



PLANNING BOARD

Tuesday, February 17, 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 January 20, 2026, Meeting Minutes

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

5. REPORTS:

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

6. CLOSING:

- 6.1 Adjournment



PLANNING BOARD

Tuesday, January 20, 2026 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice – Chair Scott Faw, Member Glenn Corriher

Members Absent: Member Jade Bittle, Member Deborah Cox, Alternate Member Beryl Alston

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

Others Present: Alderman Tony Corriher, Sam Deadmon

1.3 Pledge of Allegiance

Madam Catherine Drumm Led those in Attendance to the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADOPT THE AGENDA AS PRESENTED, MOTION PASSED BY UNANIMOUS VOTE (3-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of December 16, 2025, Meeting Minutes

A MOTION WAS MADE TO APPROVE THE MEETING MINUTES BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

3. NEW BUSINESS:

**3.1 Swearing In of Planning Board / Board of Adjustment Member
Scott Faw, and Alternates Jade Bittle, and Beryl Alston**

Deputy Town Clerk Angie Sands Swore in Vice – Chair Scott Faw for Planning Board and Board of Adjustment. Alternate Members Jade Bittle and Beryl Alston could not make it to the meeting and Deputy Town Clerk Angie Sands will reach out to them to have them come into Town Hall this week to take their oaths.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

At the end of the meeting before closing, Madam Chair Catherine Drumm asked if anyone had anything else to add. Member Glenn Corriher and Vice – Chair Scott Faw stated nothing to add. Madam Chair Catherine Drumm asked for the gentleman who asked to speak to come to the podium and state his name and address.

First of all, I want to thank you for giving me the opportunity to speak, my name is Sam Deadmon – 503 W. Mill Street and have been a resident here since 1949. I got a call from a resident over off W. Hoke Street the first part of December, concerning a rezone for that property. She thought I was still on the Planning Board, and I told her I was not, she asked me if I would look into it and I told her I would. In the research we found that a neighborhood meeting had not been done and we brought that to the attention of the Planning Technician Angie Sands. The Public Hearing that was scheduled for December was then recessed and the neighborhood meeting was held, and the Public Hearing was held on January 12, 2026. My wife put together a four (4) page document that she read to the Board at that meeting. I would like to give you a copy of that document, so for future reference you folks might have some empathy for the people that live in the neighborhoods and make sure the information that needs to be shared with them is actually shared.

CLOSING:

Adjournment

A MOTION WAS MADE AT 6:13 PM BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADJOURN THE MEETING, MOTION PASSED BY UNANIMOUS VOTE (3-0).

Respectfully Submitted,

Angie Sands, Deputy Town Clerk



PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF LANDIS, NORTH CAROLINA

Applicant/Owner(s):

Name(s)	Dynamic Developers of the Carolinas LLC (Steve Ross)
Address	210 Oak Ave, Kannapolis, NC 28081
Telephone	704-305-3794
E-Mail	Premiersr77@gmail.com

Project and Property Information:

Property Location/Address	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136
Existing Zoning Map District	SFR-2
Proposed Zoning Map District	MU-2

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are:

The current zoning designation restrictions not only limit the density but also require a lot width that is not feasible for maximum density of the parcel due to the shape and size. We would like to re-zone to MU to allow for more density and variety of use within the parcel (potential for townhomes). With the growing population in Landis and surrounding areas, this property is well suited for a higher density of residential development and is a prime opportunity to bring more families to the area.

The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

Parcel Number	Name of Property Owner	Mailing Address
130 052	DAVIS TERRY LEE & DAVIS BARBARA ANN	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 051	DEUCHERT ALEX	733 KIMBALL RD CHINA GROVE, NC 28023-7539
130 050A	DAVIS TERRY LEE	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 324	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
130 345	SNIDER JANE VAUGHN	465 KIMBALL LOOP CHINA GROVE, NC 28023-7533
130 344	TRICON AMERICAN HOLMES LLC	15771 RED HILL AVENUE SUITE 100 TUSTIN, CA 92780-7333
130 062	LOWDER BARRY DEAN	295 OLD STAGECOACH RD CHINA GROVE, NC 28023
130 054	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B126	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B125	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B117	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B121	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B114	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B113	THE LARRY W PAGE FAMILY LIMITED PARTNERSHIP	1135 KIMBALL RD CHINA GROVE, NC 28023-7539
123B119	DYNAMIC DEVELOPERS OF CAROLINAS LLC	210 OAK AVE KANNAPOLIS, NC 28081-4329

(Use additional sheets if necessary)

ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.

