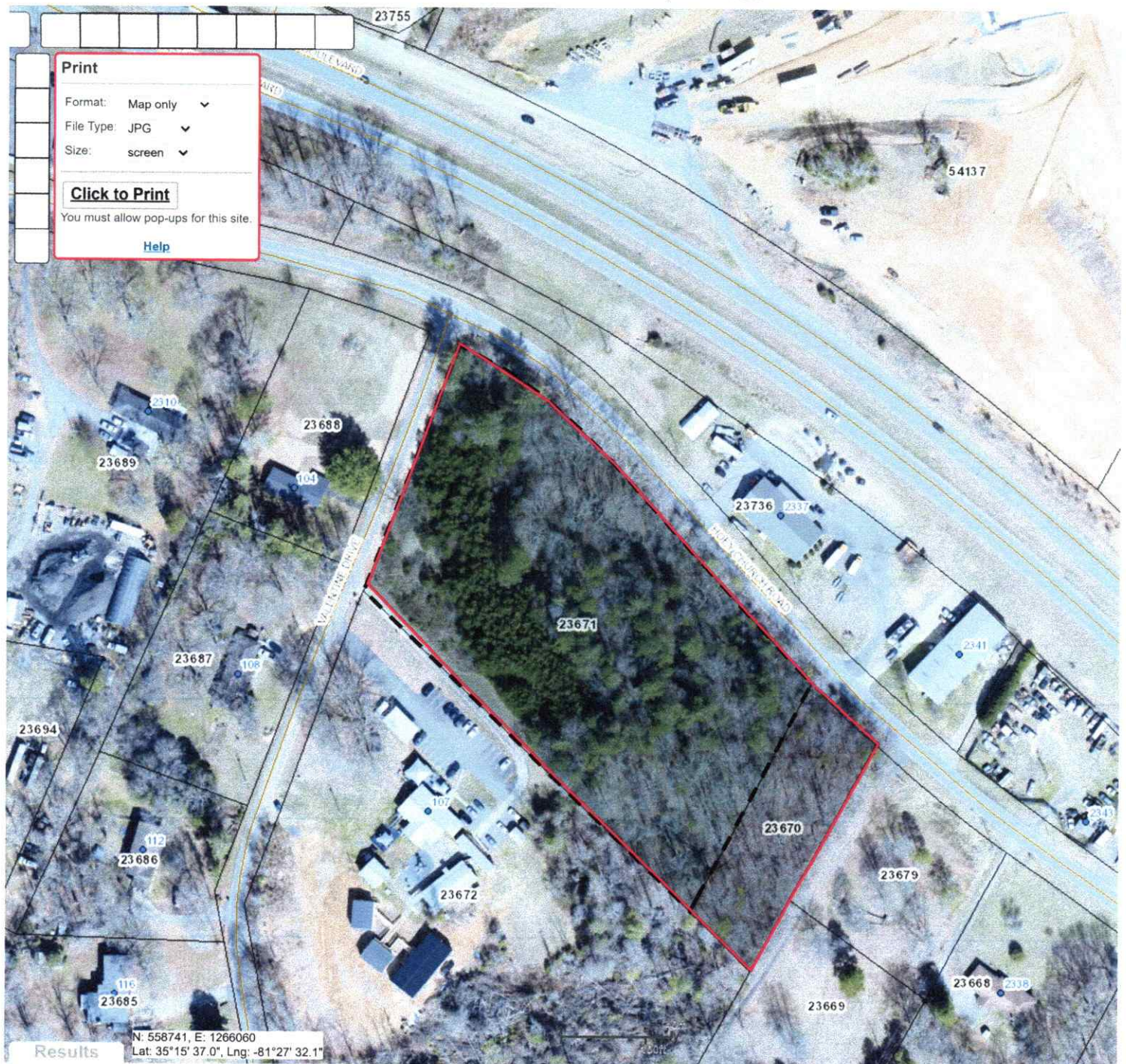
