



PLANNING BOARD

Tuesday, August 19, 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 Glenn Corriher, Member Deborah Cox, Member Jade Bittle, Member Mark Bringle, Vice-Chair Scott Faw

STAFF PRESENT: Planning Director Phil Collins, Chief of Police Matthew Geelen, Planning Technician/ Deputy Clerk Angie Sands.

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY DEBORAH COX TO APPROVE THE AGENDA, MOTION PASSED BY UNANIMOUS VOTE (7-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of July 15, 2025, Meeting Minutes

A MOTION WAS MADE BY DEBORAH COX, SECONDED BY GLENN CORRIHER TO APPROVE THE JULY 15, 2025, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (7-0).

3. OLD BUSINESS:

3.1 Consider Discussion to Reduce Planning Board Members from Seven (7) to Five (5) with Two (2) Alternates.

Madam Chair Catherine Drumm gave a brief overview of the reason that the Board of Aldermen asked that the change from seven (7) Planning Board Members to five (5). In the past we have had some issues with having a quorum and reducing the number of members from seven (7) to five (5), which would mean that we only need three (3) members present to have a quorum. The alternates would still come to the Planning Board Meetings, and if a member was absent, the alternate would be there to replace the person who was absent. Member Beryl Alston and Member Mark Bringle have volunteered to be alternates.

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY JADE BITTLE TO REDUCE THE PLANNING BOARD MEMBERS FROM SEVEN (7) TO FIVE (5) WITH TWO (2) ALTERNATES, WITH BERYL ALSTON AND MARK BRINGLE VOLUNTEERING TO BE THE ALTERNATES. MOTION PASSED BY UNANIMOUS VOTE (7-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Satellite Annexation 1273 Cannon Farm Road

Planning Director Phil Collins gave a brief overview of the property and location. The property is just north of the town limits and is about 1.6 acres. The applicants have a need for water and have asked to be annexed into Landis due to that need. This is considered a satellite annexation which is regulated by 160A-58 of the General Statutes. This lays out several characteristics that the area needs to have and this property does have that. The next action will be for the Board of Aldermen to receive the petition and set the Public Hearing. The property will be annexed, and a zoning will be assigned to that property. The applicants plan to build a house on the property and tap on to water and sewer with the Town of Landis.

Madam Chair Catherine Drumm had a concern about the property being so far out on Cannon Farm Road and asked how it could be annexed to Landis.

Planning Director Phil explained that the property backs up to Irish Creek and that is how we can move forward with the satellite annexation.

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY JADE BITTLE TO RECOMMEND THE PETITION FOR SATELLITE ANNEXATION OF 1273 CANNON FARM ROAD TO GO TO THE BOARD OF ALDERMEN. MOTION PASSED BY UNANIMOUS VOTE (7-0).

After the motion the question was asked by the applicant about being annexed into Kannapolis.

Planning Director Phil Collins explained to the Board Members that Rowan GIS shows that the property is on the Kannapolis ETJ. This is an area that is in the county but has that cities zoning, and typically that city will annex them. However, the Town of Landis has an agreement for services with Irish Creek that boundary changes.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Monthly Report

CLOSING:

Adjournment

**A MOTION WAS MADE BY SCOTT FAW TO ADJOURN THE MEETING AT 6:19 PM,
SECONDED BY JADE BITTLE, MOTION PASSED BY UNANIMOUS VOTE (7-0).**

Respectfully Submitted,

Angie Sands, Deputy Clerk