avenue tract, noting that approving the requested Rural Residential (RU) zoning would conflict with the Board’s earlier denial of a similar request for an RV park on the same property. Commissioner Hutchins cautioned against “zoning a person rather than a property,” emphasizing that zoning follows the land and must be based on long-term land use suitability, not a particular applicant.

ACTION: Commissioner Hutchins made a motion to *approve the request to rezone parcel 57853, located at 1244 and 1256 Cleveland Avenue, from Residential (R) to Rural Residential (RU).*

The motion died for lack of a second.

Commissioners expressed concern that the Rural Residential (RU) zoning would allow RV parks and other non-residential rural uses beyond the proposed winery, referencing prior experience with an RV park that did not operate as originally described.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Bridges, and was adopted by the Board (4-1 Commissioner Hutchins opposed), *to deny the request to rezone parcel 57853, located at 1244 and 1256 Cleveland Avenue, from Residential (R) to Rural Residential (RU).*

PLANNING DEPARTMENT CASE: 26-05 REQUEST TO REZONE PARCEL 2874 LOCATED AT 111 HURST FARM ROAD FROM RESIDENTIAL MANUFACTURED HOMES AND PARKS (RM) TO RURAL RESIDENTIAL (RU)

Planning Director Chris Martin remained at the podium to present Planning Case 26-05, a request to rezone parcel 2874 from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU). Parcel 2874, containing 31 vacant acres, is located at 111 Hurst Farm Road, which lies southeast of the Town of Boiling Springs, with the surrounding area consisting of mixed residential and larger tracts, and is accessed from Flint Hill Church Road via First Farm Road. The applicant and property owner, Sunny Hurst Glenn, resides on an adjacent parcel.

Under the existing Residential Manufactured Homes and Parks (RM) zoning classification, the property may be used for single-family residences and manufactured home parks, with a minimum lot size of one-half acre. The proposed Rural Residential (RU) zoning classification would continue to allow residential use while increasing the minimum lot size requirement to one acre. Additionally, the Rural Residential (RU) district permits a broader range of rural-oriented, non-residential uses, including but not limited to RV parks, detached garages and similar accessory structures, and larger-scale home-based businesses not permitted under Residential Manufactured Homes and Parks (RM) zoning. Agricultural uses are permitted in both zoning districts.

The 2021 Land Use Plan designates this area as Rural Preservation, intending to promote the protection of agricultural lands, natural resources, and scenic views. The subject property, identified on the county-wide land use map, is located in the southwestern portion of the county near the Broad River and falls within this Rural Preservation area. Mr. Martin also noted that this request is a traditional rezoning. If approved, all uses permitted within the Rural Residential (RU) district would be allowed on the property, and the zoning designation would run with the land rather than with the current owner.

The Planning Board reviewed the case and recommended approval of the rezoning request, advising that the proposed Rural Residential (RU) zoning is consistent with the Rural Preservation designation in the Land Use Plan and compatible with the surrounding development pattern of large tracts and rural residential uses. The following information and PowerPoint were presented to the Commissioners.

Rezoning Case 26-05
111 Hurst Farm Rd
Parcel 2874



Background



- Parcel 2874
- Applicant: Sunny Hurst Glenn
- Owner: Sunny Glenn
- Location: 111 Hurst Farm Rd
- Size – 30.9 Acres
- Request: Amend zoning map from Residential Manufactured Homes and Parks (RM), to Rural Residential (RU)

Rezoning Request



Current District: RM

- Single family residential
- Manufactured home parks
- ½ acre lot size
- Limited non-residential
- Agriculture

Requested District: RU

- Single family residential
- 1 acre lot size
- Garages and storage Buildings - Personal
- Home Businesses
- RV Parks
- Agriculture

