



PLANNING BOARD

Tuesday, May 19, 2026 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Determination of Quorum
- 1.3 Pledge of Allegiance
- 1.4 Recognitions and Acknowledgements
- 1.5 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- [2.1](#) Consider Approval of April 21, 2026, Meeting Minutes

3. NEW BUSINESS:

- 3.1 **Consider Approval of Zoning Map Amendment #ZMA-2026-07-21 - Parcel #130 053 - 525 Kimball Road - SFR-2 to SFR-3**

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment for Property - 525 Kimball Road (Rowan County Parcel ID 130 053) - SFR-2 to SFR-3

Recommended Action: Motion to Recommend Ordinance # ZMA-2026-07-21 - 525 Kimball Road (Rowan County Parcel ID: 130 053) - SFR-2 to SFR-3

4. OLD BUSINESS:

- 4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-01 and #ZMA-2026-05-11-01 - 715 S. Chapel Street
- 4.2 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-02 and #ZMA-2026-05-11-02 - 1139 Dial Street
- 4.3 Consider Discussion of Updating Landis Development Ordinance

5. REPORTS:

[5.1](#) Planning & Zoning Reports (Included in Packet)

[5.2](#) Code Enforcement Report

6. CLOSING:

6.1 Adjournment



PLANNING BOARD

Tuesday, April 21, 2026 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm called the meeting to order at 6:01 PM.

1.2 Determination of Quorum

Members Present: Chair Catherine Drumm, Member Glenn Corriher, Member Deborah Cox, Alternate Beryl Alston, Member Michelle Gray

Members Absent: Vice – Chair Scott Faw, Alternate Jade Bittle

Staff Present: Planning Director Phil Collins, Planning Technician/Deputy Clerk Angie Sands, Police Chief Matthew Geelen, Deputy Clerk/Assistant to Town Manager Tori Martin

Others Present: Aldermen Tony Corriher

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

Planning Technician/Deputy Clerk Angie Sands recognized Tori Martin as the new Deputy Clerk/Assistant to Town Manager. We would like to welcome her aboard. Tori will be the Clerk for DCFL Park Committee, and Board of Alderman Meetings. She may fill in for Planning Board Meetings if needed. We are happy to have her join our team.

1.5 Adoption of Agenda

Madam Chair Drumm added 3.0 Swearing in of New Planning Board Member Michelle Gray.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY ALTERNATE MEMBER BERYL ALSTON, TO ADOPT THE AGENDA AS AMMENDED, MOTION PASSED BY UNANIMOUS VOTE (4-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 17, 2026, Meeting Minutes

A MOTION WAS MADE BY MEMBER DEBORAH COX, SECONDED BY MEMBER GLENN CORRIHER TO APPROVE THE MARCH 17, 2026, MEETING MINUTES AS WRITTEN, MOTION PASSED BY UNANIMOUS VOTE (4-0).

3. NEW BUSINESS:

3.0 Swearing in of New Planning Board Member Michelle Gray

Planning Technician/Deputy Clerk Angie Sands swore in Member Michelle Gray for Planning Board and Board of Adjustments.

3.1 Consider Approval of Petition to Annex Parcel ID: 130B12201 - 220 Church Street - ANNEX-2026-06-08

Planning Director Phil Collins gave a brief overview of the application and stated that the application does meet statutory requirements for annexation. I'll ask Planning Technician Angie Sands to explain more about the background of the annexation; she has spoken with the applicant.

Planning Technician/Deputy Clerk Sands stated that she had met with the applicant who had purchased the property at 220 Church Street which is about 1.53 acres which is in Rowan County. The applicant didn't realize at the time that she would need to annex the property into Landis Town limits to get utilities. The applicant purchased a double-wide manufactured home that has been completely set up on the property with a brick foundation. She has a well and septic system, and when she called Duke Energy to get power, that is when she was told that The Town of Landis would supply power and that is when the applicant called me to ask what she needed to do. She explained to me that she is a single mother of four (4) and she plans to make this her forever home. At this time, she has had to move in with her mother until this process is completed.

Members of the board discussed what if she wanted to subdivide and put more mobile homes on the property.

Planning Technician Sands stated that if she wanted to subdivide that would have to come through the Planning Department and get approved.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER DEBORAH COX FOR RECOMMENDATION TO THE BOARD OF ALDERMEN FOR APPROVAL OF ANNEXATION, MOTION PASSED (5-0).

