PLANNING BOARD

Tuesday, November 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 October 20, 2026, Meeting Minutes**

3. OLD BUSINESS:

3.1 **Consider Discussion of the Land Development Ordinance (LDO) Update Process**

Submitted By: Angie Sands, Staff Planner

Details: The Board of Aldermen approved the agreement for the update of the Town's Land Development Ordinance (LDO) in the amount of $48,500. Lynne Hair, AICP, Director of Regional Planning, will be speaking to introduce the LDO update process, provide an overview of the project, outline what the Planning Board can expect throughout the process, discuss the anticipated next steps, and answer any questions for Planning Board members.

3.2 **Consider Discussion of Board of Aldermen's Decision Regarding Annexation #2026-11-05-01 – 801 N. Chapel Street (Parcel ID: 163 064) – Single-Family Residential-2 (SFR-2)**

Submitted By: Angie Sands, Staff Planner

Details: The Planning Board will receive an update regarding the Board of Aldermen's decision on Annexation #2026-11-05-01 for the property located at 801 N. Chapel Street, identified as Parcel ID 163 064. Following the public hearing, the Board of Aldermen approved the annexation and the Single-Family Residential-2 (SFR-2) zoning designation. This item is being presented for informational purposes to ensure the Planning Board is aware of the Board of Aldermen's final decision.

4. NEW BUSINESS:

4.1 **Consider Recommendation of Zoning Map Amendment #ZMA-2027-01-11-01 – N. Beaver Street (Parcel ID: 133 130) from C-29 to Single-Family Residential-2 (SFR-2)**

Submitted By: Angie Sands, Staff Planner

Details: The applicant is requesting to rezone the property from C-29 to Single-Family Residential-2 (SFR-2). The property does not have direct frontage along U.S. Highway 29 and is adjacent to existing properties zoned SFR-2. The proposed rezoning would extend the established residential zoning district and allow for residential development consistent with the surrounding neighborhood. The request is also consistent with the Town of Landis 2040 Comprehensive Plan.

Recommended Action: Motion to Recommend Approval of Zoning Map Amendment #ZMA-2027-01-11-01 to Rezone Rowan County Parcel ID 133 130, Located on N. Beaver Street, from C-29 to Single-Family Residential-2 (SFR-2), to the Board of Aldermen.

5. REPORTS:

5.1 **Planning & Zoning Reports** (Included in Packet)

5.2 **Code Enforcement Reports** (Included in Packet)

6. CLOSING:

6.1 **Motion to Adjourn**