



## PLANNING BOARD

Tuesday, August 13, 2024 at 6:00 PM  
Landis Board Room

## MINUTES

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**PLEASE SILENCE ALL CELL PHONES**

### 1. INTRODUCTION:

#### 1.1 Call Meeting to Order

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00 PM on August 13, 2024, in the Landis Boardroom by Madam Chair Catherine Drumm

#### 1.2 Determination of Quorum

**Members Present:** Beryl Alston, Mark Bringle, Jade Bittle, Catherine Drumm, Deborah Cox, Scott Faw, Glenn Corriher

**Staff Present:** Town Manager Michael Ambrose, Deputy Clerk Angie Sands, P&Z Subdivision Administrator Rick Flowe, Planner Ashley Lattin, Assistant Chief of Police Kevin Young

#### 1.3 Pledge of Allegiance

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

#### 1.4 Recognitions and Acknowledgements

Mr. Flowe recognized Ashley Lattin as the Planner who is working with the town while Susan is on medical leave.

Madam Chair Catherine Drumm addressed the Board members about the upcoming November Planning Board meeting date. It was brought to my attention that November 11, 2024, Town Hall will be closed in observance of Veteran's Day. The Board of Alderman meeting is scheduled on that day and the Board has changed it to Tuesday November 12, 2024, which is the day Planning Board meets. Planning Board could meet after the Board of Alderman meeting, however, I just wanted to ask the members opinion on the matter.

Deborah Cox stated that she did not want to meet after the Board of Alderman, because we don't know what time that will be. Some discussion was made between the members.

**ACTION: A MOTION WAS MADE BY SCOTT FAW TO HAVE THE NOVEMBER PLANNING BOARD MEETING ON TUESDAY NOVEMBER 19, 2024, AT 6:00 PM, SECONDED BY JADE BITTLE, PASSED BY UNANIMOUS VOTE (7-0)**

## **1.5 Adoption of Agenda**

**ACTION: A MOTION WAS MADE BY SCOTT FAW TO ADOPT THE AGENDA AS PRESENTED WITH THE ADDITION OF 3.2 TECHNICAL REVIEW COMMITTEE, SECONDED BY DEBORAH COX PASSED BY UNANIMOUS VOTE (7-0)**

## **2. APPROVAL OF MINUTES FOR MEETING(S):**

### **2.1 Consider Approval of July 9, 2024, Meeting Minutes**

**ACTION: A MOTION WAS MADE BY MARK BRINGLE TO APPROVE THE JULY 9, 2024, MEETING MINUTES, SECONDED BY SCOTT FAW, PASSED BY UNANIMOUS VOTE (7-0)**

## **3. OLD BUSINESS:**

### **3.1 Consider Discussion of Downtown Plan**

P&Z Administrator Rick Flowe gave a brief overview of the Parkdale site and how the Planning Board took a vote to start looking at the site as an opportunity rather than just an industrial site. We wanted to create a vision should the desire of the building being industrial change with the current owners. To have a vision of what that might look like, so we are not caught off guard in the future. I was tasked with completing some additional analysis. What we've got is what I'll call a super block, that is two full town blocks running all the way between Ridge and Ryder. We've got housing, mixed use, parking around the parameters of that. If Main Street is going to become more of a main street it limited to one side and that's the west side, because we have the railroad corridor going through. The existing downtown between the mill and Ryder area we have a second one sided type of downtown. That creates some dynamics that means along the superblock where the Parkdale site is today, it'd be very difficult to do conventional buildings straight up to the street, facing the street along Main Street, on that side, because there's not really anything relationship wise across from it until you jump all the way across the tracks and all the way across Central. What we've come up with is some examples of breaking the block up. If Parkdale is redeveloped and we went through the middle and created a people space, there instead of along Main Street. Main Street is an NCDOT roadway. They're not going to be flexible with a lot of the things along Main Street. Creating shops that face the railroad tracks would be problematic if we were to try to put in some parallel parking on Main, and people will move too fast through there. Its better to pull it off Main a little bit. With Landis being smaller, there's not a need to run vehicles through the center. They could come in from any other direction and park. Whether you're adapting to current buildings or building new buildings its not the point we're trying to get to you. That's something that will come a later date when the property owner is involved or knew developers are involved. Some buildings might be suitable, but some may not be suitable to convert. The railroad side of Main Street is where the new pedestrian mixed use path is purposed. So, we know that's a project NCDOT is funding that will be coming through our town in the future. We have an example of using contrasting patterns for crosswalks. What they do is heat the asphalt and use a tamping machine to pound a welded wire mesh type material in the brick pattern, then they stain the asphalt. What it does is trick the eye of the motorist to slow down more. That's a run down on where we are in terms of taking our findings of taking that super block itself and thinking it through and what we came back with, and we wanted to get the boards initial reaction to that. With that said, any thoughts on that?