3.2 Consider Petition for Rezoning - 2879 N. Cannon Blvd. ZMA-2026-06-08 - VSR - C-29

Planning Director Collins gave a brief overview of the property. The property is surrounded by commercial use to the south and northeast, and residential to the north and west of the property. It's my understanding that several years ago the property was rezoned to VSR to allow a certain use in one of the buildings. I think that there was a misunderstanding that only that building would be rezoned and the whole property was. That made some nonconformities with uses that were already on the property. The property has three (3) different businesses there. So, this really is a corrective action going back to C-29. The Land Use Plan is behind it.

Attorney Zack Maretz spoke for his client and best friend Ed McAffe who is the owner of the property. This property was zoned C-29 for a long time and was rezoned a couple of years ago for an automotive repair shop and that never took place and he would like to put it back to C-29 use and we're just here to encourage you to please vote in favor of it and answer any questions you might have.

A MOTION WAS MADE BY MEMBER DEBORAH COX, SECONDED BY MEMBER MICHELL GRAY TO RECOMMEND TO THE BOARD OF ALDERMEN APPROVAL OF REZONING 2879 N. CANNON BLVD. FROM VSR TO C-29, MOTION PASSED BY UNANIMOUS VOTE (5-0).

4. OLD BUSINESS:

4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ZMA-2026-04-13 - 525 Kimball Road - SFR-2 to MU-2

Madam Chair Drumm briefly went over the decision that the Planning Board made a few months back to recommend that the Board of Aldermen did not approve the rezoning of 525 Kimball Road due to MU-2 allowing building and lot types that did not suit this area. The Public Hearing for this rezoning was on April 13, 2026, and the Board of Aldermen tabled the request.

Planning Technician/Deputy Clerk Sands stated the Board of Aldermen asked the developer to come back with a plan and conditions on the MU-2 request. Mrs. Sands spoke with one of the developers, Spencer Ross, and he asked if they could ask for SFR-3 instead of MU-2. He stated that the engineer is who asked for MU-2 and they now realize that SFR-3 would work because it will allow three (3) homes per acre. He stated that the engineer had drawn up plans for SFR-3 and it was not quite three (3) homes per acre, but they could make that work. Mrs. Sands stated that the Board of Aldermen requested MU-3 with conditions and that would be what the developer would have to follow through with.

Member Glenn Corriher stated that he had the plan that the engineer gave to the Planning Board and it will allow seventeen (17) more homes than the SFR-2 zoning will allow.

Planning Director Collins stated that he believes that the plan is a concern to the Planning Board members. That plan doesn't mean anything. If you vote on MU-2 that plan can go out the window. The whole point was to do conditional zoning so that the developers have to stick to that plan or we can strike some things out or negotiate.

Member Deborah Cox asked if the plan was out.

Planning Director Collins stated it's not out, we can't recognize it because it's conventional rezoning request and they can do whatever in MU-2, not necessarily that plan.

Police Chief Geelen added from a public safety standpoint, Kimball Road is one of our highly trafficked roads and is probably one of our speed enforced roads than any other road in the town. We enforce the speed on that road and with South Rowan High School and the cut through from Landis to China Grove to bypass the road barriers on Main Street in China Grove it's a highly trafficked area and if we add seventeen (17) more homes it will increase that traffic.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report (Included in Packet)

CLOSING:

Adjournment

A MOTION WAS MADE BY ALTERNATE MEMBER BERYL ALSTON, SECONDED BY MEMBER MICHELLE GRAY TO ADJOURN AT 6:38 PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully Submitted,

Deputy Clerk, Angie Sands



Active Permit Report

4/1/2026 - 4/27/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Building Construction
ZN-26-160	4/21/2026	Residential	304 E. GARDEN STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-162	4/21/2026	Fence		02. WAITING ON PAYMENT/CONTRACTOR		HATLEY, MICHAEL	Building Construction
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-166	4/2/2026	Fence	980 COLONIAL DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	FOWLER, JOYCE	Building Construction
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION		HUMBLE, PAM	Building Construction
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction
ZN-26-173	4/16/2026	Temporary Use		04 - PLANNING DIRECTOR REVIEW	KINETIC FIBER INSTALL		
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION		SWARTHOUT, CONSTANCE	Building Construction
ZN-26-177	4/24/2026	Accessory Building	414 E. RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KATIE CHEN	
ZN-26-178	4/24/2026	Accessory Building	414 E RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	CHEN, KATIE	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	04 - PLANNING DIRECTOR REVIEW	N/A	SOUTHROWAN COMMUNITY CHURCH	

