



PLANNING BOARD

Tuesday, February 18, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice Chair Scott Faw, Member Glenn Corriher, Member Beryl Alston, Member Mark Bringle, Member Deborah Cox

Members Absent: Jade Bittle

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Planning Technician/ Deputy Clerk Angie Sands, Assistant Police Chief Kevin Young, Public Works Director Blake Abernathy

Others Present: Alderman Tony Corriher, SunCap Team Brian Dunn, Aubree Freely, and Gary Zurawski

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in attendance to the Pledge of Allegiance.

1.4 Recognitions and Acknowledgements

Town Manager Michael Ambrose Acknowledged that the Board of Alderman approved Alliance Code Enforcement will take over Code Enforcement responsibilities alongside our Police Department. Alliance will take the higher level items, the Police Department will take the lower-level items. The Police Department will be the contact for Code Enforcement locally with the town. If there are any questions, they will have a representative at the Planning and Board of Aldermen Meetings. Mr. Ambrose also introduced Phil Collins Planning Director to the members who have not met him yet.

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY SCOTT FAW, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of Meeting Minutes from January 21, 2025, and January 28, 2025

A MOTION WAS MADE BY GLENN CORRIHER TO APPROVE THE MEETING MINUTES FOR JANUARY 21, 2025, AND JANUARY 28, 2025, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0)

3. NEW BUSINESS:

3.1 Consider Discussion of New Street Sign Logo

Deputy Clerk/ Planning Technician Angie Sands gave a brief overview of the new street signs that were on the Board of Aldermen Agenda on February 10, 2025. The new street sign mockup has the Town of Landis logo on them and we just wanted to get the opinion of the Planning Board to see if they had any input. Mr. Ambrose added that we have to change the signs to comply with DOT. The new signs will have the metal incasing the sign and it will attach to our current poles. We are partnering with the City of Kannapolis to make these signs. Madam Chair Catherine Drumm stated in her personal opinion she would not put a logo on the signs. She said that the logo has changed in the seven (7) years that she has lived here, and if the next board wants to change the logo, and we have signs with the current logo.

Member Deborah Cox stated that she likes the logo, and she didn't see why we would change it.

Mr. Ambrose stated that this logo is established now, it has been here for the last Two (2) years that he has been here. This logo is on every truck, water tower, etc. For the town to change that logo it would cost a lot of money.

A MOTION WAS MADE BY SCOTT FAW TO RECOMMEND THE LANDIS LOGO ON THE NEW STREET SIGNS, SECONDED BY DEBORAH COX PASSED BY (5-1) VOTE.

4. OLD BUSINESS:

4.1 Consider an Ordinance Amending the Landis Development Ordinance - Certain Uses in Main Street District

Town Manager Michael Ambrose gave a brief overview of the meeting with the owner of the Parkdale site and how he is working with his engineers to draw up his plan for the building. That plan is very similar to the plan that we envisioned and it may result in some condo housing that would be on the lower level. Mr. Ambrose suggested that the board table this item up to six (6) months to give the Parkdale site owner time to get his plans drawn up.

VICE CHAIR SCOTT FAW MADE A MOTION TO TABLE THIS ITEM UNTIL THE AUGUST 2025 PLANNING BOARD MEETING, SECONDED BY MARK BRINGLE PASSED BY UNANIMOUS VOTE (6-0).

4.2 Consider Discussion of Corrections to Plans for Landis Multifamily from TRC Review

Planning Director Phil Collins gave a brief overview of the plans for Landis Multifamily. This is a 15-unit apartment building on Kimball Road. These plans have been seen by the Planning Board before, they are the adjustments that were made from comments on the first review.

Planning Technician / Town Clerk Angie Sands added the plans were brought to the board when Rick Flowe was working with the town. He had some comments on things that need to be labeled or fixed. Once that is done the engineer brings in the new plans with the adjustments for us to see.

A MOTION WAS MADE BY VICE CHAIR SCOTT FAW TO APPROVE THE PLANS, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0).

4.3 Consider Discussion of Landis Ridge Phase 2-A TRC Final Review Comments

Planning Director Phil Collins gave a brief overview of the TRC Final Review Comments for Landis Ridge Phase 2-A. The report from the engineer for storm water has not come back yet. This will be a conditional approval upon the storm water report.

Brian Dunn with SunCap introduced himself, Aubree Freely, and Gary Zurawski. He stated that some minor changes had been made to the building size, but the plan is very similar to what the board saw in November 2024.

Madam Chair Catherine Drumm asked about the stormwater plan having a 10 year storm 5 minutes, that's not a very big storm. What happens if we get a 15 minute storm.

Gary Zurawski explained that the permanent storm water basin was designed by the master plan, and the overall pond design was done as Landis Ridge as a whole. SunCap's individual storm size for piping is sized that way as well as our erosion control measures which are 10-year 5-minute storm that is standard for code.

Town Manager Michael Ambrose added that the soil and erosion control is a separate approval from the storm water, currently The Town of Landis does issue all COs for any projects in the town. If there is an issue, that is a condition based on the engineers' report. The engineer will make sure the plan meets code. Member Glenn Corriher asked what kind of money we were talking about.

Brian Dunn with SunCap stated the total cost \$75 Million.

Member Glenn Corriher asked how long the project would take to finish.

Brian Dunn with SunCap said 12 months to complete.

Glenn Corriher asked if it was appropriate to ask who the client was.

Brian Dunn responded that it was nondisclosure until the deal was done. They are a fortune 25 company who is excited about the area.

Town Manager Michael Ambrose asked what dimensions were before the change.

Aubree Freely added that they needed bigger office space, and it went from 195,000 sq ft to 199,000 sq ft.

Member Glenn Corriher asked if security would be on this property.

Brian Dunn stated that this would be a secure facility.

Member Deborah Cox asked what date would the tenant be announced. Brian Dunn stated that they plan to close on the property and commence construction in March. After SunCap closes on the property, we believe a press release will be done, and the tenant will be known at that time. Member Deborah Cox asked what is the usual lease time on a property like this.

Brian Dunn stated that this client would be leasing for 12 years.

A MOTION WAS MADE ON THE CONDITION THAT THE ENGINEER APPROVES THE PLANS, BY SCOTT FAW, SECONDED BY MARK BRINGLE PASSED UNANIMOUSLY (6-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Member Deborah Cox asked why the town has hired someone to do code enforcement. Mr. Ambrose stated that some of the larger code enforcement jobs need to have someone to handle those.

Member Deborah Cox asked for an example.

Mr. Ambrose stated that the higher-level properties that would need civil warrants to get things moving along. This company will help us get through that. Everhardt Street is one that they will help with.

Mr. Ambrose gave a brief overview of how the system works with code enforcement.

CLOSING:

Adjournment

Madam Chair Catherine Drumm adjourned the meeting at 6:35 PM

Respectfully submitted,

Deputy Clerk Angie Sands