Applicant Printed Name(s): Applicant Address(es): Applicant Signature(s):

Dynamic Developers of the Carolinas LLC (Steve Ross)	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136	
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*A fee, as maintained by the adapted fee schedule, must accompany each proposed zoning map amendment at the time it is filed with the Town of Landis.

*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor’s Office, Rowan County Office Building.)

For Office Use Only:

<u>Date of Filing:</u> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<u>Case Number:</u> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
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ORDINANCE #ZMA-2026-04-13

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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map of the Landis Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

PART 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC being the owner(s) of the certain land areas hereinafter described as Town County Tax Parcel ID 130 053 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of "Mixed Use -2" (MU-2) is not consistent with the Town's 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area planned for Neighborhood uses by the adopted Plan.

Part 2. Statement of Reasonableness.

This amendment is reasonable because it would allow for growth and the possibility of uses beyond those of the current "Neighborhood" designation 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 through the development process in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated "Mixed Use -2" (MU-2) on the Official Zoning Map.

Part 4. Designation of Future Land Use Categories to Subject Properties.

The Board of Aldermen further ordains the property consisting of Town County Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated in the "Mixed Use" future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

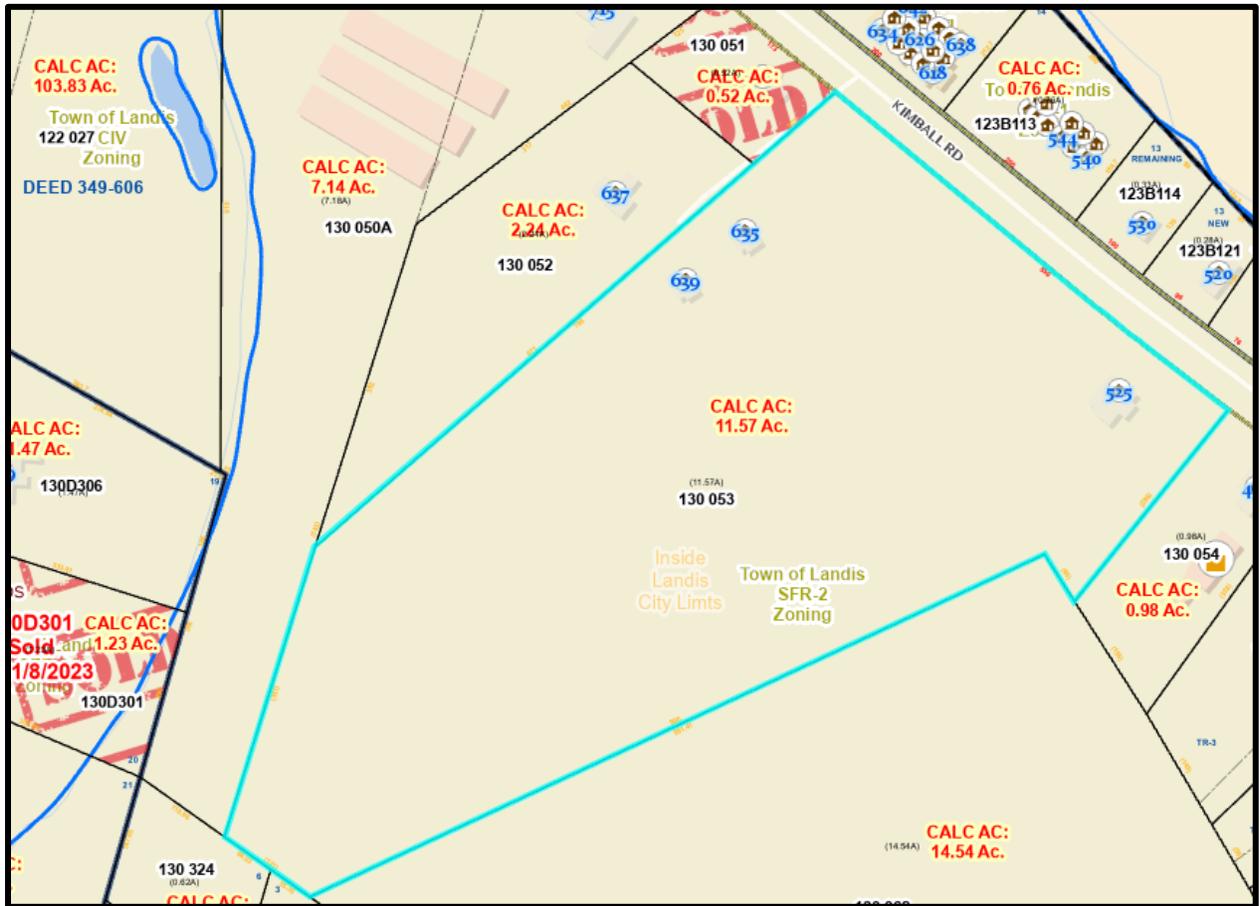
This Ordinance shall be effective immediately upon its adoption.
Adopted on this 13th day of April 2026