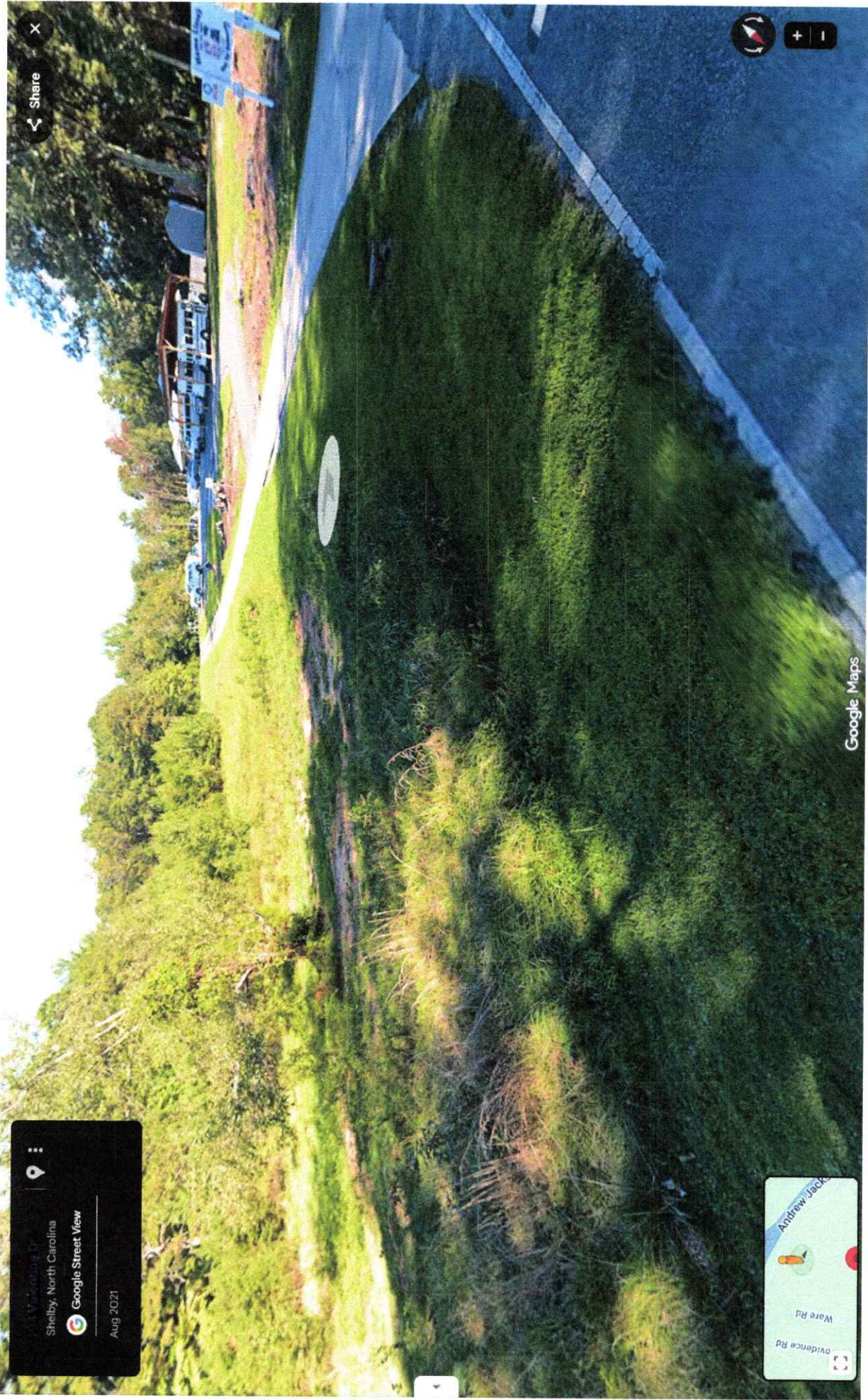