24

Surrounding area



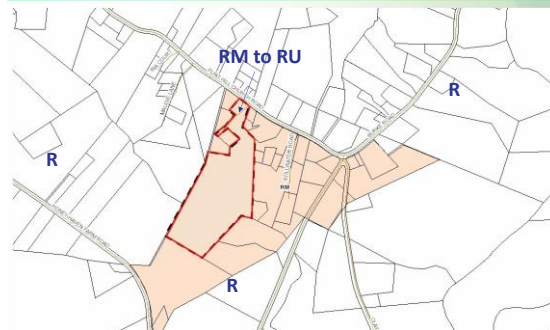
25

Google Streetview



26

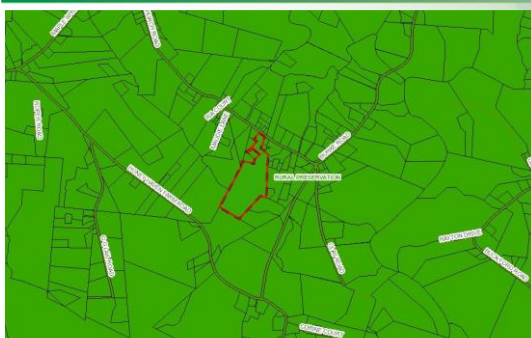
Zoning Map



- White: Residential (R)
- Orange: Residential Manufactured Homes and Parks (RM)
- Red Outline: Rural Residential (RU) (Proposed)

27

Future Land Use

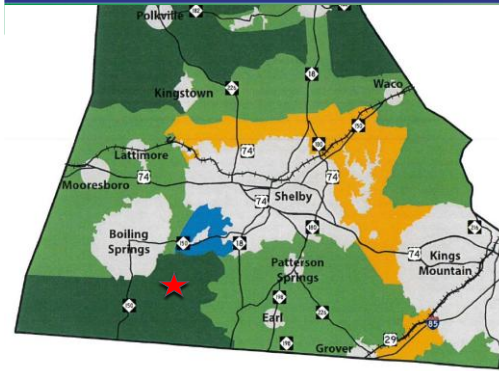


Rural Preservation

- Promotes the protection of agricultural lands, natural resources, and views.
- Expected to retain a rural and agricultural character.
- Crossroads communities contain clusters of commercial uses.

28

Future Land Use Map



- Red Star: Property location
- Dark Green: Rural Preservation
- Light Green: Secondary Growth
- Yellow: Primary Growth

29

Planning Board



• Recommends Approval

- Consistent with Rural Preservation designation
- Compatible with the rural character of the area

30

Requested Board Action



- Public Hearing
- Land Use Plan consistency
- Approve or Deny

31

Chairman Gordon opened the Public Hearing at 6:49 p.m. for anyone wanting to speak for or against Planning Case 26-05, a request to rezone parcel 2874 located at 111 Hurst Farm Road from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU). (*Legal Notice was published in the Shelby Star on Friday, April 10, and Friday, April 17, 2026.*)

Sunny Glenn, 111 Hurst Farm Road, Shelby – is the applicant and property owner who spoke in favor of the rezoning request. She stated that the 30-acre tract was formerly a mobile home park, but she removed all trailers and now maintains it as a single rural tract. Her home is on a one-acre lot where current regulations prevent her from building a needed workshop, and her existing workshop sits on a tract she deeded to her son, who is asking her to remove her belongings. She explained that her sole purpose in seeking rezoning is to allow a

workshop on the lot adjacent to her home, and she does not intend to reestablish a mobile home park or pursue intensive development.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 6:50 p.m.

Chairman Gordon opened the floor to the Board for further questions and discussion. Commissioners briefly revisited their earlier concern that rezonings run with the land rather than the current owner, noting that approval of Rural Residential (RU) would, in principle, allow any use permitted in that district, not just the requested workshop. Mr. Martin confirmed that this case was a traditional (non-conditional) rezoning, consistent with several similar Residential Manufactured Homes and Parks (RM) to Rural Residential (RU) requests, and that this aligned with the Rural Preservation designation in the Land Use Plan.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Berry and was adopted by the Board (4-1, Commissioner Hutchins opposed) *to approve the request to rezone parcel 2874, located at 111 Hurst Farm Road from Residential Manufactured Homes and Parks (RM) to Rural Residential (RU), stating that it is consistent with the Rural Preservation designation in the Land Use Plan and compatible with the surrounding development pattern of large tracts and rural residential uses.*