Deborah Cox stated that she thinks it keeps up with the modern approach, especially the plaza would be nice, especially if it was big enough to have some places to eat where people could put tables.

Mr. Flowe stated that what we would like to be able to do is engage the owners and let them see that we have officially have a vision, and weather they stay like they are for 10 more years that's up to them, but the town is excited about that area, and if something ever needs to change there, if it changes in the right direction, we could get behind them. If you don't have an image people will often only see what's there the building.

Madam Chair Catherine Drumm asked if the current parking lot also part of Parkdale.

Mr. Flowe answered yes.

Madam Chair Catherine Drumm stated that could be parking potential also.

**ACTION: A MOTION WAS MADE BY DEBORAH COX TO APPROVE THE SITE ANALYSIS PLAN PRESENTED, SECONDED BY BERYL ALSTON, PASSED BY UNANIMOUS VOTE (7-0)**

Madam Chair Catherine Drumm recessed the meeting at 6:32 PM for Technical Review Committee.

### **3.2 Consider Technical Review Committee**

Mr. Flowe gave a brief overview of Irish Creek Phase II redo. A few years ago, we looked at Irish Creek Phase II, and that developer did not pan out. There is a new developer we have with us tonight, Shay Homes. Shay Homes are looking at some things that are more refined. If you recall, there was a rezoning to down zone from mixed use to SFR 3 for the entire phase that is in Landis. The roll of this board is not approval or disapproval. The roll of this board is to provide input. The zoning on those properties has been established, recommended by this body approved by the Board of Alderman and now basically the standards and specification of the ordinance take over. One of those requirements is to bring it to the Planning Board for your input, in addition the remaining of the Technical Committee, which includes the Fire Chief, Police Chief, Public Works etc. We will all be looking at it with those goals in mind. I host that process in the planning department. We will provide any feedback or requirements that need to be modified back to the developers so they can finalize their preliminary plat. Preliminary plat is the subdivision term for master plan. We went through a few years ago and we modified the town limits and city limits of Kannapolis, and the town limits of Landis. They used to cut through an odd way, probably an old property line from decades ago. The legislature at the state level adopted legislation to modify the line so that we didn't split the community up in pieces. Landis largely has all the golf course frontage. This is Phase I that was developed 15 years ago. Phase II will connect to Phase I. This will be the same or similar to density as Phase I, and then it will go to a slightly higher density but not nearly as high a density as what the Mixed-Use designation that was there before.

Jade Bittle asked what is the differences in Landis zoning compared to Kannapolis zoning.

Mr. Flowe replied that Kannapolis has higher density.

Zach Ducey with Shay Homes stated that they see tremendous value to the future homeowners on the golf course.

Deborah Cox asked if the mailboxes would be put in a central area.

Mr. Flowe stated they are called cluster boxes. They will be integrated into the neighborhood. They are locked and you don't have to worry about your mail. The cluster boxes are a requirement of the US Postal Service.

Jade Bittle asked what is the expected completion date of the project.

Zach Ducey replied 2027 will be the first home closing, with a 5 – 7 year build out for the project.

Madam Chair Catherine Drumm reconvened the Planning Board meeting at 6:50 PM

**REPORTS:**

**Planning & Zoning Reports (Included in Packet)**

Madam Chair Catherine Drumm stated that she noticed down on Main Street what used to be an auto repair had been cleaned up. Is there any more planning for that area.

Mr. Flowe stated that no applications had been submitted for it.

Town Manager Ambrose stated it was an active case for code enforcement.

**CLOSING:**

**Adjournment**

Madam Chair Catherine Drumm adjourned at 6:52 PM

Respectfully Submitted,

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Angie Sands, Deputy Clerk