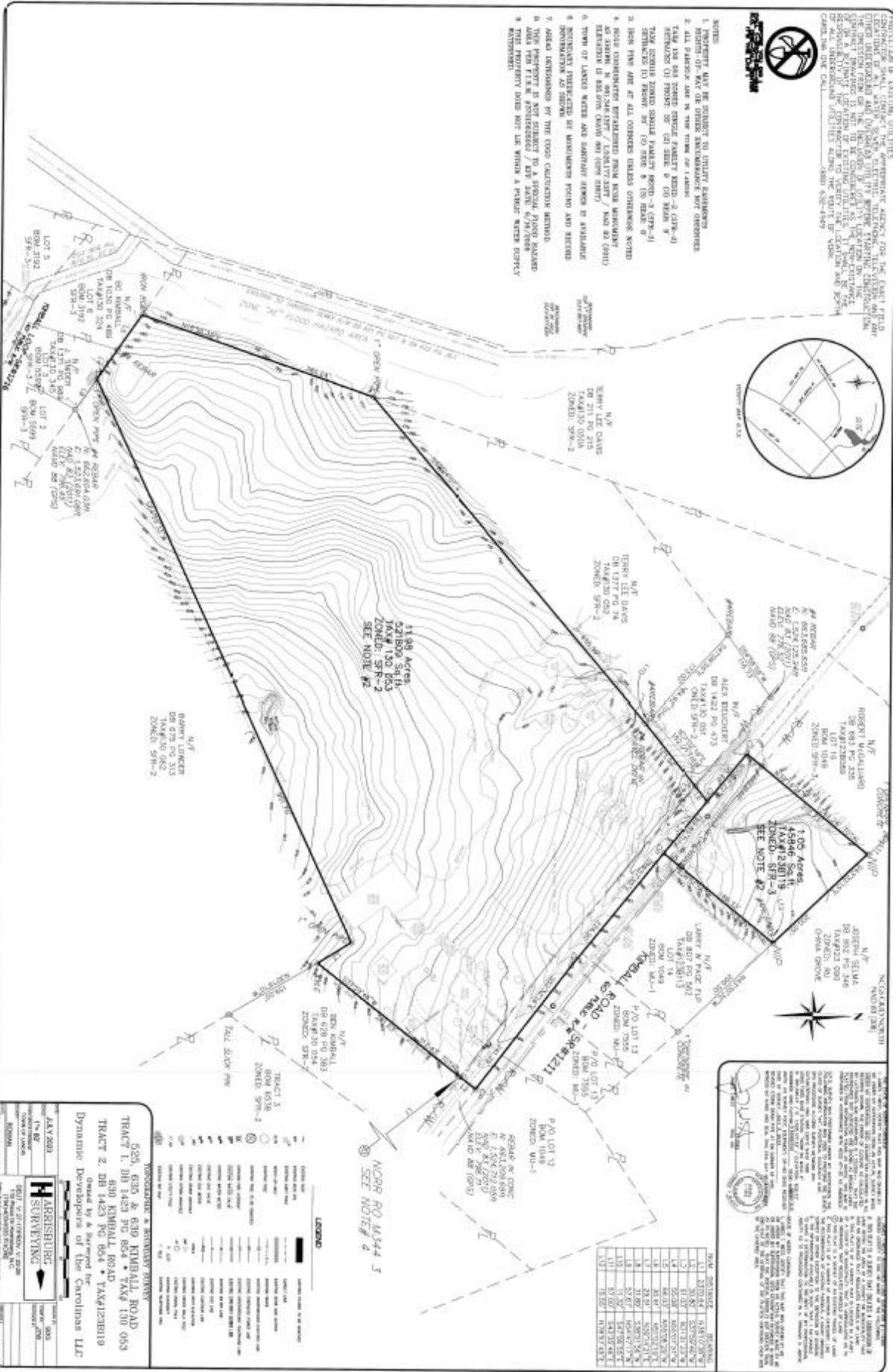
s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Please see attached survey for the legal description