PLANNING DEPARTMENT CASE 26-06: REQUEST TO REZONE PARCEL 73753 AT 804 SAM LATTIMORE ROAD FROM RESIDENTIAL (R) TO NEIGHBORHOOD BUSINESS (NB)

Planning Director Chris Martin remained at the podium to present Planning Department Case 26-06, a request to rezone parcel 73753 from Residential (R) to Neighborhood Business (NB). Parcel 73753, consisting of approximately seven acres, is located at 804 Sam Lattimore Road. The property owner and applicant is Mickey Simmons. The property is located between Shelby and Boiling Springs at the intersection of Sam Lattimore Road and Poplar Springs Church Road, an area where several roadways converge and generate a somewhat higher level of traffic activity than is typically found in more remote rural portions of the county. The surrounding area is characterized by a mix of rural residential, agricultural, institutional, and light industrial uses. Adjacent and nearby land uses include the Shelby–Cleveland County Airport immediately to the south, the Cleveland County Schools Maintenance Facility across Poplar Springs Church Road, active farming operations, scattered single-family residences situated on larger tracts, and several former industrial buildings located along Sam Lattimore Road near Highway 150. Overall, the area reflects a blend of residential, public service, agricultural, and employment-related uses that serve both the Shelby and Boiling Springs communities. The tract of land is situated at a multi-road junction where Sam Lattimore Road, Poplar Springs Church Road, and nearby connecting roads converge, resulting in a somewhat higher concentration of traffic than is typically found in more remote rural areas.

Mr. Martin reviewed the current and proposed zoning classifications for the subject property. He explained that the existing Residential (R) zoning district primarily permits single-family residential dwellings on minimum one-half-acre lots, along with certain institutional and home occupation uses. In contrast, the proposed Neighborhood Business (NB) district is designed as a mixed-use, neighborhood-serving district that allows

residential uses as well as low-intensity commercial and office uses intended to serve surrounding neighborhoods. Examples of permitted uses include small-scale retail establishments, offices, convenience uses, and similar neighborhood-oriented businesses. Mr. Martin emphasized that the NB district is intended to accommodate modest community-scale commercial activity and does not permit heavy commercial or industrial development. He further advised that the 2021 Cleveland County Land Use Plan designates the area as Airport Compatibility, a classification intended to encourage development compatible with airport operations and to avoid safety or functional conflicts. Mr. Martin stated that the proposed Neighborhood Business district is consistent with this designation because it permits low-rise, low-intensity uses that would not interfere with aviation activities. He also noted that the property is located within the Airport Compatibility area surrounding the Shelby Airport and near a transition area between the County’s rural development pattern and the more urbanized growth areas within the City of Shelby’s planning jurisdiction, making it suitable for limited neighborhood-scale business activity. Mr. Martin concluded by explaining that the request is a traditional rezoning, meaning that if approved, all uses permitted within the Neighborhood Business district would be allowed on the property and the zoning designation would remain with the land regardless of future ownership.

The Planning Board previously reviewed the rezoning request and unanimously recommended approval. In making its recommendation, the Planning Board determined that the proposed Neighborhood Business (NB) zoning district is consistent with the Airport Compatibility designation identified in the Land Use Plan and is compatible with the surrounding mix of residential, agricultural, institutional, and airport-related land uses. The Board found that the requested zoning would support the intent of the Airport Compatibility designation by allowing for low-density residential development while also accommodating small-scale retail and service uses appropriate for the area. Furthermore, the Planning Board concluded that the rezoning is reasonable and of the public interest because it aligns with the surrounding community's existing character and development patterns. The following information and PowerPoint were presented to the Commissioners.

