



## PLANNING BOARD

Wednesday, June 21, 2023 at 6:00 PM

Landis Board Room

## MINUTES

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**PLEASE SILENCE ALL CELL PHONES**

**1. INTRODUCTION:** A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00 PM on Wednesday, June 21, 2023, in the Landis Municipal Building by Chairman Ryan Nelms

**2. DETERMINATION OF QUORUM:**

**Members Present:** Member Mark Bringle, Vice-Chairwoman Catherine Drumm, Chairman Ryan Nelms, Member Jade Bittle, Member Beryl Alston

**Members Absent:** Member Roxanne Barnes, Member Scott Faw

**Staff Present:** Planning, Zoning and Subdivision Administrator Rick Flowe, Deputy Town Clerk Haley Graham, Town Manager Michael Ambrose, Town Clerk Madison Stegall

**Others Present:** Nadine Cherry, Travis Enix

**3. PLEDGE OF ALLEGIANCE:**

Chairman Nelms led those present in the Pledge of Allegiance.

**4. RECOGNITIONS & ACKNOWLEDGEMENTS:** Chairman Nelms recognized newly appointed Deputy Clerk, Haley Graham and New Board Member Roxanne Barnes, and thanked staff for efforts.

**5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:**

**ACTION: A MOTION WAS MADE TO REVISE AGENDA** by Rick Flowe noted the change needed for agenda in 8.2 upcoming dates. Moved by Jade Bittle, Seconded by Catherine Drumm

**6. APPROVAL OF MINUTES FOR MEETING(S):**

6.1 Consider Approval of Meeting Minutes for the March 14, 2023 and April 11, 2023 Regular Scheduled Planning Board Meetings.

**ACTION: A MOTION WAS MADE TO APPROVE THE MINUTES FOR  
MINUTES FOR MARCH 14, 2023 AND APRIL 11, 2023  
REGULAR SCHEDULED PLANNING BOARD MEETINGS.**

Moved by Catherine Drumm, Seconded by Beryl Alston

Motion Passed (5-0)

Voting for: Mark Bringle, Catherine Drumm, Ryan Nelms, Jade Bittle, Beryl Alston

**7. OLD BUSINESS:**

- 7.1 Introduction of Periodic Review and Update Per NCGS 160D-501(a) to Town Plan 2040 - Comprehensive Land Use Plan and Future Land Use Map: Small Area Planning for Downtown Landis Revitalization

PZS Administrator Rick Flowe presented map overview with projected plans to structure “downtown” area to be more inclusive of both Central as well as Main St to integrate both sides of the NFS railway. Proposed that target area should include from W. Garden down to Rice Street keeping in mind that the pool is also a part of the community downtown structure. A few suggestions he noted was keeping in mind the safety of the crossing of NFS railway for citizens as well as the signage and crosswalks that would be needed. He suggested taking a “field trip” at members discretion to review area.

**8. NEW BUSINESS:**

- 8.1 TRC - Review And Comments On Updated Site Development Plan for "Kimball Landing" Townhome Project (previously seen as part of ZMA 2022-04-11 Planning Board Review and Recommendation on March 8, 2022)

PZS Administrator Rick Flowe spoke briefly about the Kimball Rd, suggested lookback at other action items for a later date. (ONGOING)

- 8.2 added Upcoming Dates

July Planning Board Amendment

August 8<sup>th</sup> – 1 zoning maps amendment (maybe 2), 6pm Planning Board, 6:30 B of Adj

PZS Administrator Rick Flowe noted the changes needed for zoning maps set aside for lookback at future meeting.

**9. ADJOURNMENT:**

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:43pm.**

Moved by Mark Bringle, Seconded by Catherine Drumm

Motion Passed: 5-0

Voting For: Mark Bringle, Catherine Drumm, Ryan Nelms, Jade Bittle, Beryl Alston