



PLANNING BOARD

Tuesday, March 18, 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 6:01 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice Chair Scott Faw, Member Glenn Corriher, Member Mark Bringle, Member Jade Bittle

Members Absent: Deborah Cox, Beryl Alston

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

Others Present: Alderman Tony Corriher, Citizen Nadine Cherry

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 TO ADOPT THE AGENDA AS PRESENTED BY VICE CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER. MOTION PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of February 18, 2025, Meeting Minutes

A MOTION WAS MADE BY VICE CHAIR SCOTT FAW TO APPROVE THE FEBRUARY 18, 2025, MEETING MINUTES, SECONDED BY MEMBER GLENN CORRIHER, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Irish Creek Phase 2 TRC Review

Planning Director Phil Collins gave a brief overview of the Irish Creek Phase 2 TRC Review.

Member Glenn Corriher asked how many total lots.

Planning Director Phil responded 168.

Member Jade Bittle asked if anything had changed since the last review.

Town Manager Michael Ambrose answered that in the last review there were a lot more homes in those plans. The last review was with Lennar Homes. Shea Homes is the developer on these plans. The difference is some regional pump stations that we will have to have on the utilities side, that we have been working with Kannapolis on and have a development agreement with them that was approved by the Board of Alderman on March 17, 2025, that we will be working with Kannapolis with wastewater and water side of the development. Those are the only significant changes. There was a landlocked piece of property in the development that could not develop because it was locked. They are in the process of purchasing that property so that it will not be locked on land anymore.

A MOTION WAS MADE BY VICE CHAIR SCOTT FAW AS A CONDITIONAL APPROVAL BASED ON THE COMMENTS BEING ADDRESSED FROM THE REVIEW, SECONDED BY MEMBER GLENN CORRIHER, PASSED BY UNANIMOUS VOTE (5-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Code Enforcement Updates

Chief Geelen gave a brief overview of how Code Enforcement works. He explained the process in detail to better help the Board Members understand how it all works.

Member Jade Bittle stated that some of the items on the monthly reports from Code Enforcement have been on the list for almost a year or more.

Chief Geelen stated that when he started assisting with Code Enforcement a year ago, the town had a different company assisting with Code Enforcement, that company was resistant to the Police Department assisting with them. Since then, I specifically have started educating myself, learning the procedures. We have a new company who is contracted and assisting the Police Department. I am very much involved in this process now. I can tell you that the Mary Hilton properties, I believe that it's 3 hearings in the Board Room next week on March 26th on some of these properties. We are moving forward.

Town Manager Michael Ambrose added that it took a warrant to go through and find who the owner of the property was.

Member Jade Bittle asked if a house had ever had to be demolished.

Chief Geelen stated that they had demolished the modular units on W. Ryder.

Madam Chair Catherine Drumm asked what the cost of a lien would be for mowing a lawn that was overgrown.

Chief Geelen stated that would be the cost of the man hours, fuel, equipment. I don't want to misquote, but it's certainly cheaper to have it done yourself than the town have to do it.

Member Jade Bittle asked if they turned around and paid that lien off.

Chief Geelen stated that several had been paid.

Town Manager Michael Ambrose added that the equipment, man hours cost is in line with FEMA costs.

Chief Geelen stated that Code Enforcement is certainly a process, and he believes that moving forward you will see some changes around town.

Vice Chair, Scott Faw asked who the company was that is assisting with Code Enforcement.

Chief Geelen stated Alliance Code Enforcement.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Monthly Report

Town Manager Michael Ambrose stated that in the Planning & Zoning Department they have implemented weekly inspections. Just to make sure everything is in compliance. We used to just go out to inspect when we hit milestones.

Vice Chair Scott Faw asked if Landis Ridge Phase 2-A had closed on that property.

Mr. Ambrose stated that the closing was done today. It is approved and ready to go, and hopefully in two weeks we can be able to publicly announce who that is.

CLOSING:

Adjournment

A MOTION WAS MADE BY MEMBER JADE BITTLE, SECONDED BY A MEMBER GLENN CORRIHER TO ADJOURN THE MEETING AT 6:30 PM. MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully submitted,

Angie Sands, Deputy Clerk