Rezoning Case 26-06

804 Sam Lattimore Rd

Parcel 73753



Background



- Parcel 73753
- Applicant: Mickey Ray Simmons, Jr.
- Owner: Mickey and Kelli Simmons
- Location: 804 Sam Lattimore Rd
- Size - 7.13 Acres
- Request: Amend zoning map from Residential (R), to Neighborhood Business (NB)

Rezoning Request



Current District: R

- Single-family residential
- Manufactured homes
- ½ acre lot size
- Limited non-residential
- Agriculture

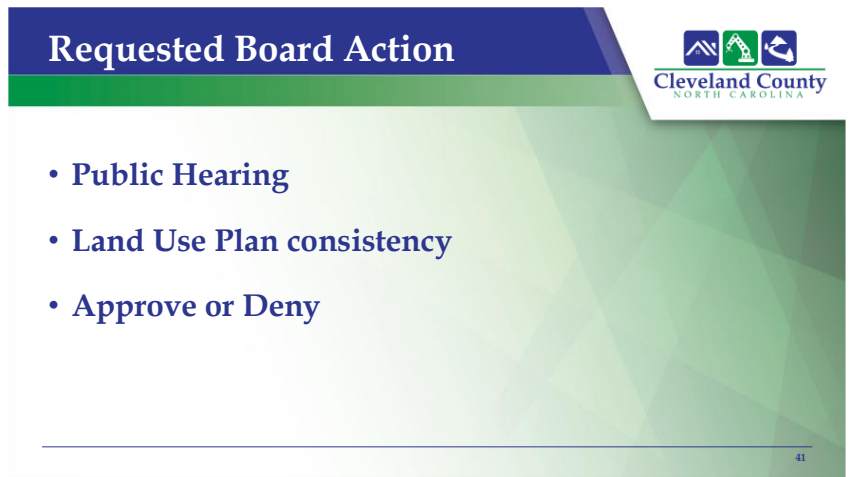
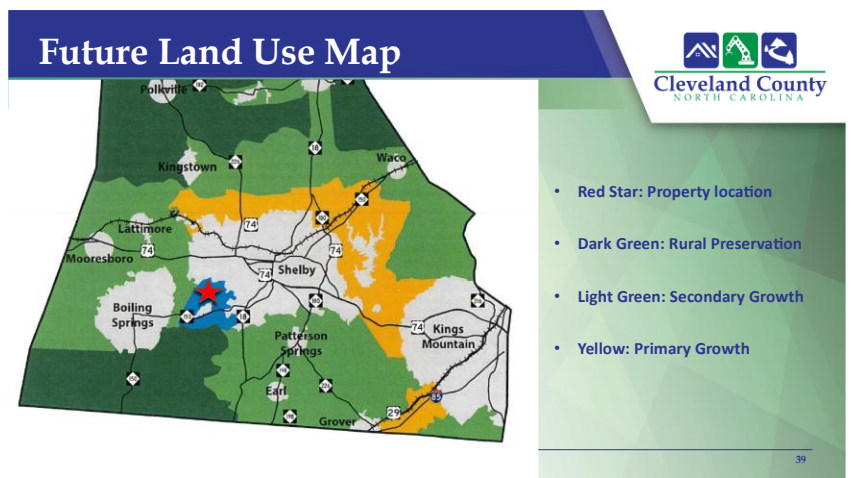
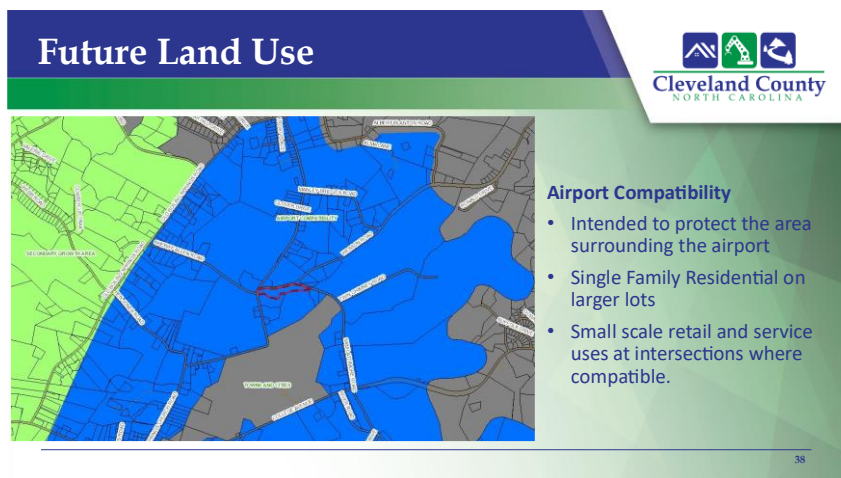
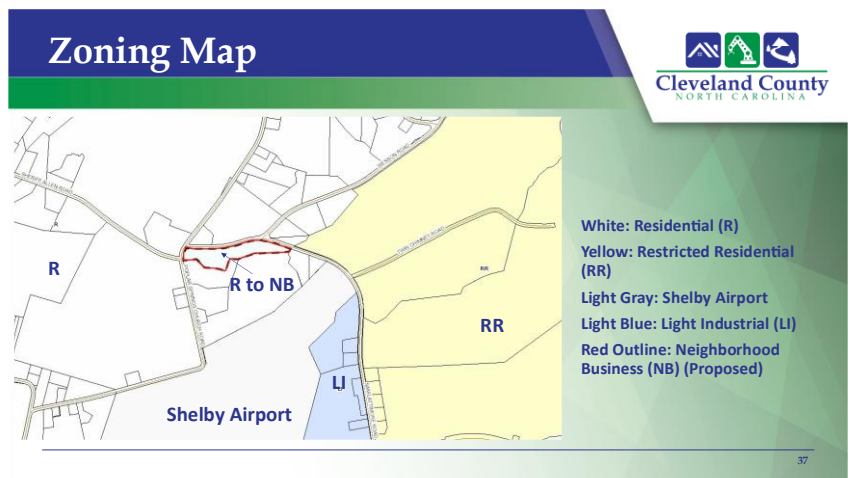
Requested District: NB