Total Records: 12



Permits Issued Report

03/27/2026 - 04/27/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Building Construction
ZN-26-160	4/21/2026	Residential	304 E. GARDEN STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-161	4/21/2026	Driveway	125 S. BEAVER STREET	11. COMPLETE	N/A	SHIFA 1 LLC	Complete
ZN-26-162	4/21/2026	Fence		02. WAITING ON PAYMENT/CONTRACTOR		HATLEY, MICHAEL	Building Construction
ZN-26-163	4/1/2026	Driveway	508 PINE STREET	11. COMPLETE	N/Z	WISE 1 LLC	Complete
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-166	4/2/2026	Fence	980 COLONIAL DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	FOWLER, JOYCE	Building Construction
ZN-26-167	4/17/2026	Temporary Use	716 S. MAIN STREET	11. COMPLETE		OLD TOWN SOAP	Complete
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION		HUMBLE, PAM	Building Construction
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction
ZN-26-171	4/16/2026	Driveway	127 S. BEAVER STREET	11. COMPLETE	N/A	SHIFA 1 LLC	Complete
ZN-26-172	4/16/2026	Driveway	135 S. BEAVER STREET	11. COMPLETE	N/A	SARFARAZ BUKHARI	Complete
ZN-26-173	4/16/2026	Temporary Use		04 - PLANNING DIRECTOR REVIEW	KINETIC FIBER INSTALL		

ZN-26-174	4/16/2026	Temporary Use	SEE PLANS ATTACHED	01. NEW	KINETIC FIBER INSTALL		
ZN-26-175	4/24/2026	Temporary Use		01. NEW	KINETIC FIBER INSTALL		
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION		SWARTHOUT, CONSTANCE	Building Construction
ZN-26-177	4/24/2026	Accessory Building	414 E. RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KATIE CHEN	
ZN-26-178	4/24/2026	Accessory Building	414 E RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	CHEN, KATIE	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	04 - PLANNING DIRECTOR REVIEW	N/A	SOUTHROWAN COMMUNITY CHURCH	

Total Records: 19

4/27/2026



Active Permit Report

01/01/2025 - 04/27/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	12 - PROJECT NOT APPROVED BY GOVERNING BOARD	N/A	BROWN, DAVE	
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	09. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	09. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	09. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction

ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Construction
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC,LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-152	2/3/2026	Accessory Building	317 W. DAVIS ST.	09. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC	Building Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON,THELMA	Building Construction
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Building Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Building Construction
ZN-26-160	4/21/2026	Residential	304 E. GARDEN STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction

ZN-26-162	4/21/2026	Fence		02. WAITING ON PAYMENT/CONTRACTOR		HATLEY, MICHAEL	Building Construction
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-166	4/2/2026	Fence	980 COLONIAL DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	FOWLER, JOYCE	Building Construction
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION		HUMBLE, PAM	Building Construction
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ZN-26-178	4/24/2026	Accessory Building	414 E RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	CHEN, KATIE	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	04 - PLANNING DIRECTOR REVIEW	N/A	SOUTHROWAN COMMUNITY CHURCH	
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	09. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	09. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 53



Active Permit Report

01/01/2025 - 04/27/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	12 - PROJECT NOT APPROVED BY GOVERNING BOARD	N/A	BROWN, DAVE	
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ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	09. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction

ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
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ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC,LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-152	2/3/2026	Accessory Building	317 W. DAVIS ST.	09. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC	Building Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON,THELMA	Building Construction
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Building Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Building Construction
ZN-26-160	4/21/2026	Residential	304 E. GARDEN STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction

ZN-26-162	4/21/2026	Fence		02. WAITING ON PAYMENT/CONTRACTOR		HATLEY, MICHAEL	Building Construction
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-166	4/2/2026	Fence	980 COLONIAL DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	FOWLER, JOYCE	Building Construction
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION		HUMBLE, PAM	Building Construction
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction
ZN-26-173	4/16/2026	Temporary Use		04 - PLANNING DIRECTOR REVIEW	KINETIC FIBER INSTALL		
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION		SWARTHOUT, CONSTANCE	Building Construction
ZN-26-177	4/24/2026	Accessory Building	414 E. RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KATIE CHEN	
ZN-26-178	4/24/2026	Accessory Building	414 E RICE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	CHEN, KATIE	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	04 - PLANNING DIRECTOR REVIEW	N/A	SOUTHROWAN COMMUNITY CHURCH	
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	09. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	09. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 53



