



PLANNING BOARD

Tuesday, May 19, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm called the meeting to order at 6:03PM.

1.2 Determination of Quorum

Members Present: Member Glenn Corriher, Madam Chair Catherine Drumm, Member Michelle Gray, Vice - Chair Scott Faw, Alternate Beryl Alston

Members Absent: Alternate Jade Bittle, Member Deborah Cox

Employees Present: Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

Madam Chair Drumm led those in Attendance to the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

ACTION: A MOTION WAS MADE BY VICE – CHAIR FAW, SECONDED BY ALTERNATE MEMBER ALSTON TO ADOPT THE AGENDA AS PRESENTED. MOTION PASSED BY UNANIMOUS VOTE (5-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of April 21, 2026, Meeting Minutes

ACTION: A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER MICHELLE GRAY TO APPROVE THE APRIL 21, 2026, MEETING MINUTES AS WRITTEN. MOTION PASSED BY UNANIMOUS VOTE (5-0).

3. NEW BUSINESS:

3.1 Consider Approval of Zoning Map Amendment #ZMA-2026-07-21 - Parcel #130 053 - 525 Kimball Road - SFR-2 to SFR-3

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment for Property - 525 Kimball Road (Rowan County Parcel ID 130 053) - SFR-2 to SFR-3

Recommended Action: Motion to Recommend Ordinance # ZMA-2026-07-21 - 525 Kimball Road (Rowan County Parcel ID: 130 053) - SFR-2 to SFR-3

Planning Director Collins gave a brief overview of the property. The original request from the applicant was MU-2. The Board of Aldermen suggested that the applicant come back with conditions on the MU-2 zoning. The applicant decided to ask for SFR-3 zoning that would give them three (3) units per acre. SFR-2 would allow two (2) units per acre. They have an idea of what they want to do, but then again, you can't really consider that right now because this is a conventional request. If you have any questions the applicants are here to answer those.

Mr. Steve Ross stated that they decided to go with SFR-3. Looking back at the MU-2 that would give us thirty-nine (39) lots that was going to be too tight. By right we can do twenty-four (24) lots currently with the SFR-2 zoning. We are asking for SFR-3 which will give us thirty-four (34) lots. Our sketch we have only shows thirty (30) lots. If approved the max is thirty-four (34). We just thought instead of having conditions and issues there going to thirty-four (34) max lots would be best.

Vice – Chair Scott Faw asked Planning Director Collins if the Town was suggesting we recommend to the Board.

Planning Director Collins stated that this is in line with the Land Use Plan, and he thinks that the Town would recommend it.

ACTION: A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE-CHAIR SCOTT FAW, MOTION PASSED BY UNANIMOUS VOTE (5-0).

4. OLD BUSINESS:

4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-01 and #ZMA-2026-05-11-01 - 715 S. Chapel Street

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of the Board of Aldermen's decision on ANNEX-2026-05-11-01 and ZMA-2026-05-11-01 – 715 S. Chapel Street. The Board of Aldermen passed by unanimous vote to approve the annexation and zoning of this property.

4.2 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-02 and #ZMA-2026-05-11-02 - 1139 Dial Street

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of the Board of Aldermen's decision on ANNEX-2026-05-11-02 and ZMA-2026-05-11-02 – 1139 Dial Street. The Board of Aldermen passed by unanimous vote to approve the annexation and zoning of this property.

4.3 Consider Discussion of Updating Landis Development Ordinance

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of her conversation with Lynne Hair with Centralina. Town Manager Ambrose asked me to get a quote for getting someone to come in and work with our Planning Board to make any changes that need to be made to the LDO. We would like it to be easier to read and follow by any citizen or board member.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

CLOSING:

Adjournment

ACTION: A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADJOURN AT 6:23PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully Submitted,

Deputy Town Clerk, Angie Sands