- Residential/limited retail, goods, and services
- 2 dwellings/acre max density
- Single-Family Residential
- Manufactured homes
- Agriculture

Surrounding area







Chairman Gordon opened the Public Hearing at 6:58 p.m. for anyone wanting to speak for or against Planning Case 26-06, a request to rezone parcel 73753 from Residential (R) to Neighborhood Business (NB). (Legal Notice was published in the Shelby Star on Friday, April 10, and Friday, April 17, 2026).

Holli Helms, 2157 Wesson Road, Shelby – spoke in opposition to the rezoning of 804 Sam Lattimore Road to Neighborhood Business, stating that the area has long been agricultural and residential and serves as a stable, family-oriented rural community. She expressed concern that introducing Neighborhood Business (NB) zoning would increase traffic, lighting, and noise, set a precedent for further commercial rezonings, and permanently alter the historic rural character, since zoning changes run with the land and are difficult to reverse.

Mickey Simmons, 2138 Wesson Road, Shelby – is the applicant and property owner who spoke in favor of the rezoning request, noting that he had cleaned up a former five-unit mobile home park with multiple code violations and that the surrounding area already includes several small businesses, institutional uses, and significant existing traffic. He explained that his primary intent is to place a modular building on the corner lot to house a small salon for his niece and daughter-in-law, and he does not expect this use to generate substantially more traffic or disrupt the area's character.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 7:05 p.m.

Chairman Gordon opened the floor to the Board for further questions and discussion. Commissioners had questions regarding the range of uses allowed in the Neighborhood Business (NB) district, confirming that it permits low-intensity, neighborhood-serving commercial uses, including convenience retail, but not industrial operations, and that the subject tract's size would practically limit larger developments. Mr. Martin reiterated that the site lies within the Land Use Plan's Airport Compatibility area and that Neighborhood Business (NB) is considered compatible with nearby uses such as the Shelby Airport, the school system maintenance facility, and existing rural residences.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Hardin and was unanimously adopted by the Board *to approve the request to rezone parcel 73753, located at 804 Sam Lattimore Road from Residential (R) to Neighborhood Business (NB), stating that it is consistent with the Airport Compatibility designation identified in the Land Use Plan and is compatible with the surrounding mix of residential, agricultural, institutional, and airport-related land uses.*

PLANNING DEPARTMENT CASE 26-07: REQUEST TO REZONE ADJOINING PARCELS 35827 AND 6040 AT 583 DICK SPANGLER ROAD FROM RURAL AGRICULTURE (RA) TO RESIDENTIAL (R)

