



SPECIAL CALLED PLANNING BOARD MEETING

Thursday, September 17, 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 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- 2.1 Consider Approval of August 18, 2026, Meeting Minutes

3. OLD BUSINESS:

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

Submitted by: Phil Collins, Planning Director

Details: Consider Recommendation of the Updated Rules of Procedure for Landis Planning Board and Board of Adjustment.

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 - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064)**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Non-Contiguous Property - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-11-09-01 for the Annexation of Property - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064) and Corresponding Ordinance #ZMA-2026-11-09-01 to Amend the Official Zoning Map of the Landis Development Ordinance.

4.2 **Consider Discussion of Major Subdivision of S. Beaver Street - Parcel 108 045 and 108 189**

Submitted by: Phil Collins, Planning Director

Details: The applicant is requesting to subdivide two existing parcels within the Residential Main Street Transition (RMST) zoning district into a total of four residential lots. The proposed subdivision will utilize the existing street network, and no new roads will be constructed as part of this project.

Recommended Action: *No Action Needed*

4.3 **Consider Recommendation to Update the Landis Development Ordinance**

Submitted by: Phil Collins, Planning Director

Details: Full Review and Rewrite of the existing ULDO, engagement with stakeholders and the public, and coordination with the Planning Board, which will serve as the project steering committee. The Project Objectives Include: Improve Clarity, Organization, and Usability of the Ordinance. Ensure Consistency with the Towns Adopted Land Use Plan and Policy Framework. Address issues and barriers in the current Ordinance Identified by staff and decision-makers. Modernize standards and Procedures to reflect best practices. Enhance transparency and usability for residents, applicants, and the development community. Provide implementation tools that support efficient and consistent decision making.

Recommended Action: Motion to Recommend Full Review and Rewrite of the existing ULDO

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

5.2 Code Enforcement Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment