



PLANNING BOARD

Tuesday, January 28, 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, Member Beryl Alston, Member Mark Bringle, Member Glenn Corriher

Members Absent: Member Deborah Cox, Member Jade Bittle, Vice-Chair Scott Faw

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Planning Technician/Deputy Town Clerk Angie Sands, Police Chief Matthew Geelen.

Others Present: Phil Conrad, Nadine Cherry, Joseph Keller and son.

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 introduced the new Planning Director Phil Collins. He is a member of the staff and has been here almost a month. Phil comes from Cabarrus County, he is AIC certified and has a lot of experience.

1.5 Adoption of Agenda

A MOTION WAS MADE BY GLENN CORRIHER TO ADOPT THE AGENDA, SECONDED BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY (4-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

**2.1 Consider Approval of December 10, 2024, Meeting Minutes
A MOTION WAS MADE BY MARK BRINGLE, SECONDED BY GLENN
CORRIHER TO APPROVE THE DECEMBER 10, 2024, MEETING
MINUTES, MOTION PASSED UNANIMOUSLY (4-0).**

3. OLD BUSINESS:

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

Madam Chair Catherine Drumm gave a brief description of the Development Ordinance. This ordinance will prevent anyone who buys or rents in the Main Street District from using the bottom floor as residential. Town Manager Michael Ambrose added that it would be from E. Mills all the way over to E. Garden on both sides, from the main street side, from W. Garden to S. Main Street. The lower level would be commercial.

Madam Chair Catherine Drumm asked if currently we would be looking at the entire main street district.

Town Manager Michael Ambrose stated that it would just be these corridors. E. Mills Street off S. Central over to N. Central and E. Garden, from W. Garden on Main Street, all the way to W. Rice. The reason it was put on hold is because the Parkdale site had not been sold. Now that it has been sold, we've been able to talk with some developers about what's proposed at that site, we feel comfortable bringing this back to the board to hopefully move forward.

**A MOTION WAS MADE TO TABLE BY MARK BRINGLE, SECONDED
BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY (4-0).**

4. NEW BUSINESS:

**4.1 Consider Zoning Map Amendment - Monroy - North Cannon
Boulevard**

Planning Director Phil Collins gave a brief overview of Zoning Map Amendment Monroy – North Cannon Boulevard. Mr. Monroy came in on December 18, 2024 to inquire about getting this property annexed into the town.

Town Manager Micheal Ambrose added that the applicant is a young developer who wants to develop the property for commercial use. He is asking for a C-29 zoning, which is dedicated to 29 roadway for commercial use. As a department we believe that would be the most fitting to recommend to this board. He wants to be annexed into the town and then get the C-29 zoning.

**A MOTION WAS MADE TO APPROVE ZONING MAP AMENDMENT –
MONROY- NORTH CANNON BOULEVARD BY GLENN CORRIHER,
SECONDED BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY
(4-0).**

4.2 Consider Zoning Map Amendment - Town of Landis - 0 W Taylor Street – CIV SFR-1

Town Manager Michael Ambrose gave a brief overview of Zoning Map Amendment – Town of Landis – 0 Taylor Street – CIV – SFR-1. This is the Linn Community, and all those properties are all SFR-1. This property is less than an acre, and will not be able to have any kind of structure on it, unless it is combined with another property.

Planning Director Phil Collins gave a brief overview of the property and the surrounding properties and zonings.

Madam Chair Catherine Drumm asked the size of the property.

Planning Director Phil Collins answered .34 acres.

Madam Chair Catherine asked what the purpose would be for the property due to the size, nothing can be built on it.

Town Manager Michael Ambrose stated it would be to secure it.

A MOTION WAS MADE BY MARK BRINGLE, SECONDED BY GLENN CORRIHER TO APPROVE ZONING MAP AMENDMENT – TOWN OF LANDIS – 0 TAYLOR STREET – CIV- SFR-1, MOTION PASSED UNANIMOUSLY (4-0).

4.3 Consider Zoning Map Amendment - Mount Moriah Church Road - SFR-2 - SFR-3

Planning Director Phil Collins gave a brief overview of the property. The property is approximately 24.22 acres. It is currently planned for neighborhood residential development.

Town Manager Michael Ambrose stated that this is the same property that was recommended for MU-1 at another time and was zoned SFR-2, and is now asking for SFR-3 zoning. The applicant is here.

Joseph Keller stated that he loves the Town of Landis and looks forward to working with us. The Town Manager and the Board are easy to work with and it's great, more developers would love the way this town works.

A MOTION WAS MADE BY GLENN CORRIHER, SECONDED BY BERYL ALSTON TO APPROVE ZONING MAP AMENDMENT – MOUNT MORIAH CHURCH ROAD – SFR-2 – SFR-. MOTION PASSED UNANIMOUSLY (4-0).

REPORTS:

Monthly Report

Town Manager Michael Ambrose stated that this would be the last time that Code Enforcement Reports would be this way. Code Enforcement has been turned over to Police Chief Geelen and his operations, so they will be changed.

CLOSING:

Adjournment

A MOTION WAS MADE TO ADJOURN AT 6:19 PM, BY GLENN CORRIHER, SECONDED BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY (4-0).

Respectfully Submitted,

Deputy Clerk Angie Sands