4.668 ACRES

2322 HIDEY CHURCH RD.
SHELBY, N.C. 28152



101 W. ...
Shelby, North Carolina
Google Street View
Aug 2021

Andrew Jack
Ware Rd
vidence Rd

Share

+ -

RECORDING FEE \$ 26.00

Phyllis Nowlen

09-2026

Resolution

Order To Abandon Public Un-Named Right-Of-Way Located at 107 Valentine Rd.

WHEREAS, the Cleveland County Board of Commissioners have received a petition from Don Peeler requesting the abandonment of the un-named public right-of-way located at 107 Valentine Rd, beginning at the northern corner of parcel 23672, extending southeast and ending at parcel 23669, approximately 0.1 miles as shown in "Exhibit A";

WHEREAS, the mandates of North Carolina General Statute 153A-241 have been met regarding the proposed abandonment of the public right-of-way; and,

WHEREAS, the Cleveland County Board of Commissioners held a public hearing on June 2, 2026.

NOW THEREFORE, BE IT RESOLVED THAT, in accordance with North Carolina General Statute 153A-241, the Cleveland County Board of Commissioners do hereby order the abandonment of the above-named Right-of-way, and that a copy of this order be filed in the Office of the Register of Deeds.

ADOPTED THIS 2nd DAY OF JUNE 2026.



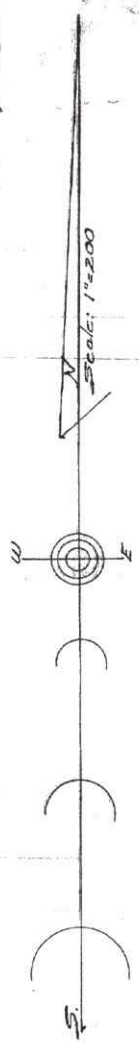
Kevin Gordon, Chairman
Cleveland County Board of Commissioners