Planning Director Chris Martin remained at the podium to present Planning Department Case 26-07; a request to rezone adjoining parcels 35827 and 6040 from Rural Agriculture (RA) to Residential (R). The applicant and property owner, Runell A. Laplante, submitted the rezoning request. Parcels 35827 and 6040, containing approximately 8.3 acres, is located at 583 Big Spangler Road, between the Town of Fallston and the City of Shelby near Highway 18. The surrounding uses consist of large tract agriculture, single-family residential, and some commercial uses along Highway 18. Currently, there is a home on the property. The surrounding zoning districts include Rural Agriculture (RA), Residential (R), and the Corridor Protection Overlay. Mr. Martin explained that the property is currently zoned Rural Agricultural (RA), which accommodates single-family residences, Type-B home occupations, family developments, and agricultural uses with a minimum lot size of three acres. The applicant is requesting to rezone the property to Residential (R), which permits single-family, modular, and manufactured homes at a maximum density of two dwelling units per acre and a minimum lot size of one-half acre.

Mr. Martin advised that the 2021 Cleveland County Land Use Plan designates the area as Secondary Growth, an area intended to accommodate additional residential development at lower densities while maintaining the rural and agricultural character of the community. The proposed Residential (R) zoning district is consistent with the Secondary Growth designation and compatible with surrounding development patterns and lot sizes.

The Planning Board had reviewed the request and unanimously recommended approval, finding that the proposed Residential (R) zoning classification is consistent with the Land Use Plan designation of Secondary Growth, reasonable, and compatible with the existing character of the area. The following information and PowerPoint were presented to the Commissioners.

Rezoning Case 26-07
583 Dick Spangler Road
Parcels 35827 & 60404



Background



- Parcels 35827 & 60404
- Applicant: Runell A. LaPlante
- Owner: Runell A. LaPlante
- Location: 583 Dick Spangler Road
- Size – 8.3 Acres combined
- Request: Amend zoning map from Rural Agricultural (RA), to Residential (R)

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Rezoning Request



Current District: RA

- Single-family residential
- 3-acre min. lot size
- Agriculture
- Home Businesses
- Non-residential uses

Requested District: R

- Single-family residential
- ½ acre lot size
- Agriculture

44

Surrounding area



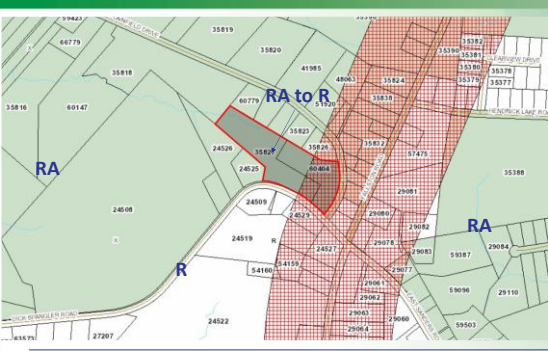
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Google Streetview



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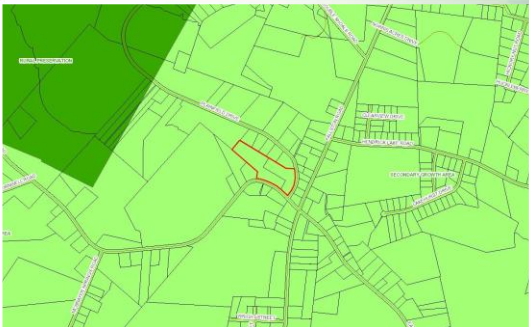
Zoning Map



White: Residential (R)
Light Green: Rural Agricultural (RA)
Red Outline: Residential (R) (Proposed)
Red Cross Hatch: Corridor Protection (CP) Overlay

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Future Land Use

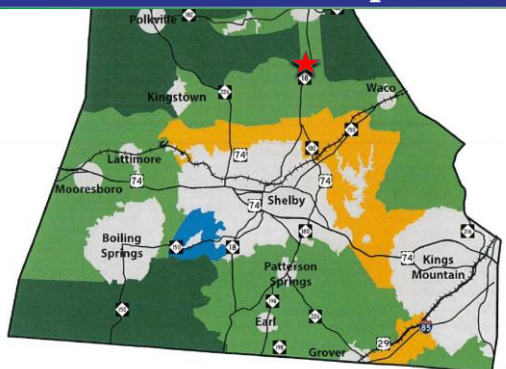


Secondary Growth Area

- Promotes new development at lower densities; Single family lots on larger tracts.
- Apart from the promoted new major subdivisions, landscape expected to retain a rural and agricultural character.
- Rural home occupations and small-scale convenience retail type commercial uses.

