



## PLANNING BOARD

Tuesday, March 17, 2026 at 6:00 PM  
Landis Board Room

### AGENDA

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**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 February 17, 2026, Meeting Minutes

**3. OLD BUSINESS:**

- [3.1](#) Consider Discussion of Planning Board Member Applicants

**4. NEW BUSINESS:**

- [4.1](#) Consider Discussion of Annexation - ANNEX-2026-05-11 - 715 S. Chapel Street
- [4.2](#) Consider Discussion of Annexation - ANNEX -2026-05-11-1 1139 Dial Street

**5. REPORTS:**

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

## **6. CLOSING:**

### 6.1 Adjournment



# PLANNING BOARD

Tuesday, February 17, 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 6:00PM.

#### 1.2 Determination of Quorum

**Members Present:** Madam Catherine Drumm, Member Glenn Corriher, Member Deborah Cox, Vice – Chair Scott Faw, Alternate Member Beryl Alston

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

#### 1.3 Pledge of Allegiance

Madam Chair Drumm Led Those in Attendance to the Pledge of Allegiance.

#### 1.4 Recognitions and Acknowledgements

#### 1.5 Adoption of Agenda

**A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADOPT THE AGENDA, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

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

#### 2.1 Consider Approval of January 20, 2026, Meeting Minutes

**A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY ALTERNATE MEMBER BERYL ALSTON TO APPROVE JANUARY 20, 2026, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

### 3. OLD BUSINESS:

**4. NEW BUSINESS:**

**4.1 Consider Zoning Map Amendment 525 Kimball Rd Parcel ID: 130  
053 from SFR-2 to MU-2**

Planning Director Phil Collins gave a brief overview of the current SFR-2 zoning and MU-2 zoning and the differences between those zonings. SFR-2 only allows two (2) units per acre and is restricted to residential. The MU-2 zoning would allow seven (7) units per acre, and would allow Shop – Front, Urban Workplace, Highway Commercial building/lot types. It would also give the applicant smaller lot sizes compared to the current SFR-2 zoning.

After some discussion between the board members, they concluded that rezoning this parcel to MU-2 would not be the best decision due to the uses that MU-2 allowed. This is a predominantly residential area, and the board members think that it should be residential.

**A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER, TO RECOMMEND APPROVAL FROM SFR-2 to MU-2, MOTION FAILED BY UNANIMOUS VOTE (0-5).**

**4.2 Consider Discussion of Planning Board Applicants**

Planning Technician Angie Sands stated that we had two (2) applications had been turned in, and we had another citizen that requested an application that did not get put to us in time. Angie Sands did explain that the board members could move on with the two (2) applicants, or we could table and have all three (3) for the March meeting.

**A MOTION WAS MADE TO TABLE BY MEMBER DEBORAH COX, SECONDED BY ALTERNATE BERYL ALSTON, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**REPORTS:**

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

**Code Enforcement Report (Included in Packet)**

**CLOSING:**

**Adjournment**

**A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE – CHAIR SCOTT FAW AT 6:32PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**Respectfully Submitted,**

\_\_\_\_\_  
**Angie Sands, Deputy Clerk**



### Board and Committee Application

Name Randall F. Peterman

Physical Address [REDACTED]

Mailing Address same

Phone Number [REDACTED]

Email rpeterman@carolina.rr.com

Occupation retired

Are you currently serving on a Town of Landis Board or Committee  Yes  No

If so, please provide the name of the Board or Committee D.C. and Frances Linn Park

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

X Planning Board X Zoning Board of Adjustment

       D.C and Frances Linn Park        Fundraising

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
too many to list	(it's complicated)		
2004-2006	Gulf Coast Council, BSA	District Executive	3-county area for Boy Scouts
1981-2002	U.S. Air Force (Retired, E-7)	Intelligence Analyst	Senior Analyst; Work Ctr Supervisor
1978-1981	various	Auto Mechanic	Fixed cars and trucks

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Rowan Cabarrus Comm College	Diploma	Mech Drafting & Design
Univ of West Florida	BSBA	Management
USAF Prof Military Education (3 courses)	none	Comm, HR, Supervision

Why do you feel you are qualified for this appointment?

Prior experience; Concord P&Z Comm 2010-2015

Board/Committees on which you have served (list municipalities and dates)

Town of Landis, D.C. and Francis Linn Park Planning Comm; Nov '23 - present  
 Concord NC; Planning & Zoning Commission; 2010-2015  
 Church Council 2014-2017; Property Care Committee 2014-2021

Have you ever been convicted of a Felony?  Yes  No If yes, state details:

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I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Randall F. Steeman

Signature

2/23/2026

Date

Applicants may email board/committee applications to [townclerk@townoflandisnc.gov](mailto:townclerk@townoflandisnc.gov), deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.



### Board and Committee Application

Name S. Michelle Gray  
 Physical Address [REDACTED]  
 Mailing Address same  
 Phone Number (704) 798-6376  
 Email ellegray227@gmail.com  
 Occupation small business owner

Are you currently serving on a Town of Landis Board or Committee  Yes  No

If so, please provide the name of the Board or Committee D.C. & Frances Linn Community Park

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

- 1 Planning Board
- 2 Zoning Board of Adjustment
- D.C and Frances Linn Park
- Fundraising

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
2018-Current	MADE for you	Founder/Owner	
2019-2021	Main Street Mission	Community Engagement Advocate	
2017-2018	The Marketplace	Product Design & Development, Store/Employee Management	
2014-2017	Rowan Helping Ministries	Crisis Assistance	

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Stanly Community College	AAS	Human Services

Why do you feel you are qualified for this appointment?

I have been a citizen of Landis since June of 2019. I have enjoyed seeing the town develop and, as a result, getting to know the community.

My previous work & DCFL park chair experience has developed a skill set beneficial for facilitating community meetings, understanding intentional community development focused on inclusion as well as understanding necessary community resources for the health and wellbeing of its citizens.

Board/Committees on which you have served (list municipalities and dates)

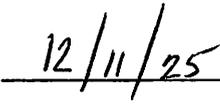
Landis, NC 2024-Current: D. C. & Frances Linn Community Park Committee Chair

Have you ever been convicted of a Felony?  Yes  No If yes, state details:

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I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

Applicants may email board/committee applications to [townclerk@townoflandisnc.gov](mailto:townclerk@townoflandisnc.gov), deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.



### Board and Committee Application

Name Marshall Sam Deadmon

Physical Address [REDACTED]

Mailing Address [REDACTED]

Phone Number 704 979 6499 [REDACTED]

Email sdeadmon1@yahoo.com

Occupation Retired

Are you currently serving on a Town of Landis Board or Committee  Yes  No

If so, please provide the name of the Board or Committee \_\_\_\_\_

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

- Planning Board
- Zoning Board of Adjustment
- D.C and Frances Linn Park
- Fundraising

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

MARSHALL S. DEMMON

02/03/2026

Signature

Date

Applicants may email board/committee applications to [townclerk@townoflandisnc.gov](mailto:townclerk@townoflandisnc.gov), deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
4/2006 to 9/2021	Creech & Assoc. Architects	Construction Contract Administrator	See comments below
09/2002 to 03/2006	FWA Group Architects	Construction Contract Administrator	See comments below
02/2000 to 08/2002	Kirco Construction	General Superintendent	On-site superintendent
09/1983 to 03/2003	Facility Constructors	Field Superintendent	On-site superintendent

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Construction Specifications Institute	Construction Documents Technologist	Construction Contracts
Rowan Technical Institute	2-year degree	Engineering design
South Rowan High School	Diploma	Technical curriculum

Why do you feel you are qualified for this appointment?

I have lived in Landis since 1949 and have a love of this town and want to see what is right for the citizens, not necessarily for developers and contractor. Not against growth but want to see it is done by following the LDO and what is right for the town in general. My career was spent in design and construction with my last 20 years spent working for two medium size architectural firms. The last firm designed many civic buildings in NC and SC (town halls, police stations etc.) and the North Carolina Research Campus and Kannapolis City Hall along with RCCC, Data Chambers, Medical Office Building and Curb Motorsports. I feel my experience allows me to see and appreciate how growth can be both good and sometimes not so good if not controlled.

Board/Committees on which you have served (list municipalities and dates)

Town of Landis Planning Board in 2022

Job Description Comments From Above: Worked with architect, engineers, Owners, contractors and local municipalities to insure projects were constructed as designed using specified building materials. Reviewed submittals, pay applications and work-in-place. Clients included City of Kannapolis, Castle & Cooke and NC Cities of Albemarle, Huntersville, Indian Trail, Matthews, Mint Hill, Pineville, Laurinburg, High Point, Charlotte also UNCC, Winthrop University, Charlotte Catholic Diocese and Sullivan's Island, SC.

Have you ever been convicted of a Felony?  Yes  No If yes, state details:



**Petition for Annexation into the Landis Town Limits**

**Submittal Checklist**

**Please check the list below before you submit:**

- Written metes and bounds description of the property to be annexed. *(source can be from survey or deed)*
- Map showing above written metes and bounds description of the property to be annexed in relation to the current city limits. *(source can be from Survey, Deed or Rowan County GIS Tax Map with parcel(s) included in the annexation request clearly marked)*
- Correct Parcel Identification Number(s) (PIN)
- Property Owners' Signatures, Date of Signatures, and addresses. *(All real property owners must sign the application, and such signature must be notarized. One signature for each legal ownership interest in the property. Please include signatures of new owners if ownership will change during the annexation process.)*
- Property Deed showing ownership of the property.
- Statement of vested rights claimed, if any.
- A letter authorizing a developer or agent to handle annexation petition *(if any)*

**Supplemental Information (Optional, but will assist in the steps following the annexation process):**

- Copy of any proposed or approved site development plans
- Appropriate application(s) for Town of Landis Planning & Zoning Commission *(e.g. Rezoning application if desired zoning is different from most similar Town zoning designation to current County zoning designation)*
- List of Current Adjacent Property Owners



**Summary Information**

1. Development Project Name: N/A

2. Street Address: 715 S. Chapel St. China Grove, NC

3. Rowan County Property Identification Number (PIN) list below:

a. PIN 133 073

b. PIN \_\_\_\_\_

c. PIN \_\_\_\_\_

d. PIN \_\_\_\_\_

e. PIN \_\_\_\_\_

f. PIN \_\_\_\_\_

g. PIN \_\_\_\_\_

4. Acreage of Annexation Site: .84

5. Annexation site is requesting connection to Town of Landis:

a. Water

b. Sewer

c. Electric \_\_\_\_\_

6. Person to contact if there are questions about the petition:

a. Name Bobby Reece Sr.

b. \_\_\_\_\_

c. Address same as above

d. Phone # 704-794-5701

e. Email N/A

PETITION MUST BE NOTARIZED  
State of North Carolina  
County of Rowan

Choose relative section below:

Use this section for individual landowners.  
I, Angela Sands [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Bryan R. Reese Sr. [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all landowners that are not individuals, such as (without limitation) corporate landowners, properties held in an estate, properties held in trust, etc.  
I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he/she is \_\_\_\_\_ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.  
I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-In-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purpose therein expressed for and on behalf of said Landowners.

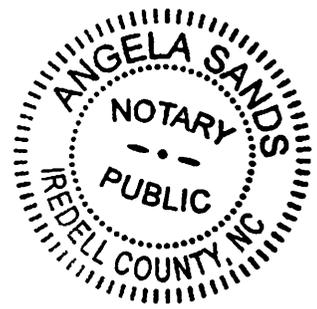
Witness my hand and official seal this 18<sup>th</sup> day of February, 2024.

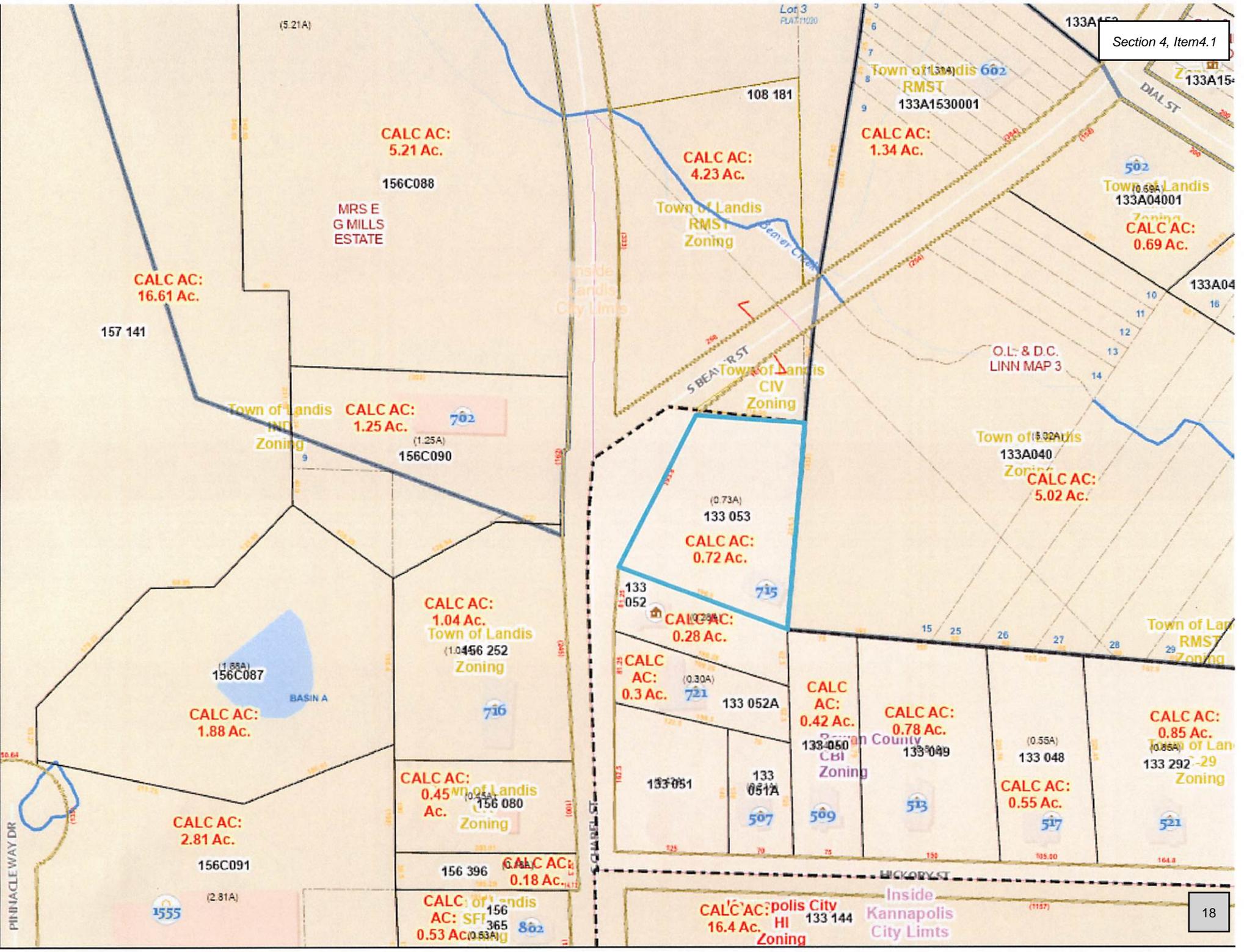
Angela Sands  
Notary Public

My commission expires October 4, 2029

[SEAL of Notary Public]

Notary's Stamp:







**Petition for Annexation into the Landis Town Limits**

**Submittal Checklist**

**Please check the list below before you submit:**

- Written metes and bounds description of the property to be annexed. *(source can be from survey or deed)*
- Map showing above written metes and bounds description of the property to be annexed in relation to the current city limits. *(source can be from Survey, Deed or Rowan County GIS Tax Map with parcel(s) included in the annexation request clearly marked)*
- Correct Parcel Identification Number(s) (PIN)
- Property Owners' Signatures, Date of Signatures, and addresses. *(All real property owners must sign the application, and such signature must be notarized. One signature for each legal ownership interest in the property. Please include signatures of new owners if ownership will change during the annexation process.)*
- Property Deed showing ownership of the property.
- Statement of vested rights claimed, if any.
- A letter authorizing a developer or agent to handle annexation petition *(if any)*

**Supplemental Information (Optional, but will assist in the steps following the annexation process):**

- Copy of any proposed or approved site development plans
- Appropriate application(s) for Town of Landis Planning & Zoning Commission *(e.g. Rezoning application if desired zoning is different from most similar Town zoning designation to current County zoning designation)*
- List of Current Adjacent Property Owners

**PETITION REQUESTING NON-CONTIGUOUS ANNEXATION**

Date: \_\_\_\_\_

To the Board of Aldermen of the Town of Landis:

1. We the undersigned owners of real property respectfully request that the area Paragraph 2 below be annexed to the Town of Landis.

2. The area to be annexed is non-contiguous to the Town of Landis and the boundaries of such territory are as follows:

(Insert Metes and Bounds Description of Boundaries) See survey & Deed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? *</u>	<u>Signature</u>
1.	John David Eckard	1130 Dial St. Kannapolis, NC 28083		<i>John David Eckard</i>
2.	Janet Sawyer Eckard	1130 Dial St. Kannapolis, NC 28083		<i>Janet Sawyer Eckard</i>
3.				
4.				

\* Part 2 NC General Statutes require petitioners of voluntary annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

PETITION MUST BE NOTARIZED  
State of North Carolina  
County of Rowan

Choose relative section below:

Use this section for individual landowners.

I, Angela Sands [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Donna Janet Eckard [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all landowners that are not individuals, such as (without limitation) corporate landowners, properties held in an estate, properties held in trust, etc.

I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he/she is \_\_\_\_\_ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-in-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_ day of \_\_\_\_\_, 20\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purpose therein expressed for and on behalf of said Landowners.

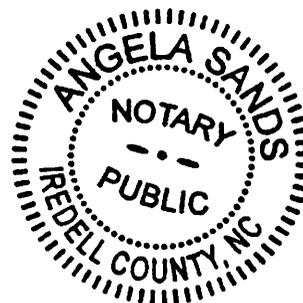
Witness my hand and official seal this 11<sup>th</sup> day of March, 2020.

Angela Sands  
Notary Public

My commission expires October 3, 2029

[SEAL of Notary Public]

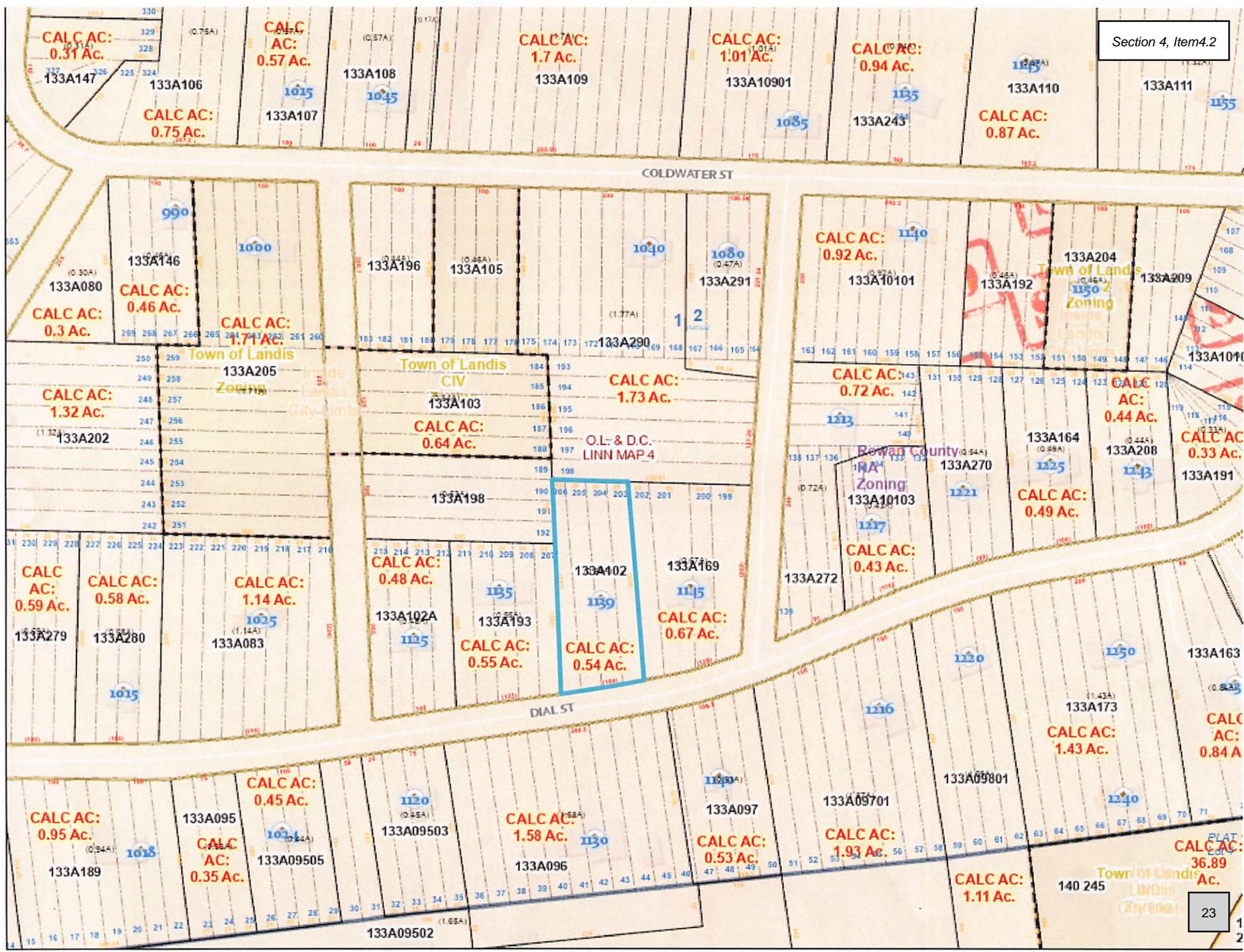
Notary's Stamp:



**Summary Information**

1. Development Project Name: \_\_\_\_\_
  
2. Street Address: 1139 Dial Street Kannapolis, NC 28083
  
3. Rowan County Property Identification Number (PIN) list below:
  - a. PIN 133A102
  - b. PIN \_\_\_\_\_
  - c. PIN \_\_\_\_\_
  - d. PIN \_\_\_\_\_
  - e. PIN \_\_\_\_\_
  - f. PIN \_\_\_\_\_
  
4. Acreage of Annexation Site: 0.54
  
5. Annexation site is requesting connection to Town of Landis:
  - a. Water  \_\_\_\_\_
  - b. Sewer \_\_\_\_\_
  - c. Electric \_\_\_\_\_
  
6. Person to contact if there are questions about the petition:
  - a. Name Janet Eckard
  - b. Address 1130 Dial Street Kannapolis, NC 28083
  - c. Phone # 704-791-4294
  - d. Email: janeteckard4@gmail.com





The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **China Grove** Township, **Rowan** County, North Carolina and more particularly described as follows:

BEING Lots Nos. 203, 204, 205 and 206 as shown on Map No. 5 of Property of O. L. & D. C. Linn made by G. Sam Rowe, Reg. C.E., dated 5-10-50, recorded in Book of Maps at Page 775 in the office of the Register of Deeds for Rowan County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1230, Page 240.

A map showing the above described property is recorded in Map 9995, Page 775.

This property is  is not  the primary residence of the Grantor.

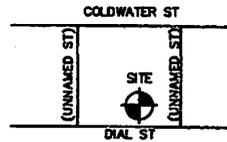
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**All rights-of-way, easements, roadways and restrictive covenants, if any, of record.**

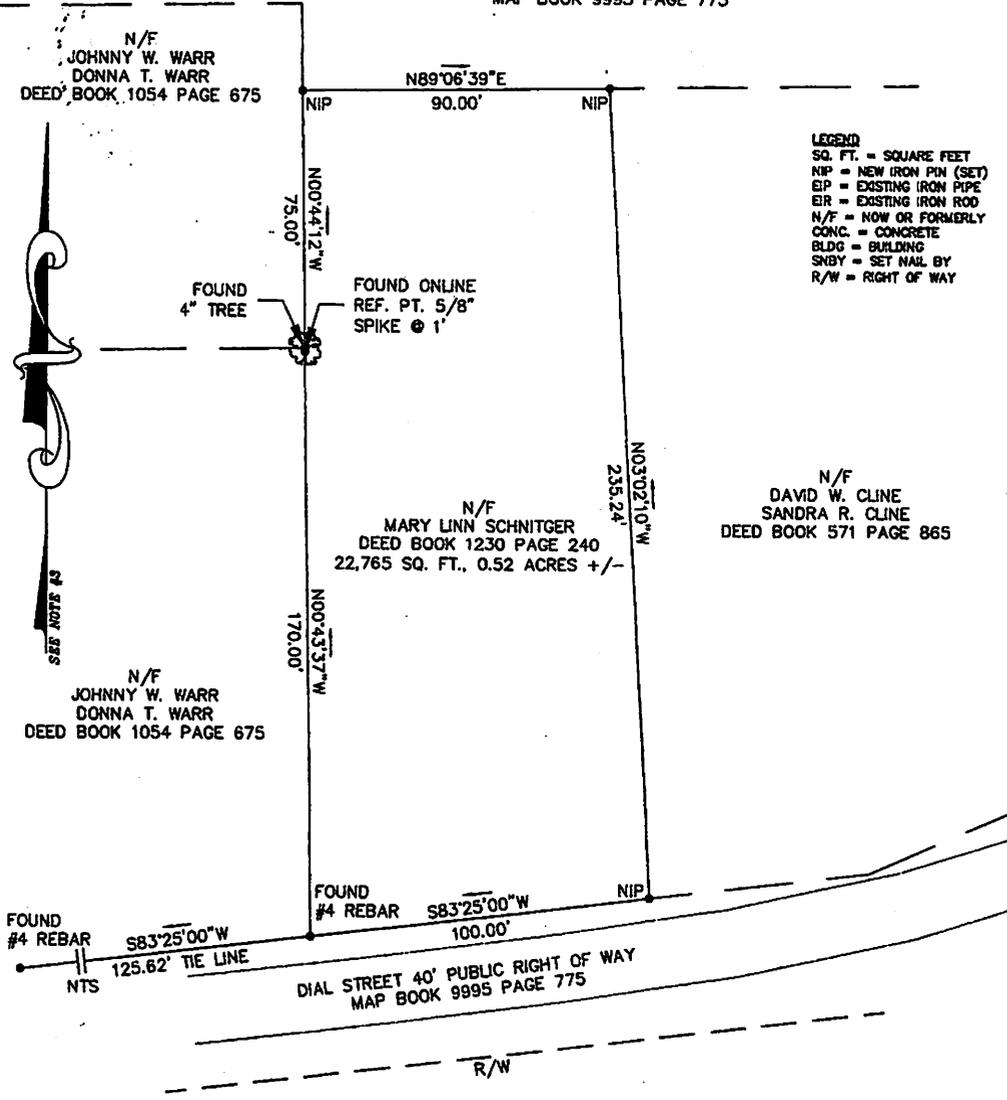
I, STEVEN L. DRAKE, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 1230 PAGE 240; THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BOUNDARIES FOUND IN DEEDS OF RECORD IN THE ROWAN COUNTY, NC REGISTER OF DEEDS. THAT THE RATIO OF PRECISION IS 1:10,000+. WITNESS MY ORIGINAL SIGNATURE, NUMBER AND SEAL: THIS 19TH DAY OF AUGUST 2016

*Steven L. Drake*  
 STEVEN L. DRAKE, PLS  
 LICENSE NUMBER: L-4982



VICINITY MAP  
 NOT TO SCALE  
 ROWAN COUNTY

N/F  
 BILLY SPRY  
 LOTS 193-198  
 MAP BOOK 9995 PAGE 775



LEGEND  
 SQ. FT. = SQUARE FEET  
 NIP = NEW IRON PIN (SET)  
 EP = EXISTING IRON PIPE  
 ER = EXISTING IRON ROD  
 N/F = NOW OR FORMERLY  
 CONC. = CONCRETE  
 BLDG = BUILDING  
 SNBY = SET NAIL BY  
 R/W = RIGHT OF WAY

- NOTES
- 1) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, AGREEMENTS OR RESTRICTIVE COVENANTS OF RECORD PRIOR TO DATE OF THIS SURVEY.
  - 2) BOUNDARY INFORMATION BASED ON DEED BOOK 1230 PAGE 240 AS RECORDED IN THE ROWAN COUNTY REGISTER OF DEEDS.
  - 3) NORTH BASED ON MAP BOOK 9995 PAGE 775 AS RECORDED IN THE ROWAN COUNTY REGISTER OF DEEDS.
  - 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
  - 5) THIS SURVEY DOES NOT CREATE OR CLOSE A STREET.
  - 6) AREA BY COORDINATE METHOD.
  - 7) THIS PROPERTY SERVICED BY PUBLIC UTILITIES.
  - 8) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL 3710562500J DATED 6/16/09.

**BONDARY SURVEY**  
**DEED BOOK 1230 PAGE 240**  
**LOTS 203-206, MAP BOOK 9995 PAGE 775**  
**KANNAPOLIS, ROWAN COUTNY, NC**

**ON MARK**  
 LAND SURVEYING  
 1525 BEAGLE CLUB RD  
 SALISBURY, NC 28146  
 704.746.4789

SURVEY FOR: JANET ECKARD	PARCEL PIN: 133A102	SCALE 1"=40'
	DATE OF SURVEY AUG. 19, 2016	JOB # 081016



# Permits Issued Report

01/26/2026 - 02/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of 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-26-153	2/18/2026	Accessory Building	508 E. RICE ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MESERVE, BRENDA J.	Building Construction

**Total Records: 4**

**3/2/2026**



**Active Permit Report**

02/01/2025 - 02/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025	Site Plan	1600 PINNACLE WAY DR	09. CONSTRUCTION ADMINISTRATION	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
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-26-101	8/29/2025	Residential	508 PINE ST	09. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	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-26-121	10/14/2025	Residential	325 N CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	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
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-26-153	2/18/2026	Accessory Building	508 E. RICE ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MESERVE, BRENDA J.	Building Construction
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	B 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: 42**



Active Permit Report

01/26/2026 - 02/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of 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-26-153	2/18/2026	Accessory Building	508 E. RICE ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MESERVE, BRENDA J.	Building Construction

Total Records: 4



## 01/01/2020 - 02/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
4723	2/25/2026	Code Enforcement - Other	1109 SOUTH MAIN ST	N/A	1. Internal	ZONING VIOLATION, OPERATING A BUSINESS WITHOUT PROPER PERMITS. OPEN STORAGE OF TRACTOR TRAILERS AND BUSES.
4722	2/25/2026	Code Enforcement - Other	100 SOUTH MAIN ST	N/A	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST.
4721	2/25/2026	Code Enforcement - Other	106 WEST FIRST ST	N/A	1. Internal	MINIMUM HOUSING, MISSING SIDING ON FRONT OF STRUCTURE.
4720	2/25/2026	Code Enforcement - Other	1005 SOUTH ZION ST	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK IN DRIVEWAY AND ON PORCH.

# Code Enforcement Report

Work Date Closed

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4719	2/25/2026	Code Enforcement - Other	919 SOUTH ZION ST	N/A	2. Citizen	OPEN STORAGE OF JUNK PROPERTY AND CAMPER ON PROPERTY THAT APPEARS TO HAVE SOMEONE LIVING IN IT.
4718	2/25/2026	Code Enforcement - Other	205 EVERHART AVE	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK DRIVEWAY.
4647	2/18/2026	Code Enforcement - Other	214 EVERHART AVE	N/A	1. Internal	MOLD IN HOUSE AND IN CRAWLSPACE . REINSPECTIO N, NO VISIBLE SIGNS OF CHANGE.
4480	2/4/2026	Code Enforcement - Other	209 W TAYLOR ST	N/A	1. Internal	STRUCTURE THAT PREVIOUSLY BURNED AND HAS BEEN SITTING FOR MORE THAN 90 DAYS. REINSPECTIO N, NO VISIBLE SIGNS OF CHANGE.

Work Date Closed

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4477	2/4/2026	Code Enforcement - Other	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.
4376	1/7/2026	Code Enforcement - Other	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.

**Work Date  
Closed**

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Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4173	1/7/2026	Code Enforcement - Other	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4151	1/2/2026	Code Enforcement - Other	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. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

**Work Date  
Closed**

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Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4016	12/17/2025	Code Enforcement - Other	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.
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE. ANOTHER SECONDARY STRUCTURE HAS BEEN DEMOLISHED AND EVERYTHING IS ALMOST COMPLETE.

**Work Date  
Closed**

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Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
1479	4/15/2025	Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEDULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LEFT VOICEMAIL. SENT NOTICE OF PENALTY. TRUCK ONSITE WITH JUNK LOADED IN IT.

**Work Date  
Closed**

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Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
9	9/23/2024	Minimum Housing Code Violation	2570 N CANNON BLVD	CORNER MART	1. Internal	<p>MORE SIDING HAS BEEN REPLACED AND PROGRESS IS BEING MADE. REINSPECTI ON, MORE SIDING HAS BEEN REPLACED. REINSPECTIO N, NO CHANGE. REACHED OUT TO THE OWNER'S ATTORNEY. AN ORDINACE IS PREPARED TO GO BEFORE THE BOARD OF ALDERMAN IN FEBRUARY. PUBLIC HEARING SET FOR 3/16/26. REINSPECTIO N, AWNING HAS BEEN REMOVED AND WORK ON THE STRUCTURE HAS STARTED.</p>

Total Records: 16

**Work Date  
Closed**

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2/27/2026