



PLANNING BOARD

Tuesday, August 18, 2026 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Determination of Quorum
- 1.3 Pledge of Allegiance
- 1.4 Recognitions and Acknowledgements
- 1.5 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- 2.1 Consider Approval of July 21, 2026, Meeting Minutes

3. OLD BUSINESS:

- 3.1 **Consider Discussion of Rules of Procedure for Landis Planning Board and Board of Adjustment**

Submitted by: Phil Collins, Planning Director

Details: Consider Discussion of Rules of Procedure for Landis Planning Board and Board of Adjustment and any Changes or Additions that need to be made will be Recommended to the Board of Aldermen.

Recommended Action: Review the Proposed Rules of Procedure for Planning Board and Board of Adjustment, Discuss any Recommended Revisions or Additions, Recommendation to the Board of Aldermen.

4. NEW BUSINESS:

4.1 **Consider Recommendation to Board of Aldermen for a Voluntary Annexation Petition for Non-Contiguous Property - (Rowan County Parcel ID: 133A095) and Corresponding Ordinances #ANNEX-2026-10-12 and #ZMA-2026-10-12**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Contiguous Property - (Rowan County Parcel ID: 133A095)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-10-12 for the Annexation of Property - (Rowan County Parcel ID: 133A095) and Corresponding Ordinance #ZMA-2026-10-12 to Amend the Official Zoning Map of the Landis Development Ordinance.

4.2 **Consider Recommendation to Board of Aldermen for Voluntary Annexation Petition for Non-Contiguous Property - 1265 Dial Street (Rowan County Parcel ID: 133A197) and Corresponding Ordinances #ANNEX-2026-10-12-01 and #ZMA-2026-10-12-01**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Contiguous Property - 1265 Dial Street (Rowan County Parcel ID: 133A197)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-10-12-01 for the Annexation of Property - 1265 Dial Street (Rowan County Parcel ID: 133A197) and Corresponding Ordinance #ZMA-2026-10-12-01 to Amend the Official Zoning Map of the Landis Development Ordinance

4.3 **Consider Recommendation to Board of Aldermen for Voluntary Annexation for Non-Contiguous Property at 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Corresponding Ordinances #ANNEX-2026-10-12-02 and #ZMA-2026-10-12-02**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Non - Contiguous Property - 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Corresponding Ordinance #ZMA-10-12-02

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-10-12-02 for the Annexation of Property - 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Corresponding Ordinance #ZMA-2026-10-12-02 to Amend the Official Zoning Map of the Landis Development Ordinance

4.4 **Consider Discussion of Amending Article 4 Planning Board and Board of Adjustment**

Submitted by: Phil Collins, Planning Director

Details: Consider Discussion of Amending Article 4 Planning Board and Board of Adjustment and any Changes or Additions that need to be made will be Recommended to the Board of Aldermen.

Recommended Action: Review the Amended Article 4, Discuss any Recommended Revisions or Additions, Recommendation to the Board of Aldermen.

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

5.2 Code Enforcement Report (Included in Packet)

6. CLOSING:

6.1 Adjournment