CONSTRUCTION OF A CATION OF UTILITIES
 IDENTIFIED BY A SURVEYOR, ELECTRIC, TELEPHONE, TELEVISION, CABLE, GAS, WATER, OR SEWER LINES, SHALL BE SHOWN BY THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.



- NOTES:
1. PROPERTY MAY BE SUBJECT TO EASEMENTS
 2. ALL PLATS ARE IN THE TIME OF PLAT
 3. TAX MAPS AND ZONING MAPS SHALL BE CONSULTED FOR THE LOCATION OF ALL UTILITIES
 4. LOCAL GOVERNMENTS RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES
 5. TOWN OF LANDS NEEDS AND ADJACENT OWNERS TO BE ADVISED
 6. PROPERTY PROTECTED BY ADJACENT OWNERS TO BE ADVISED
 7. ADJACENT OWNERS OF THE PROPERTY TO BE ADVISED
 8. THIS PROPERTY DOES NOT USE WITHIN A PLAT WITHIN COPY

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.

NO.	DESCRIPTION	AREA	PERCENTAGE
1	LOT 1	1.00	8.41
2	LOT 2	1.00	8.41
3	LOT 3	1.00	8.41
4	LOT 4	1.00	8.41
5	LOT 5	1.00	8.41
6	LOT 6	1.00	8.41
7	LOT 7	1.00	8.41
8	LOT 8	1.00	8.41
9	LOT 9	1.00	8.41
10	LOT 10	1.00	8.41
11	LOT 11	1.00	8.41
12	LOT 12	1.00	8.41
13	LOT 13	1.00	8.41
14	LOT 14	1.00	8.41
15	LOT 15	1.00	8.41
16	LOT 16	1.00	8.41
17	LOT 17	1.00	8.41
18	LOT 18	1.00	8.41
19	LOT 19	1.00	8.41
20	LOT 20	1.00	8.41

625, 635 & 639 KIMBALL ROAD
 TRACT 1, DB 1423 PG 654 * TAX# 130 063
 630 KIMBALL ROAD
 TRACT 2, DB 1423 PG 654 * TAX#123B119

Dynamic Developers of the Carolinas LLC
 created by & surveyed for

DATE: 11/11/2020
 TIME: 10:00 AM
 SURVEYOR: HARRISBURG SURVEYING
 1100 W. 10TH STREET, SUITE 100
 RALEIGH, NC 27601
 TEL: 919.877.1111
 FAX: 919.877.1112
 WWW.HARRISBURGSURVEYING.COM

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

PLANNING STAFF REPORT
 LANDIS PLANNING AND ZONING COMMISSION
 2/17/2026

Petition: RZON2026-00001 Rezoning

Applicant Information: Steve Ross, Dynamic Developers of the Carolinas LLC

Owner Information: Dynamic Developers of the Carolinas LLC

Existing Zoning: Single Family Residential (SFR-2)

Proposed Zoning: Mixed Use (MU-2)

Existing Permitted Uses: All uses permitted in the SFR-2 zoning district are permitted by right on the subject property.

Proposed Uses: All uses allowed in the MU-2 zoning district.

Parcel ID Number: 130 053

Property Addresses: 525 Kimball Road

Area in Acres: ± 11.57 ac

Site Description: Currently, a residence and several accessory structures occupy the subject property. The structures currently appear to be vacant. The subject property is not within a watershed. Grant’s Creek (a perennial stream) runs south to north approximately 120 feet to the west of the subject property.