Code Enforcement Report

04/17/2025 - 04/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
5296	4/15/2026	Code Enforcement - Other Violation	619 N MAIN ST	N/A	1. Internal	OVERGROWN GRASS AND OPEN STORAGE OF TRASH, DEBRIS AND JUNK ON THE PROPERTY. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
5293	4/15/2026	Code Enforcement - Junk In Yard	210 EVERHART AVE	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK AROUND THE PROPERTY.
5291	4/15/2026	Code Enforcement - Junk In Yard	706 S ZION ST	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK ON THE PORCH. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
5289	4/15/2026	Code Enforcement - Junk In Yard	407 S CORRELL ST	N/A	1. Internal	OPEN STORAGE OF WOOD PALLETS, JUNK AND DEBRIS IN BACKYARD.
5287	4/15/2026	Code Enforcement - Junk In Yard	408 E CORRIHER ST	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK IN THE BACKYARD AND ONE JUNK VEHICLE.
5281	4/15/2026	Code Enforcement - High Grass Complaint	PID 133 165 E RYDER AVE	N/A	1. Internal	OVERGROWN GRASS. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
5127	4/2/2026	Code Enforcement - Other Violation	305 S ZION ST	N/A	1. Internal	MINIMUM HOUSING, BOARDED UP WINDOWS, GUTTERS FALLING OFF AND OPEN STORAGE OF JUNK AT REAR OF STRUCTURE. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4723	2/25/2026	Code Enforcement - Other Violation	1109 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, OPERATING A BUSINESS WITHOUT PROPER PERMITS. OPEN STORAGE OF TRACTOR TRAILERS AND BUSES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4722	2/25/2026	Code Enforcement - Other Violation	100 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4721	2/25/2026	Code Enforcement - Other Violation	106 W FIRST ST	N/A	1. Internal	MINIMUM HOUSING, MISSING SIDING ON FRONT OF STRUCTURE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 5/13/26. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4719	2/25/2026	Code Enforcement - Other Violation	919 S ZION ST	N/A	2. Citizen	OPEN STORAGE OF JUNK PROPERTY AND CAMPER ON PROPERTY THAT APPEARS TO HAVE SOMEONE LIVING IN IT. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. NEEDS NEW NOTICE OF HEARING DUE TO WRONG ADDRESS ON LETTER. NEW NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4647	2/18/2026	Code Enforcement - Other Violation	214 EVERHART AVE	N/A	2. Citizen	MOLD IN HOUSE AND IN CRAWLSPACE . REINSPECTION, NO VISIBLE SIGNS OF CHANGE. TENANTS HAVE MOVED OUT, SPOKE WITH OWNER AND HE STATED THEY WOULD GET THE JUNK REMOVED AND WORK ON THE STRUCTURE.

4480	2/4/2026	Code Enforcement - Other Violation	209 W TAYLOR ST	N/A	1. Internal	STRUCTURE THAT PREVIOUSLY BURNED AND HAS BEEN SITTING FOR MORE THAN 90 DAYS. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. JUNK VEHICLE HAS BEEN REMOVED. HEARING SCHEDULED FOR 4/1/2026. UPDATED NOTICE OF HEARING AND SCHEDULED HEARING FOR 4/22/26. SPOKE WITH OWNER'S DAUGHTER WHO ADVISED SHE IS WAITING ON THE INSURANCE COMPANY FINISH THEIR INVESTIGATION. REINSPECTION BEFORE HEARING, NO VISIBLE SIGNS OF CHANGE, PREPARED FINDING OF FACT AND MAILED.
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Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4477	2/4/2026	Code Enforcement - Other Violation	400 S UPRIGHT ST	N/A	1. Internal	TRASH, DEBRIS, JUNK AND OPEN STORAGE AROUND THE TRAILER PARK. DOORS FALLING OFF, ROOF DAMAGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4376	1/7/2026	Code Enforcement - Other Violation	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4173	1/7/2026	Code Enforcement - Other Violation	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. PORPERTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED. REINSPECTIO N, NO VISIBLE SIGNS OF CHANGE.
4151	1/2/2026	Code Enforcement - Other Violation	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED. REINSPECTIO N, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTIO N, PROGRESS CONTINUES.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4016	12/17/2025	Code Enforcement - Other Violation	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTIO N, PROGRESS CONTINUES. REINSPECTIO N, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES.

Total Records: 18

4/27/2026