Phyllis Nowlen
Phyllis Nowlen, Clerk
Cleveland County Board of Commissioners

2-2-00

9 DEEDED LOTS



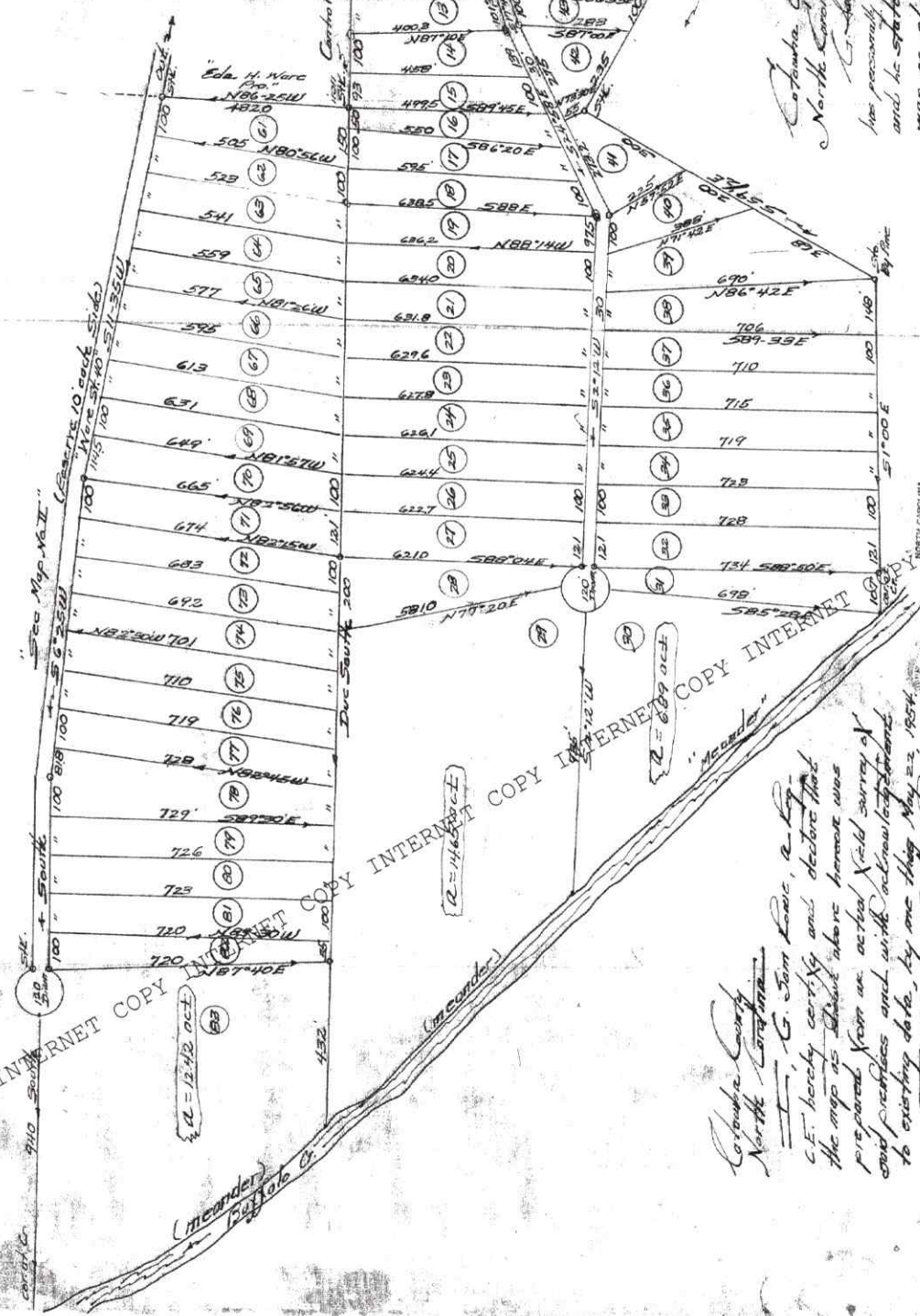
Map No. 1, Ed. McCarty
No. 100, Mary M. McCarty Property
No. 6 Township
Cleveland County NC