Adjacent Land Use: The subject property is surrounded by vacant and residential (single family and multi-family) properties in all directions. A small business is located on the southeastern boundary of the subject property. *(see Exhibit D)*

Surrounding Zoning: North: Single Family Residential (SFR-2) and Mixed Use (MU-1)
 East: Single Family Residential (SR-2)
 South: Single Family Residential (SFR-2 & SFR-3)
 West: Single Family Residential (SFR-2)

Utility Service Provider: The subject property is currently served with Landis water and sewer.

Exhibits

EXHIBIT A – Staff Report
 EXHIBIT B – Application

- EXHIBIT C – Property Deed
- EXHIBIT D – Staff Maps
- EXHIBIT E – Use Comparison Table
- EXHIBIT F – Ordinance
- EXHIBIT G – Town of Landis Utility Records
- EXHIBIT H – Adjacent Property Owner Information
- EXHIBIT I – Neighborhood Meeting Information

Intent of Zoning Districts

PROPOSED DISTRICT: MIXED USE (MU-2)

The Mixed-Use District (MU-2) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Landis residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transit

EXISTING DISTRICT: Single Family Residential (SFR-2)

The Single-Family Residential District (SFR-2) provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Landis and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Landis prior to the effective date of these regulations.

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Town of Landis Planning & Zoning

NCDOT Review:

No response. Philip Seitz, District Engineer, NCDOT

Fire Marshal Review:

No comments. Andrew King, Rowan County Fire Inspector/Investigator, Rowan County Fire Marshal

Fire Review:

No comments. Jason Smith, Fire Chief, Town of Landis Fire

Police Review:

No comments. Kevin Young, Assistant Police Chief, Town of Landis Police

Public Works Review:

No comments. Matthew Geelen, Public Works Director, Town of Landis Public Works

Soil and Erosion Review:

The subject property is not along a major thoroughfare (such as Hwy 29) that would normally have mixed uses and general retail and services. It is also completely surrounded by Neighborhood [recommended land use] according to the LUP so the change does not seem to fit the future zoning. Neither the future LUP nor the existing zoning seem to support the change in zoning to MU-2 which would open it up to an extensive use of services (see Exhibit E). Josh Canup, Environmental Compliance Specialist, Rowan County Planning & Development

Rowan County Addressing:

No response. Columbus Hawks, GIS Manager, Rowan County Information Technology/911

Land Use Plan Analysis

The subject property is located within an area recommended for neighborhood use by the Town of Landis 2040 Comprehensive Land Use Plan (Plan). The requested zoning designation is mixed use which would be compatible with the mixed use category of the Plan, not with the existing Plan recommendation. An amendment to the land use plan would be necessary should the rezoning request be approved. (see Exhibit D)

Conclusions

- The subject property is approximately 11.57 acres in size and surrounded by single family residential zoning on all sides, except two properties (approximately 1.6 acres) on the opposite side of Kimball Road that are zoned MU-1. However, spot zoning would not appear to be of concern with this request due to the size of the subject property.
- The subject property is currently occupied by a residence and several accessory structures. All structures appear to be vacant at this time. According to Landis utilities records, the property is served with Landis water and sewer; utilities are currently active.
- The applicant has stated their intention to develop the property with multi-family residential uses. However, the applicant is requesting a conventional rezoning to MU-2, therefore, any use permitted within the MU-2 district would be permitted.
- Kimball Road is listed in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). However, there is no recommended increase in the

future width of the right of way. No right of way dedication will be required as the property develops.

This is a conventional rezoning request; therefore, all uses permitted in the MU-2 zoning district would be allowed on the subject property if approved. The Planning and Zoning Board should consider all the information provided and determine if the proposed rezoning is consistent with the Board's vision for this section of the Town of Landis.

SEE ADDENDUM



Section 4, Item 4.1

Doc ID: 015300870023 Type: ~~Grant~~
Recorded: 05/25/2023 at 04:15:15 PM
Fee Amt: \$904.00 Page 1 of 23
Revenue Tax: \$850.00
Rowan, NC
J. E. Brindle Register of Deeds
BK 1423 PG 854

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:
Property Identification Number See Addendum
This is not a certification that the Rowan County Property Identification Number matches this Deed description.

B. Daniels 5-25-23 4:10 pm
on behalf of Tax Collector Date/Time

22/004
88

No opinion on title is expressed or implied by the preparer of this document.

Tax Map 130 Parcel 053
Tax Map 123B Parcel 119

Excise Tax: \$850.00

This instrument was prepared by, James Y. Faust, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon closing.