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Future Land Use Map



- Red Star: Property location
- Dark Green: Rural Preservation
- Light Green: Secondary Growth
- Yellow: Primary Growth

49

Planning Board



- **Recommends Approval**
 - Consistent with Secondary Growth designation
 - Compatible with the surrounding area

50

Requested Board Action



- **Public Hearing**
- **Land Use Plan consistency**
- **Approve or Deny**

51

Chairman Gordon opened the Public Hearing at 7:12 p.m. for anyone wanting to speak for or against Planning Department Case 26-07; a request to rezone adjoining parcels 35827 and 6040 from Rural Agriculture (RA) to Residential (R). (Legal Notice was published in the Shelby Star on Friday, April 10, and Friday, April 17, 2026).

Ronelle Anne McLean, 583 Dick Spangler Road, Shelby – is the applicant and spoke in favor of rezoning, explaining that she invested her life savings to return to the Shelby area, values the safe and pleasant rural neighborhood, and wishes to have more flexibility to place a modest home on her additional 3.5-acre parcel rather than sell it to outside developers who frequently solicit her. She stated that her intent is to allow one or two additional homes, similar in character to existing nearby residences, rather than intensive development, so that she and like-minded neighbors can continue to enjoy a stable, residential community.

Debbie Pearson, 117 Tarheel Drive, Shelby – spoke in favor of the rezoning, stating that she wishes to move closer to her daughter and sees the subject property as an appropriate place for a future home. She indicated her support for allowing additional residential use on the tract so that she can locate nearby while maintaining the area's existing residential character.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 7:16 p.m. Chairman Gordon opened the floor to the Board for further questions and discussion. Commissioner Hutchins inquired how the requested change from Rural Agricultural (RA) to Residential (R) would affect density and permitted uses along Big Spangler Road. Mr. Martin confirmed that the Rural Agricultural (RA) zoning currently requires a minimum lot size of three acres, while the requested Residential (R) district would allow ½-acre lots and permit one single-family or manufactured home per lot, consistent with existing residential development along nearby frontage roads. Commissioners noted that the subject property lies in a Secondary Growth area under the Land Use Plan and functions as a transition between more intensive development along Highway 18 and larger rural tracts to the west.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Berry and was unanimously adopted by the Board, *to approve the request to rezone adjoining parcels 35827 and 6040 from Rural Agriculture (RA) to Residential (R) citing that the proposed Residential (R) zoning classification is consistent with the Land Use Plan designation of Secondary Growth, reasonable, and compatible with the existing character of the area.*

CLOSED SESSION

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, *to go into closed session per North Carolina General Statute §143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure, and North Carolina General Statute § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. (Copy of closed session minutes are sealed and found in Closed Session Minute Book).*

RECONVENE IN REGULAR SESSION

Chairman Gordon stated the following: ***“The Board is in open session. During the closed session, for North Carolina General Statute §143-318.11(a)(3), the Board gave direction to the County Attorney to report on a confidential employee matter. For North Carolina General Statute § 143-318.11(a)(6), the Board gave guidance to the County Manager and County staff on a personnel employee-related matter.”***

ADJOURN

There being no further business to come before the Board at this time, Commissioner Bridges made a motion, seconded by Commissioner Huchins and unanimously adopted by the Board, ***to adjourn***. The next meeting of the Commission is scheduled for ***Tuesday, May 5, 2026, at 6:00 pm*** in the Commissioners’ Chambers.

*Kevin Gordon, Chairman
Cleveland County Board of Commissioners*

*Phyllis Nowlen, CMC, NCMCC
Clerk to the Board
Cleveland County Board of Commissioners*