Ref: BK- 66-P. 120, 5-M. P. 342 BL. SE. P. 343

Selling Agents: Spangler Realty Co.
Charlotte NC

R.E. Barrett & L.G. Newlin
"Ordeal Parker, Jr." 120 Literary Court
Charlotte NC

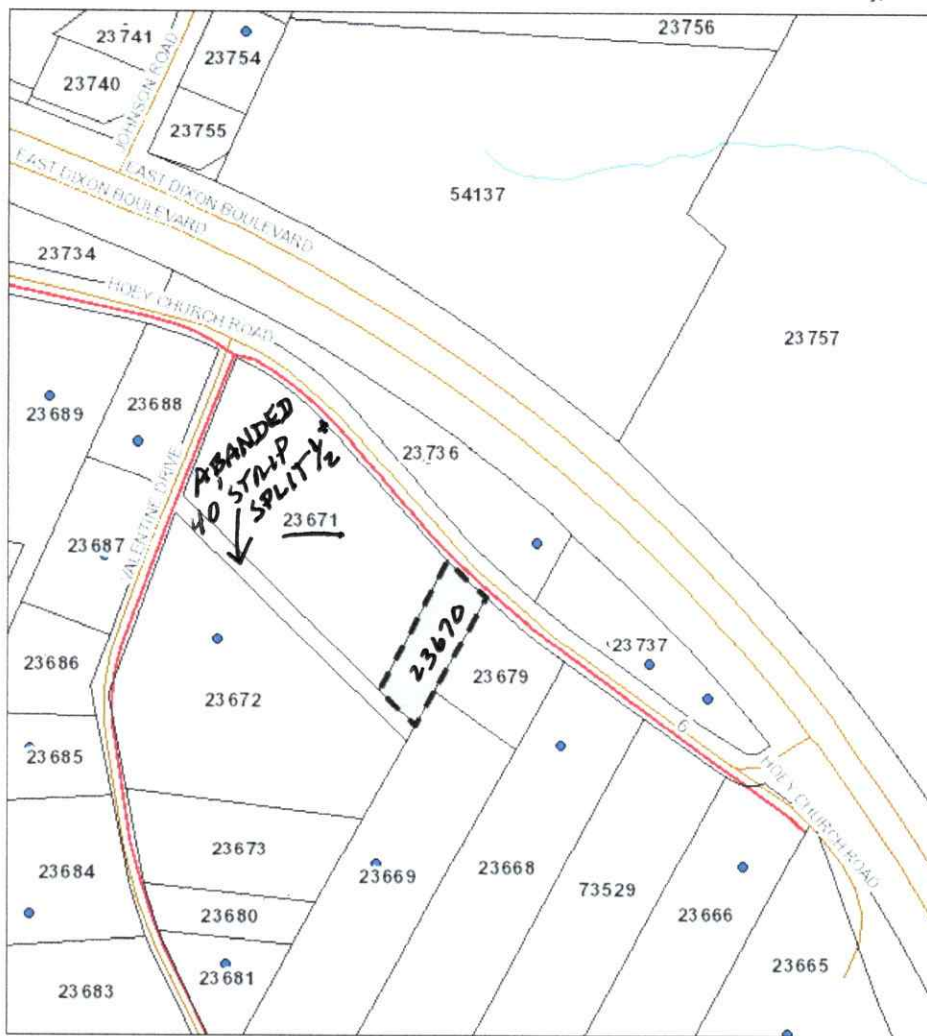
✓ 40' UNDEVELOPED ST. CLOSED



Columbia County
North Carolina
I, C. Sam Lewis, a leg-
C.E. hereby certify and declare that
the map is a true and correct copy of
the map as filed above and was
prepared from an actual field survey of
said premises and with reference to
existing data, by me this May 22, 1954.
Signed: C. Sam Lewis
C.E. Newlin, N.C.

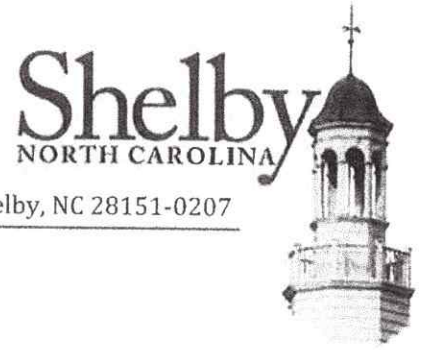
Columbia Co.
North Carolina
I, C. Sam Lewis, a leg-
has personally appeared before me
and he states that he made the
map as shown above and was
prepared from an actual field survey of
said premises and with reference to
existing data, by me this May 22, 1954.
Signed: C. Sam Lewis
C.E. Newlin, N.C.

NOTARY PUBLIC
COLUMBIA COUNTY
NORTH CAROLINA
I, C. Sam Lewis, a leg-
has personally appeared before me
and he states that he made the
map as shown above and was
prepared from an actual field survey of
said premises and with reference to
existing data, by me this May 22, 1954.
Signed: C. Sam Lewis
C.E. Newlin, N.C.

**Layer: Parcels**

Owner1: BEHELER JOHN W
 PIN: 2565487449
 ParcelNo: 23670
 OwnerName1: BEHELER JOHN W HEIRS
 OwnerAddr1: C/O JAMES DETTER
 OwnerAddr2: JAMESTOWN NC 27282
 OwnerCity: JAMESTOWN
 OwnerState: NC
 OwnerZip: 27282
 ParcelAddr: **# 2322** HOEY CHURCH RD
 DeedBook: 17E
 DeedPage: 75
 MapNo: 6-1A
 Block: 1
 Lot: 6
 LandArea: 0
 LandValue: 13513
 BldgValue: 0
 AdjValue: 13513
 TaxYear: 2026
 TaxCode2: R
 ParAddr: 0
 ParRdName: HOEY CH
 ParRdType: RD
 DeedBook_Page: 16Y 461
 Neighborhood Code: 48
 PID: 23670
 GIS_Calculated_Acres: 0.69716472
 SUM_GIS_Calculated_Acres: 0.69716472