Brief description for index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of April, 2023, by and between:

GREGORY LEWIS GIBSON (Separated), individually and as Executor of the Estate of Euvalea K. Strickland; AMY G. JOHNSON and husband, BRANDON M. JOHNSON, BRADLEY L. GIBSON (Unmarried), GRANT E. GIBSON (Unmarried); CARRIE B. PHILLIPS and husband, PATRICK PHILLIPS; JASON R. BRAKE (Unmarried); MARIANNE LINN HAYWOOD, individually and as Administratrix of the Estate of James Wertz Kimball; and husband, BARRY WAYNE HAYWOOD; REID JEFFREY LINN and wife, SUSAN ALEXANDER LINN; ELEANOR KIMBALL BLACK and husband, THOMAS JERRY BLACK; HAROLD FRANK KIMBALL (Unmarried); ANN WESTBROOK REINERS and husband, ROCKFORD JONATHAN REINERS; IDA MARIE WESTBROOK (Unmarried), individually and as Executrix of the Estate of Ida K. Westbrook; SCARLOTT K. MUELLER and husband, JAMES MUELLER; and BEN CLAY KIMBALL, and wife, LEE ANN WRIGHT KIMBALL, collectively the "Grantor", and

DYNAMIC DEVELOPERS OF THE CAROLINAS, LLC, a North Carolina limited liability company, the "Grantee".

Grantor's Address: 4653 NC Hwy 67, Boonville, NC 27011

Grantee's Address: 210 Oak Ave., Kannapolis, NC 28081

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:

See Exhibit A, attached hereto and incorporated herein by reference.

The property herein described was acquired by Grantor by instrument recorded as follows:

Deed Book 1063, page 783, Rowan County Registry. Wertz Crawford Kimball died testate in Rowan County, NC on November 20, 1996 (Estate File 96 E 1012). Edith Goodman Kimball died testate in Rowan County on December 26, 2003 (Estate File 04 E 28) and was survived by seven (7) children: Helen Kimball Linn, James Wertz Kimball, Clay Crawford Kimball, Euvalea Kimball Strickland, Ida Kimball Westbrook, Eleanor Kimball Black and Harold Frank Kimball. Pursuant to the Order of Confirmation recorded in Book 1063, page 783, in the office of the Rowan County Register of Deeds, Clay Crawford Kimball had no interest in the property described in Exhibit A. Helen Kimball Linn died testate in Rowan County, NC on February 5, 2021 (Estate File 21 E 234). James Wertz Kimball died intestate in Rowan County, NC on March 24, 2022 (Estate File 22 E 687). Euvalea Kimball Strickland died testate in New Hanover County, NC on August 17, 2022 (Estate File No. 22 E 1144). Ida K. Westbrook died Testate in Palm Beach County, FL on March 29, 2021 (Estate File No. 502021 CP002293XXXXMB).

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 9995, page 1049.

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, 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 hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

The above property is subject to any and all easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Signatures and acknowledgments on the following eighteen (18) pages.

By: *Gregory Lewis Gibson* (SEAL)

Date: 5-15-2023

Gregory Lewis Gibson, Individually
and as Executor of the Estate of Euvalea Kimball Strickland

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Gregory Lewis Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument individually and as Executor of the Estate of Euvalea Kimball Strickland.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y. Faust
Notary Public

My Commission Expires: August 13, 2024

By: Amy G. Johnson (SEAL)
Amy G. Johnson

Date: 4/18/2023

By: Brandon M. Johnson (SEAL)
Brandon M. Johnson

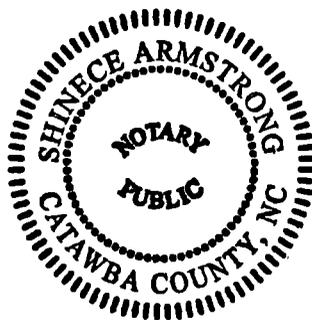
Date: 4/18/2023

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Amy G. Johnson and husband, Brandon M. Johnson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18th day of April, 2023.



Shinece Armstrong
Notary Public

My Commission Expires: 4/17/2027

By: Bradley L. Gibson (SEAL)
Bradley L. Gibson

Date: April 19, 2023

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Bradley L. Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.

