



PLANNING BOARD

Tuesday, October 21, 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 6:00PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Member Beryl Alston

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

1.3 Pledge of Allegiance

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

1.4 Adoption of Agenda

A MOTION WAS MADE BY MEMBER BERYL ALSTON, SECONDED BY MEMBER GLENN CORRIHER, TO APPROVE THE AGENDA AS WRITTEN. MOTION PASSED (3-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of September 16, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON, TO APPROVE SEPTEMBER 16, 2025, MEETING MINUTES AS WRITTEN. MOTION PASSED (3-0).

3. NEW BUSINESS:

3.1 Consider Discussion of Zoning Map Amendment 1335 Mt. Moriah Church Rd. Parcel # 130B09601 from SFR-2 to MU-1

Planning Director Collins gave a brief overview of the applicants request to change the current zoning from SFR-2 to MU-1. This request originally came to us in August 2025, and the applicant requested the property be changed to Civic zoning. They have changed the request to MU-1, and this will allow them to continue the apartment project they have currently going on. I will point out it could be spot

zoning, but at the same time it's part of an area that's smaller than two (2) acres, and it's zoned differently than the adjacent properties.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON TO RECOMMEND ZONING MAP AMENDMENT FOR 1335 MT. MORIAH CHURCH ROAD PARCEL #130B09601 FROM SFR-2 TO MU-1 TO THE BOARD OF ALDERMAN, MOTION PASSED (3-0).

3.2 Consider discussion of Zoning Map Amendment 0 W. Ryder Avenue Parcel # 130 331 from SFR-3 to MU-1.

Planning Director Collins gave a brief overview of this request for zoning map amendment that originally came to us in August 2025, and the developer has asked for MU-1 for this parcel. In this case the parcel next to it is also zoned MU-1. That could be considered an extension of that district. This is a small area surrounded by other zoning districts that does allow for residential.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON TO RECOMMEND ZONING MAP AMENDMENT FOR 0 W. RYDER AVENUE FROM SFR-3 TO MU-1 TO THE BOARD OF ALDERMAN, MOTION PASSED (3-0).

3.3 Consider Discussion of Classes for Planning Board Members

Deputy Clerk/Planning Director Angie Sands gave a brief overview of some of the training that is offered by Centralina Regional Planning. They are willing to come to the next Planning Board meeting for two (2) hours and do some training on Board of Adjustments and Planning Board duties. Phil and I will work together to get the training to fit in the areas that we feel may be beneficial to the board members.

Planning Director, Collins added the main reason for this is for Board of Adjustment training, because there could be a variance coming your way soon. The way the Planning Board and Board of Adjustments work is very different. The Planning Board is legislative, and you can accept whatever anyone wants to say. With Board of Adjustment, you have to be a little more careful of who you let speak, you must have what they call standing. We can talk about that in the training. With a Board of Adjustment case, you want to set the record because if anything is appealed it goes to superior court. The whole point of the training is to get it right.

Town Manager Ambrose stated that the Board of Adjustment makes the decision, it does not go to the Board of Alderman. The next place it goes is superior court in Rowan County; it is a court proceeding. There are rules and guidelines, and we want to make sure all Planning Board members understand those guidelines and all members must be present for this training.

A MOTION WAS MADE BY MEMBER BERYL ALSTON, SECONDED BY MEMBER GLENN CORRIHER FOR RECOMMENDATION FOR THE TRAINING FROM CENTRALINA REGIONAL PLANNING, MOTION PASSED (3-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

CLOSING:

Adjournment

**A MOTION WAS MADE BY GLENN CORRIHER, SECONDED BY BERYL ALSTON TO
ADJOURN THE MEETING AT 6:21PM.**

Respectfully Submitted,

Angie Sands, Deputy Clerk