Layer: Jurisdictional Limits	
Name:	SHELBY - ETJ
Layer: Shelby Zoning	
Zoning District:	R20
Layer: 2020 Census Tracts	
Census Tract:	950702
NMTC Eligibility:	Not Eligible
Layer: NC House and Senate Districts	
Senate:	44th
Layer: Cleveland County School Districts	
Elementary:	ELIZABETH ELEMENTARY
Middle:	SHELBY MIDDLE SCHOOL
High:	SHELBY HIGH SCHOOL
Layer: Flood Zones	
GRID:	2565
PANEL:	3710256500J
Layer: Voting Precincts	
Precinct:	Shelby South
Voting Site:	HOLLY OAK PARK
Layer: Fire Districts	
DISTRICT:	Bethlehem
Layer: Watersheds	
ZONE:	NONE



Post Office Box 207 · Shelby, NC 28151-0207

March 19, 2026

Mr. Don Peeler
101 Apple Hill Dr
Shelby, NC 28152
donpeelernc@aol.com

SUBJECT: UTILITY AVAILABILITY OF CITY UTILITIES
HOEY CHURCH RD, SHELBY, NORTH CAROLINA
PARCEL NUMBER: Parcel #'s 23670 & 23671

In response to your request, this letter is to confirm that the following City of Shelby utilities are available for the subject Parcel(s): **Sanitary Sewer and Natural Gas**

Below is the list of details of each utility that is available for the subject property.

Water:

- The City of Shelby will not be the water supplier to the subject parcels.

Sanitary Sewer:

- Existing sewer infrastructure:
 - 2.5" PVC sewer force main line is located along Hoey Church Rd.
- For any questions regarding sewer, please contact Brian Wilson, Director of Water Resources, at 704-669-6570 or brian.wilson@cityofshelby.com.

Electric:

- Duke Energy will be the electric provider to the subject parcels.

Natural Gas:

- Existing natural gas infrastructure:
 - 2" 25 LBS plastic natural gas line runs along Hoey Church Rd.
 - 2" 25 LBS plastic natural gas line runs along Valentine Dr.
- For questions regarding natural gas policies & service please contact Cale Wright at 704-669-2520 or cale.wright@cityofshelby.com

Please note that availability of sanitary sewer flow is subject to change, and this letter does not guarantee future capacity or reserve capacity in the public sanitary sewer system. Following submittal and approval of fully engineered site utility plans, the City will provide a Will-Serve letter that reserves sanitary sewer capacity for this property.

Please note that site due diligence and preliminary engineering are the responsibility of the developer.

If you have any further questions regarding the utilities for this property you may contact Cameron Howell at 704-669-6554 or at cameron.howell@cityofshelby.com.

Sincerely,



Ben Yarboro
Assistant City Manager
City of Shelby

Cc: Justin Merritt, City Manager
Brian Wilson, Director of Water Resources
Justin Wright, Engineering Manager
Ronnie Davis, Energy Services Operations Manager
Cameron Howell, Utilities Project Coordinator

Attachments: GIS Map of Area with Utilities



NC UGA, NC Collaboratory at UNCCH, Winston, Venter



1 inch = 167 feet

The existence of utility lines does not guarantee service to approximate properties. To confirm utility availability, please contact Cameron Howell (cameron.howell@cityofshelby.com).
The City of Shelby makes no representations, warranties, or guarantees to the accuracy and completeness of the enclosed information and data, and the City is not responsible for any errors or omissions concerning the content and positional accuracy of such information and data.

Parcels 23670 & 23671 City of Shelby Utilities

- Gas Line
- Force Sewer Mains
- Gravity Sewer Mains
- Sewer Manholes
- Lift Stations