



PLANNING BOARD

Tuesday, October 20, 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 September 15, 2026, Meeting Minutes and September 17, 2026 Special Called Meeting Minutes

3. OLD BUSINESS:

- 3.1 **Consider Discussion of Public Hearing Decision for #ANNEX-2026-10-12-01 - 0 Dial Street - (Rowan County Parcel ID: 133A095) (SFR-2), #ANNEX-2026-10-12-02 - 1265 Dial Street - (Rowan County Parcel ID: 133A197) (SFR-2) and #ANNEX-2026-10-12-03 - 1160 Coldwater Street - (Rowan County Parcel ID: 133A209) (SFR-2)**

Submitted by: Angie Sands, Staff Planner

Details: Discussion of Outcome of Votes for #ANNEX-2026-10-12-01 - 0 Dial Street - (Rowan County Parcel ID: 133A095) (SFR-2), #ANNEX-2026-10-12-02 - 1265 Dial Street - (Rowan County Parcel ID: 133A197) (SFR-2) and #ANNEX-2026-10-12-03 - 1160 Coldwater Street - (Rowan County Parcel ID: 133A209) (SFR-2)

Recommended Action: None

3.2 **Consider Discussion of Board of Aldermen Decision to Approve Town of Landis Unified Development Ordinance**

Submitted by: Angie Sands, Staff Planner

Details: Discussion of Outcome to Approve the Town of Landis Development Ordinance

Recommended Action: None

4. **NEW BUSINESS:**

4.1 **Consider Recommendation to Board of Aldermen for a Voluntary Annexation Petition for Non-Contiguous Property - 1330 Flat Rock Rd. China Grove NC - (Rowan County Parcel ID: 123 167) and Corresponding Ordinance #ZMA-2026-12-14-01 - Single Family Residential - 2 - (SFR-2)**

Submitted by: Angie Sands, Staff Planner

Details: Consider Voluntary Annexation Petition for Non-Contiguous Property - 1330 Flat Rock Rd. China Grove NC - (Rowan County Parcel ID: 123 167) - Ordinance #ANNEX-2026-12-14-01 and Corresponding Ordinance #ZMA-2026-12-14-01 - Single Family Residential -2 (SFR-2)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-12-14-01 for the Annexation of Property - 1330 Flat Rock Rd - (Rowan County Parcel ID: 123 167) and Corresponding Ordinance #ZMA-2026-12-14-01 to Amend the Official Zoning Map of the Landis Development Ordinance - Single Family Residential - 2 (SFR-2).

4.2 **Consider the Discussion of Current Code Enforcement Cases and Enforcement Actions**

Presented By: Shawn Hill, Chief of Police

Details: Chief Shawn Hill will provide the Planning Board with an update on current code enforcement cases within the Town of Landis, including active violations, enforcement actions taken, and the status of ongoing cases.

The discussion will focus on current enforcement efforts, challenges encountered, and steps being taken to bring properties into compliance with Town ordinances. This update is intended to keep the Planning Board informed of ongoing code enforcement activities throughout the Town.

4.3 **Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(4) to Discuss Economic Development**

5. **REPORTS:**

5.1 Planning & Zoning Reports (Included in Packet)

5.2 Code Enforcement Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment