



PLANNING BOARD

Tuesday, September 10, 2024 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 August 12, 2024, Meeting Minutes

3. OLD BUSINESS:

- [3.1](#) Consider Discussion of Downtown Plan

4. NEW BUSINESS:

- [4.1](#) Consider Zoning Map Amendment Re Annexation - Simmons - West Davis Street
- [4.2](#) Consider Zoning Map Amendment - Legendre - South Chapel Street

5. REPORTS:

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

6. CLOSING:

- 6.1 Adjournment



PLANNING BOARD

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

MINUTES

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 It will connect to Phase II. 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 Ducy 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 Ducy replied 2027 will be the first home closing, with a 5 – 7 year build out for the project.

Madam Chair Catherine Drum 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:

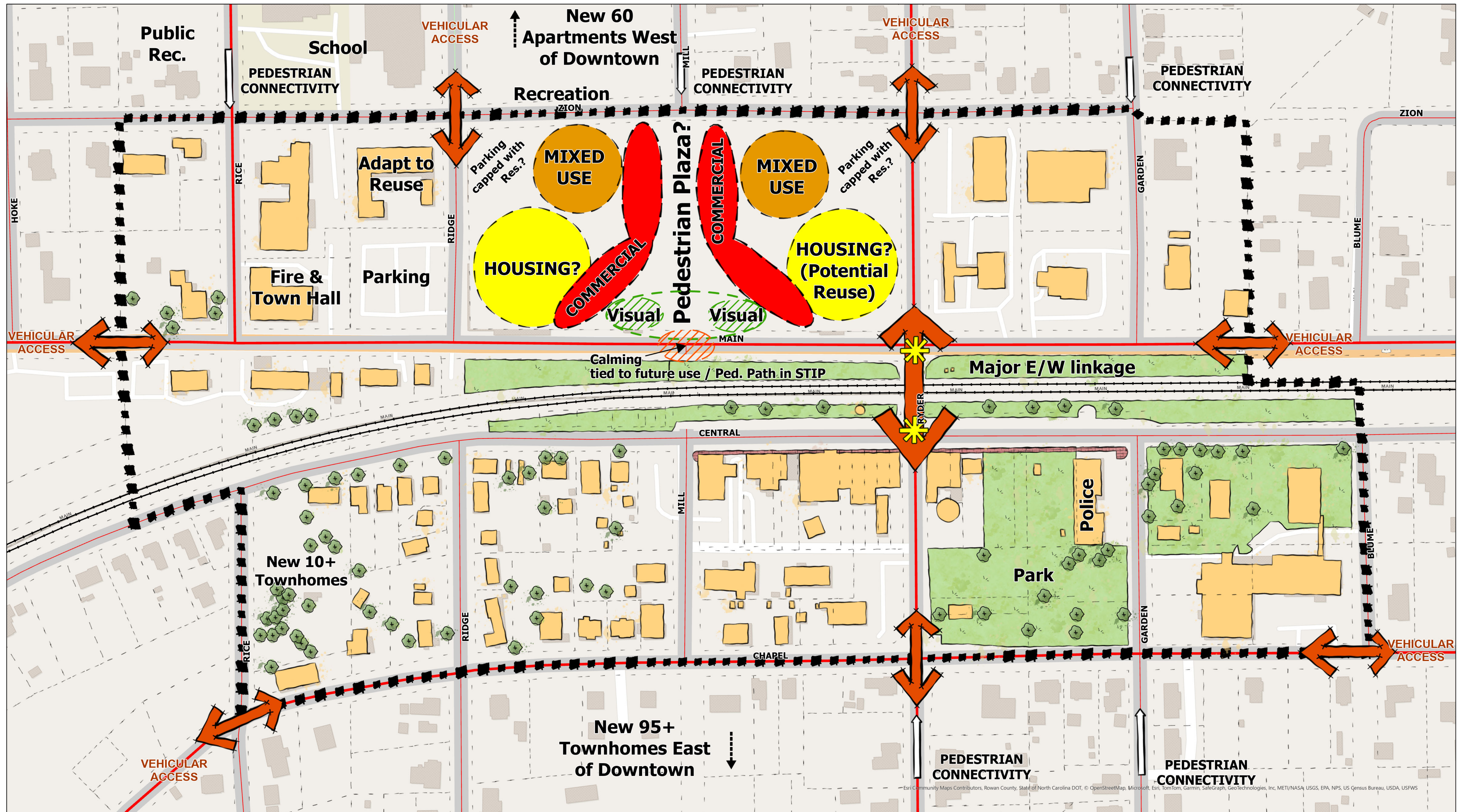
Adjournment

Madam Chair Catherine Drumm adjourned at 6:52 PM

Respectfully Submitted,

Angie Sands, Deputy Clerk

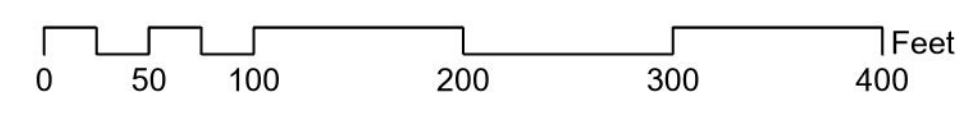
DRAFT



LANDIS DOWNTOWN PLAN SITE ANALYSIS

DRAFT August 12, 2024

- ■ ■ Study Area
- Roads
- Roads Maintained by NCDOT
- Railroads
- - - 2022 County Tax Parcels
- ★ Signalized Intersections



Sources: Parcel Data: Rowan County Tax & Map GIS on August 9, 2022

Prepared by: N-Focus, Inc.

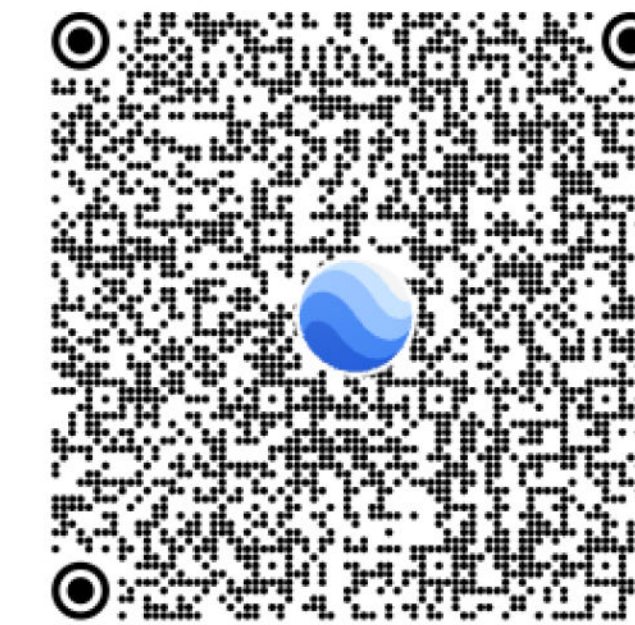
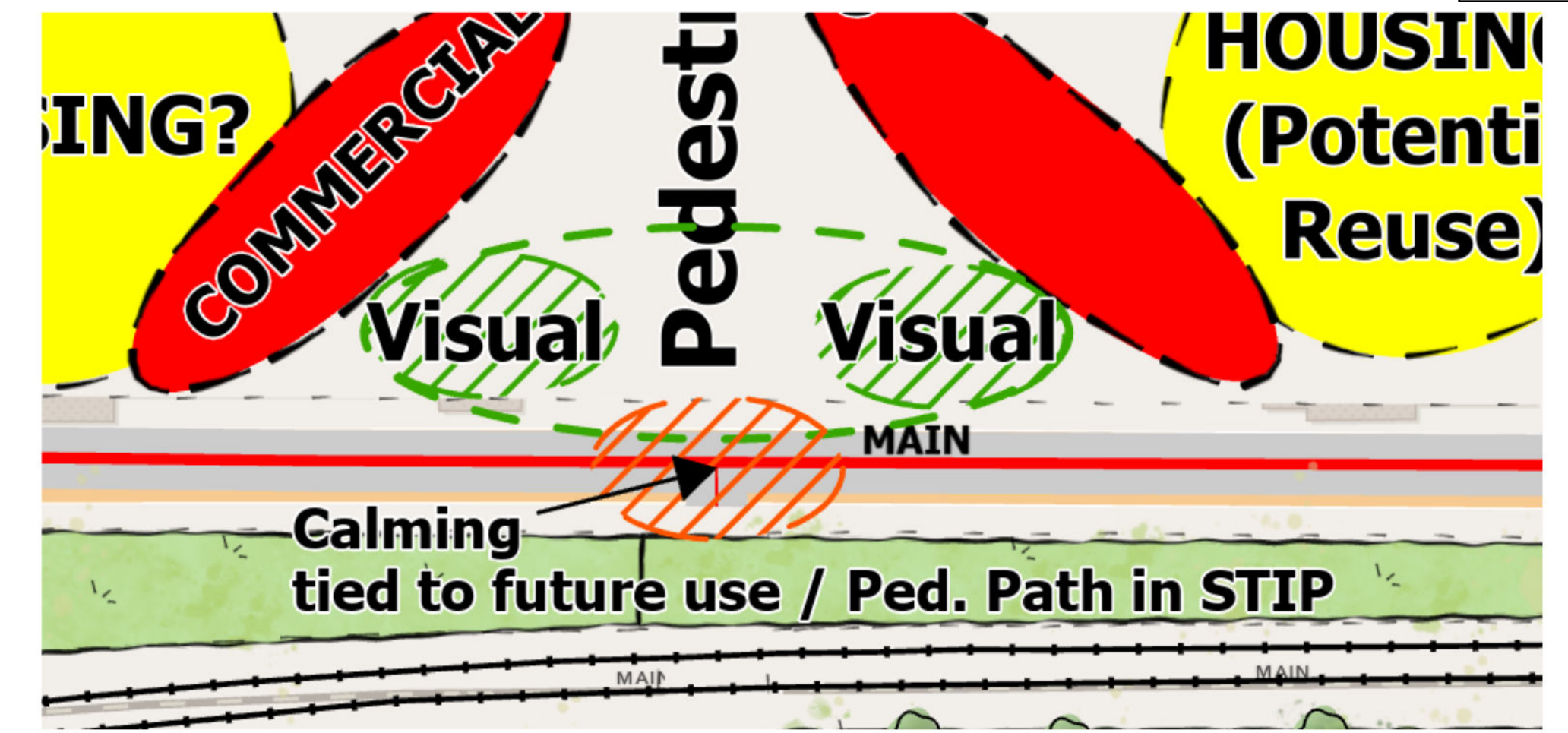
PDF: Landis - Downtown Plan Site Analysis, 20240812.PDF
Package: Landis_Downtown_Plan_20240806



LANDIS DOWNTOWN PLAN SITE ANALYSIS

DRAFT August 12, 2024

Sources: Parcel Data: Rowan County Tax & Map GIS on August 9, 2022
 Prepared by: N-Focus, Inc.
PDF: Landis - Downtown Plan Site Analysis, Durham Example 20240812.PDF
 Package: Landis_Downtown_Plan_20240806



LANDIS DOWNTOWN PLAN SITE ANALYSIS

DRAFT August 12, 2024

Sources: Parcel Data: Rowan County Tax & Map GIS on August 9, 2022

Prepared by: N-Focus, Inc.

PDF: Landis - Downtown Plan Site Analysis, Knoxville Example 20240806.PDF
Package: Landis_Downtown_Plan_20240812



MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

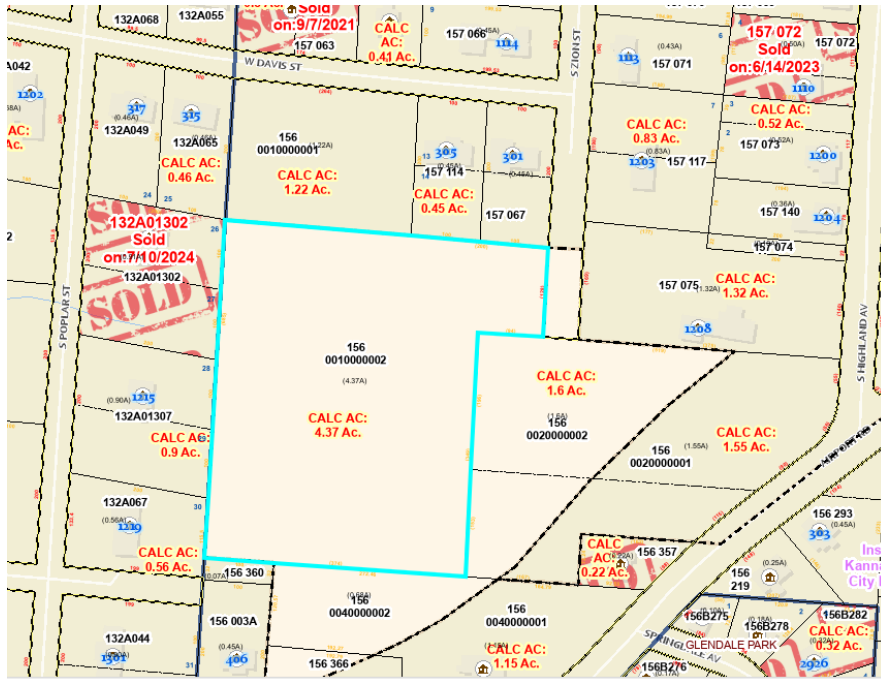
Date: August 26, 2024

From: F. Richard "Rick" Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of BRITTANY ALEXIS SIMMONS, 4148 OLD GLORY DR., CONCORD, NC 28025-1600

BACKGROUND

On July 25, 2024, the owner of property located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 4.37 acres. Location Map from Rowan County GIS:



FINDINGS AND CONCLUSIONS

The standards for annexation require that the property must be contiguous to the “primary corporate limits”. The fact that the property lies within an area bounded on two sides by the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Landis. The property will need to have a Town of Landis zoning designation upon annexation.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

THE ACTIONS THAT MAY BE TAKEN AT THE September 9, 2024 MEETING INCLUDE:

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2024-09-09-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Upon receipt of petition certification by Town Clerk, call (by Resolution #2024-09-09-2) for public hearing at next regular meeting on **October 14, 2024.****

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Board of Aldermen undertake the process of annexation, the Planning Board may initiate the process of amending the Official Zoning Map per 160D-204 to run concurrent with the annexation process. The property lies adjacent to an area designated in the Town of Landis Comprehensive Land Use Plan (the Plan) Future Land Use Map adopted May 10, 2021 for neighborhood residential use to the south, and civic to the north is consistent with the principles of the Plan so we may anticipate a recommendation for the owner’s requested mixed use zoning designation from the Planning Board. Here is how these steps align:

1. Scheduled for the **September 10, 2024 Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district;
2. Advertise for a **Public Legislative Hearing scheduled for October 14, 2024 before the Mayor and Board of Aldermen** on the subjects of 1) annexing the

property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO); and

NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE October 14, 2024 REGULAR MEETING INCLUDE:

- 1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
- 2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-10-14 Extending the Corporate Limits (annexation) to include the subject property.
- 3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-10-14 Amending the Official Zoning Map (initial zoning) and the Town Plan 2040 - Future Land Use Map for the newly annexed property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

- 1. Update Official Zoning Map in Clerk’s record, Administrator’s record and online.
- 2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
- 3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
- 4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
- 5. Accept application from owner for the approval (by staff) of site plan(s) for any future project;
- 6. Process zoning permit application and issue permit(s) upon compliance with the Landis Development Ordinance (LDO).

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT ORDINANCE
OF THE TOWN OF LANDIS, NORTH CAROLINA**

Ordinance #ZMA-2024-10-14-1

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of BRITTANY ALEXIS SIMMONS, located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002) lying outside the Town Limits of the Town on the south side of West Davis Street and described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Single-Family Residential-3 District” (SFR-3) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002), as shown in Attachment “A” attached hereto shall be designated “Single-Family Residential-3 District” (SFR-3) on the Official Zoning Map.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcel ID 156 0010000002 as shown in Attachment “A”, attached hereto, shall be designated “Neighborhood” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted the 14th day of October 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Maps from Rowan County GIS:



DRAFT 10/5/2024

024

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT ORDINANCE
OF THE TOWN OF LANDIS, NORTH CAROLINA**

Ordinance #ZMA-2024-10-14-2

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of STEVEN R & KATELIN M LEGENDRE, located at 0 S Chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 109) lying on the south side of West Beaver Street and described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Civic District” (CIV) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 0 S Chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 109), as shown in Attachment “A” attached hereto shall be designated “Civic District” (CIV) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

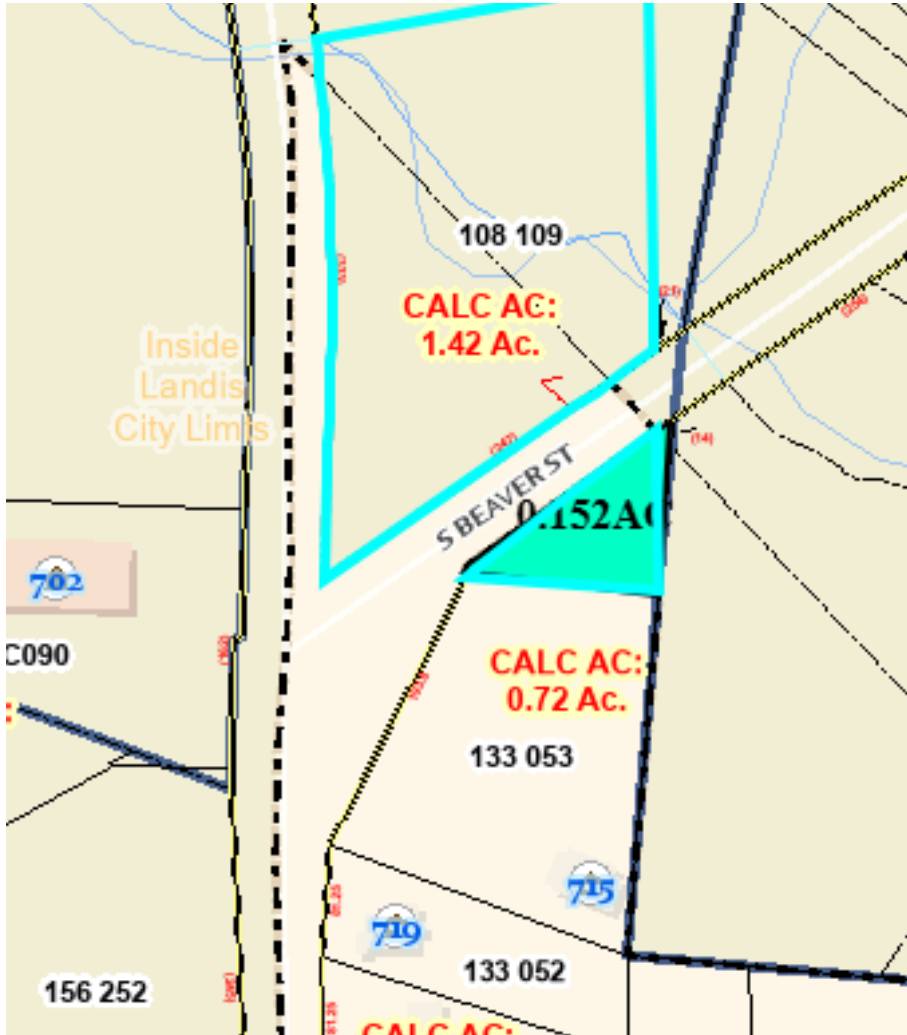
Adopted the 14th day of October 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS:




LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p>SITE-07-21 PLANNER OFFICE (GRAY FILE DRAWER) WAS JOHNSON/WOOD- NEW NAME: VILLAS AT LANDIS RYDER PLACE (11-8-22)</p>	<p>Yarbrough-Williams & Hoyle (Nest Communities, LLC/Johnson Wood Townhomes) FEES PD:</p>	<p>Corner of E. Ryder Ave & Upright Streets Map 109 149 & 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd 10/11/21 \$100 SKETCH REVIEW 10-12-21 sketch plan reviewed by RF 11-16-21 \$100 rec'd for review 11-29-21 \$2,092.11 rec'd for technical review of plans. 12-8-21 TECH REV TEAM MTG 3-29-22 Zoning verification letter 4-12-22 Received updated infrastructure information- Capacity Analysis 6-2-22 PLANS REC'D 6-21-22 TRC REVIEW of PLANS 8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS 8-23-22 email with St. light update to plan 9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE) 11-15-22 ENGINEER memorandum rec'd. 11-28-22 emailed-waiting on water/sewer plans 12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22 12-8-22 NCDOT driveway permit completed and rec'd. 12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓ 12-19-22 PICKED UP 1-3-23 ACTIVE FILE 1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS 2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR. 3-20-23 PUB. HEARING FOR DEV. AGREEMENT 3-20-23 Board Approved Dev. Agreement 4-12-23 revised plans rec'd 4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware) 5-16-23 Stormwater review completed. NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm 5-17-23 DEV. PLANS & DEV. AGR P/UP 5-23-23 1st submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen & King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste</p>
<p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave & Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TOWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans & review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today. 5-18-23 per M.Siemieniec. plan del delay</p>

<p>#11-21 LANDIS APTS</p>				<p>5-24-23 CONSTRUCTION PLANS REC'D 5-31-23 FEES PAID FOR REVIEW. \$10,266.55 **Fees include zoning permit application when ready **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION) 6-23 & 28th TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES 7-25-23 REC'D 2 SETS OF REVISED CONST PLANS 7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL 8-3-23 Fire Marshal reviewed plans 8-9-23 Plans ready for p/up, emailed Engineer. ✓ 11-08-23 Rec'd Erosion & Soil Sedim. From County 11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓ 12-13-23 Stormwater calcs needed. 5-21-24 Groundbreaking Ceremony on site 5-23-24 Permit issued 6-13-24 Requested addresses from County GIS 6-27-24 Emailed request for Const. Admin Fees 8-14-24 R Flowe called to request Const. Admin Fees 8-22-24 Const Admin fees Paid \$20,507.60</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>	<p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES</p>	<p>CANNON FARM RD</p>	<p>430 LOTS- MU-1 & SFR-2 CZ</p> <p>ZMA 24-04-08-1 MU-1 TO SFR-3</p>	<p>9-6-22 REC'D PLAT W/\$3,000 9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP. 9-5-2023 MTG W/PL. DIR. W/NEW DEV. 9-25-23 MTG W/PL DIR. FLOWE 9-28-23 REC'D MEETING NOTES 12-12-23 Rec'd form w/ZMA request no funds rec'd 12-19-23 Rec'd partial fee for ZMA request 1-3-24 Rec'd full funds for ZMA request- March BOA mtg 2-13-24 Planning Bd did not meet- April BOA mtg 2-15-24 Utilities meeting with Dev.& Land Design 2-26-24 Neighborhood Meeting for Phase II Site</p>

<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>				<p>3-6 & 3-7 Water/Sewer Plans rec'd 4-08-2024 PUB. HRNG ZMA- approved 4-16-24 Irish Crk Development Team met with P/Z 5-10-24 rec'd revised lot drawing 7-16-24 Teams meeting re phase 2 plans 8-12-24 Phase 2 presented to Planning Board, TRC starts</p>
<p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 OLD BEATTY FORD RD INDUSTRIAL SITE</p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p>DEV #10-22 <u>LANDIS RIDGE</u></p> <p>OLD BEATTY FRD RD IND. SITE <u>LANDIS 85</u></p>	<p>RYAN BEADLE/JACKSON-SHAW- LIPE, MILLS, DEAL PROPERTIES</p>	<p>OLD BEATTY FORD RD INDUSTRIAL SITE</p>	<p><u>ANNEX & ZMA</u> <u>LOTS:</u> MAP 140, PARCELS: 003,167, 138, 169 & 170 11-14-22- BD APPROVED ANNEXATION ZONING: IND 2-13-23 BD TO CONSIDER ANNEXATION WITH PUB. HEARING ON MARCH 20, 2023 -BD APPROVED</p>	<p>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 & 14 2022 MTGS 11-14-22 BD APPROVED ANNEX & IND ZONING 12-6-22 ACTIVE SITE- PLANS DEVELOPING 12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D 12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR: 1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22) 2) & ZTA (TEXT AMEND.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW & PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 4-11-23 Plan revisions received. 4-26-23 Plan review completed with comments. 4-27-23 R Beadle picked up Dev. Copy with comments. 5-25-23 Zoom mtg w/R Flowe 6-13-23 NCDOT scoping documents received 8-2-23 rec'd updated site dev. Plans from Developer 8-2-23 rec'd NCDOT updated TIA scoping docs link 9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &5 ON REVIEW TABLE FOR TRC- REVIEWED 10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST 10-23-23 PLANNING BOARD MTG UPDATE ✓ 11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE 11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW 11-30-23 WAITING ON CONSTRUCTION PLANS 12-21-23 Rec'd revised Const. plans & all documents 12-21-23 FUNDS REC'D \$36,136 FEES. 1-2-24 DIGITAL FILES REC'D 1-24-24 TRC mtg held – examined plans</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

<p>DEV #10-22 LANDIS RIDGE</p>				<p>2-13-24 Meeting with Developer and Eng. Review 2-14-24 Address from Rowan Cty GIS for constr.: 3-12-24 REC'D REV. CONST. PLANS & CALCS WAITING ON ENG. REVIEW 3-27-24PRE-CONSTRUCTION MEETING HELD 4-24-24 PERMIT FOR TEMP CONST. OFFICE 5-1-24 PERMIT FOR BLDGS 1A, 1B, & 2 5-8-24 STORMWATER AUTHORIZATION TO PROCEED 6-13-24 rec'd Eng. Water Main report & 2 complete sets of partial revisions to plans. 6-18-24 RF accepted the partial plans 6-20-24 Developer p/up their plan set 6-27-24 Emailed request for Const. Admin Fees 7-9-2024 Site inspection 7-12-24 rec'd Construction Admin fees of \$51,552.00</p>
<p>2023 ALL '23</p>	<p>PROJECTS NOW IN CONSTRUCTION</p>	<p>PHASE</p>		
<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>
<p>Application/ Site #</p>	<p>Name (surveyor & owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>SITE 01-24</p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>		<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN 2-7-24 PLANS REC'D 5-2-24 R.O.W PERMIT REQUESTED 5-28-24 REC'D HARD COPY OF PLANS 5-30-24 EMAILS TO INCLUDE PUB. WORKS 6-4-24 REC'D UPDATED PLANS BY EMAIL 7-10-24 Pub.Works working with Dominion Energy on encroachments 7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled 8/27 Site Plan Review apln submitted, waiting on fees</p>
<p>SITE 02-24</p>	<p>OCAMPO</p>	<p>US 29</p>		<p>2-28-24 ELECTRONIC SITE PLAN REC'D 3-5-24 REC'D \$325 SITE PLAN REV. FEE</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

				<p>4-3-24 Rec'd hard copies of site plan waiting on elevations.</p> <p>7-11-24 Rec'd complete site plans with building elevations</p> <p>7-23-24 Site plan review by RFlowe - 07-24-24messed Engineer with notes from RFlowe</p> <p>8-14-24 Review for follow up comments with R Flowe</p>
Minor Subdivision	Sparks Surveying SPRES QOZ FUND 1 LLC	N Correll Street	3 lots	Recorded, Pd. \$190 on 7-09-2024
Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	Paid \$100 on 7-16-24
Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
PLANS IN CONSTRUCTION/ REVIEW				
SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23	William N. West Owner Crete Solutions	220 OLD BEATTY FORD RD	<u>CONCRETE PLANT</u> <u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u> ✓	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.</p> <p>4-26-23 RF review & staff rev. complete comments on plans</p> <p>4-27-26 Owner/Dev. Bill West p/up set w/comments.</p> <p>5-9-23 Rec'd partial set of plans- advised need complete sets.</p> <p>5-10-23 rec'd 2 complete sets of plans w/revisions</p> <p>5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. Site work active.</p> <p>3-27-24 POSSIBLE SITE REVISION</p> <p>4-3-24 REVISED SITE PLAN \$525 PD</p> <p>5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG</p> <p>6-11-24 RF conducted site inspection</p>

<p>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</p>	<p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES</u> <u>9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING</p>
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<p>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28- 22FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704- 453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p>	<p>221 E RICE STREET</p>	<p><u>TOWNHOMES</u></p>	<p>1-12-22 MTG R FLOWE PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812 6-21-22 TRC MTG TO REVIEW PLAN- Location: IN map cage 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW 11-22-22 TRC COMMENTS COMPLETE 11-30-22 PLANS W/COMMENTS READY FOR P/UP 12-5-22 plans p/up by developer for review/revisions 12-13-22 REC'D REVISED PLANS 12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED) 12-19-22 PICKED UP by developer 12-19-22 rec'd zoning permit appl by email. 12-28-22 rec'd address from county</p>
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#04-22 RICE ST. TWNHMS
CONT.

12-28-22 issued zoning permit # ZN-22-81
4-18-23 Rec'd 1 new page to plans.
4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.
 5-2-23 STORMWATER REVIEWED
 5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet.
 5-16-23 REC'D 2 COMPLETE SET OF PLANS
 5-16-23 PLANS APPROVED –DEV. To p/up **NEXT STEP:**
 PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM
 5-19-23 PLANS P/UP
 5-24-23 Pre-Construction meeting - ****Construction authorized upon completion of fees and several other requirements**
6-6-23 Const. Admin Fees Pd: \$1,180.50
6-30-23 UPDATED PLANS REVIEWED-APPROVED
7-6-23 REC'D MATERIALS LIST
SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.
REVIEW OF W/S, BLDG ELEVATION
FEES PD:
PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100
SITE WORK ACTIVE
10-11-23 REC'D UTILITY AS BUILTS
10-16-23 PLANS ACCEPTED BY RFLOWE
10-17-23 EMAILED DEV. READY FOR PICK UP
10-18-23 FINAL PLAT- MYLAR REC'D
10-19-23 R FLOWE SIGNED PLAT
10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE
10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations
11-8-23 Rec'd mylar – waiting on State permits
11-16-23 mtg w/state rep re approvals
11-20-23 application submitted with NCDEQ
11-21-23 REC'D \$350 FINAL PLAT FEE
12-5-23 final plat rec'd
12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)
12-21-23 Rec'd Subdivision Bond copy
2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50
2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35)
2-8-24 PERMIT ISSUED FOR 5 TOWNHMS
2-14-24 Rec'd NCDEQ permit to construct water system.

LANDIS DEVELOPMENT PLANS UNDER REVIEW

				<p>2-14-24 Rec'd NCDEQ water system approval 2-21-24 NCDEQ permit to construct wastewater system. 3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66 4-29-24 SEWER CERT REQUEST</p>	Section 5, Item 5.1
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Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2024

Section 5, Item 5.1

Permit #	Date	Name	Job Address	Permit Use
ZN-24-01	01-03-24	NIBLOCK	2411 CALLAGHAN CT	NEW SFR
ZN-24-02	01-09-24	JAMES/PAR 3	112 N CENTRAL AVE #ZN-23-40 REVISED.W/TOWN AGREEMENT – ADDITION	
ZN-24-03	01-10-24	TARLTON	109 S CORRELL ST	ACCESS. BLDG
ZN-24-04	01-10-24	ADKINS	400 N BEAVER ST	NEW DECK
ZN-24-05	01-11-24	LESARGE	510 N CENTRAL AVE	FENCE
ZN-24-06	01-11-24	ROBLES	212 W LIMITS ST	NEW SFR
ZN-24-07	01-17-24	TRINITY LUTHERAN	108 W RICE ST	NEW SIGN
ZN-24-08	01-23-24	SOTELO	1020 LINN ST	REMODEL & ADDITION
ZN-24-09	02-07-24	NIBLOCK	959 TAMARY WAY	NEW SFR
ZVL-24-01	02-07-24	PZR.COM	OLD BEATTY FORD RD PROJ.	ZONING VERIF. LETTER
ZN-24-10	02-08-24	RUTLEDGE	503 S CENTRAL AVE	REMODEL
ZN-24-11	02-08-24	JOURNEY CAP	207 E RICE ST	TOWNHOME
ZN-24-12	02-08-24	JOURNEY CAP	209 E RICE ST	TOWNHOME
ZN-24-13	02-08-24	JOURNEY CAP	211 E RICE ST	TOWNHOME
ZN-24-14	02-08-24	JOURNEY CAP	215 E RICE ST	TOWNHOME
ZN-24-15	02-08-24	JOURNEY CAP	219 E RICE ST	TOWNHOME
ZVL-24-02	02-14-24	STANDARD TITLE	PARKDALE MILL PROP	ZONING VERIF. LETTER
ZN-24-16	02-15-24	NIBLOCK	1060 IRISH CREEK DR	NEW SFR
ZN-24-17	02-27-24	EASTER	503 WINDWARD LN	ACCESS.- DECK
ZN-24-18	03-07-24	REAUME	115 W GARDEN ST	NEW BUSINESS
ZN-24-19	03-21-24	CAROLINA BUILDERS	220 W LIMITS ST	NEW SFR
ZN-24-20	03-27-24	KRAVICE	703 S MAIN ST	FENCE
ZVL-24-03	04-17-24	HICKS & WOOLFORD	130 OVERCUP CT	ZONING VERIF. LETTER
ZN-24-21	04-23-24	NIBLOCK	2440 CALLAGHAN CT	NEW SFR
ZN-24-22	04-23-24	NIBLOCK	2420 CALLAGHAN CT	NEW SFR
ZN-24-23	04-24-24	SHIRLEY	1015 WOODFIELD DR	FENCE
ZN-24-24	04-24-24	FRAMPTON CONST.	619 OLD BEATTY FORD RD.	TEMP. PORTABLE OFFICE (LANDIS RIDGE)
ZN-24-25	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-26	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-27	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-28	05-01-24	WOODWARD	2220 WEST A STREET	FENCE
ZN-24-29	05-23-24	LANDIS APTS.	1365 MT. MORIAH CHURCH RD	APARTMENTS
ZVL-24-04	05-30-24	LUCK	412 E TAYLOR ST	ZONING VERIF. LETTER
ZN-24-30	05-30-24	ADNER	1055 WOODFIELD DR	NEW SFR
ZN-24-31	06-04-24	NIBLOCK	1040 IRISH CREEK DR	NEW SFR

ZN 24-32	06-05-24	SIDES	405 RICE STREET	NEW DECK	Section 5, Item 5.1
ZN-24-33	06-12-24	SIMMONS	307 W DAVIS STREET	NEW DRIVEWAY	
ZN-24-34	06-27-24	PRUETTE	920 TAMARAY WAY	NEW SFR	
ZN-24-35	06-27-24	NIBLOCK	2301 TULLY MORE WAY	NEW SFR	
ZN-24-36	07-02-24	GRAHAM	606 W MILL ST	ACCESS BLDG	
ZN-24-37	07-09-24	FACKLER	889 IRISH CREEK DR	ACCESS STRUCTURES	
ZN-24-38	07-09-24	NEXT PROJECT LLC(QUIJADA)	512 W BLUME ST (DRIVE 321 N KIMMONS)	ADDITIONS & DRIVEWAY	
ZN-24-39	07-11-24	KAMANNNS	110 N UPRIGHT ST	RE-ESTABLISH POWER TO BLDG	
ZN-24-40	07-16-24	BALL	619 N KIMMONS	ROOF ADDITION (COVER PATIO)	
ZN-24-41	07-24-24	TOWN	(110 N CENTRAL)	D C LINN PARK	
ZN-24-42	07-24-24	Benton	2248 Tullymore	Pool	
ZN-24-43	07-25-24	Victory Builders	208 N Correll ST	NEW SFR	
ZN-24-44	07-25-24	Victory Builders	210 N Correll ST	NEW SFR	
ZN-24-45	07-25-24	Victory Builders	212 N Correll ST	NEW SFR	
ZN-24-46	07-30-24	Clayre Caceres	605 S. Landis	ACCESS Structures	
ZN-24-47	07-31-24	Manuel Abel Rivera	111 Church St	Adding Porch	
ZN-24-48	8-15-24	Allison Collins	127 S. Central	Change of use and sign	

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
MINIMUM HOUSING			
HC-20-02	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (Ryder Place Development)	abandoned dilapidated mobile office or classroom structures. Both units have been demolished, awaiting completion of clearance of all debris. Abated by Town and lien documents completed. CLOSED August 1, 2024
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close presented at the August 12, 2024 Council meeting and tabled until the September meeting..
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Hearing scheduled for 08-29-24 @ 9:00.
HC-24-21	111 Church Street	Manuel Abel Rivera Tinoco and others	Substandard housing conditions. Inspection scheduled and conducted with the new owners. Owners intend to clean up and repair the mobile home to live in. Follow up inspection planned for 08-22-24.
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing condtions. Inspection scheduled for 08-22-24 11:00.
HC-24-23	704 West Ridge Avenue	Kimberly Dell Greene	Residential use of a camper. Notice issued with deadline of 09-01-24.
HC-24-24	402 East Ryder Street	Larry & Zubecca Brown	Possible abandoned house. Inspection scheduled for 08-29-24 @ 11:00.
NUISANCES			

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-18a	316 North Beaver Street, accessed from North Upright	Villas at Landis Ddevelopment LLC	demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. No new dumping. Pending further action.
PN-23-20	504 East Corriher Street	Edwin Ray Jones	report of dumping of concrete and similar materials in the gulley behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property and appear to be mostly large logs and other tree debris. Notice issued with deadline of 09-16-24.
PN-24-05	107 North Meriah Street	James A Hall Jr Heirs	trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with with some progress. Second notice issued with deadline of 08-25-24. Site visit and inspection delayed due to sever storm. Pending follow up.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-06	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Notice issued with deadline of 06-30-24. Abated by Town. Lien documents completed. CLOSED 08-01-24.
PN-24-07	1106 South Highland Ave	Elizabeth Beaver Tapp	Nuisance issues. Attempted to discuss matter with the occupant with negative results. Advised I would be issuing and notice and provide a copy of the ordinance to her. Notice issued with deadline of 09-02-24.
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Notice issued with deadline of 08-27-24. Also see HC-24-24.
PN-24-09	201 West Rice Street	Straight Path Real Estate Solutions LLC	Dilapidated accessory building due to fallen tree. No action by owners to abate. Notice of violation issued with deadline of 08-26-24.
PN-24-10	1050 Mt Moriah Church Road	Crystal, LLC	Overgrowth, trash and various form of debris. Yard has been mowed and cleaned up. CLOSED 08-01-24.
PN-24-11	VL South Unpright and Dial St	Larry W Page Family Limited Partnership	overgrowth. Notice issued with deadline of 08-27-24.
ABANDONED-JUNKED-NUISANCE VEHICLES			

Case Number	Violation Address	Owner or Occupant	Status or Conditions
ZONING			
Z-23-02	303 Buford Drive	Fon Ernest	Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measures. Met on site with owner on 08-08-24. Pending additional research and follow notice for violations.
Z-24-02	512 West Blume Street	Next Project LLC c/o Rosa Quijada	construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor.
Non-Residential Buildings			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing scheduled 09-12-24 @ 9:00.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing scheduled for 09-12-24 @ 10:00.