Lindsay P. Cranford
Notary Public
My Commission Expires: 4/27/2024

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

By: *Grant E. Gibson* (SEAL)
Grant E. Gibson

Date: April 19, 2023

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Grant E. Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.

Lindsay P. Cranford
Notary Public

My Commission Expires: 4/27/2024

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

By: Carrie B Phillips (SEAL)
Carrie B. Phillips

Date: 05/14/2023

By: Patrick Phillips (SEAL)
Patrick Phillips

Date: 05/14/23

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Carrie B. Phillips and husband, Patrick Phillips, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14 day of April, 2023.

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

Lindsay P. Cranford
Notary Public
My Commission Expires: 4/27/2024

By: Jason R Brake (SEAL)
Jason R. Brake

Date: 05/14/23

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Jason R. Brake, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14 day of April, 2023.

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

Lindsay P. Cranford
Notary Public
My Commission Expires: 4/27/2024

By: Marianne Linn Haywood (SEAL)
 Marianne Linn Haywood Individually
 and as Administratrix of the Estate of James Wertz Kimball

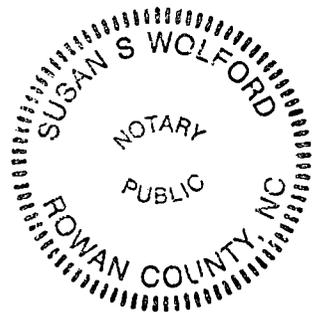
Date: 04/06/23

STATE OF NORTH CAROLINA
 COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Marianne Linn Haywood, both individually and as Administratrix of the Estate of James Wertz Kimball, personally appeared before me this day and acknowledged the execution of the foregoing instrument, as she is authorized to do, both individually and as Administratrix of said estate.

Witness my hand and official stamp or seal, this 6th day of April, 2023.



Susan S. Wolford
 Notary Public

My Commission Expires: 10-12-2025

By: Barry Wayne Haywood (SEAL)
Barry Wayne Haywood
By Gregory Lewis Gibson, Attorney-in-Fact

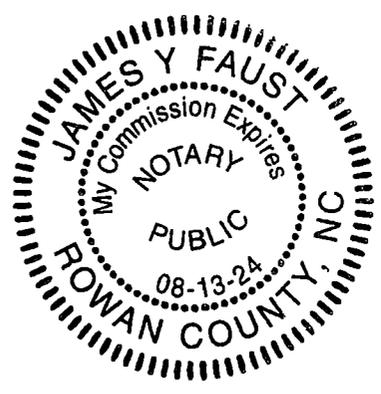
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Barry Wayne Haywood, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Barry Wayne Haywood and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 12th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 759, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Faust
Notary Public
My Commission Expires: August 13, 2024

By: Reid Jeffrey Linn (SEAL)
Reid Jeffrey Linn
By Gregory Lewis Gibson, Attorney-in-Fact

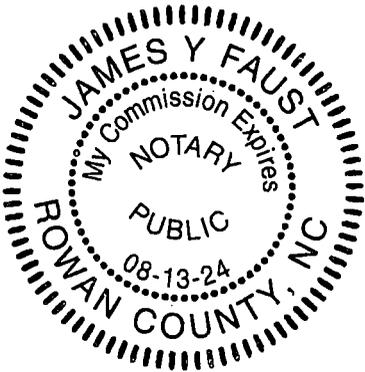
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Reid Jeffrey Linn, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Reid Jeffrey Linn and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 3rd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 749, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



[Signature]
Notary Public
My Commission Expires: August 13, 2024

By: Susan Alexander Linn (SEAL)
Susan Alexander Linn
By Gregory Lewis Gibson, Attorney-in-Fact

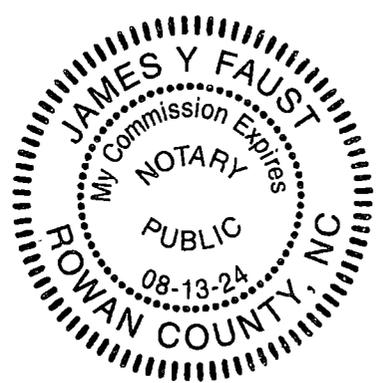
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Susan Alexander Linn, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact for Susan Alexander Linn and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 10th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 750, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

By: Eleanor Kimball Black (SEAL)
Eleanor Kimball Black
By Gregory Lewis Gibson, Attorney-in-Fact

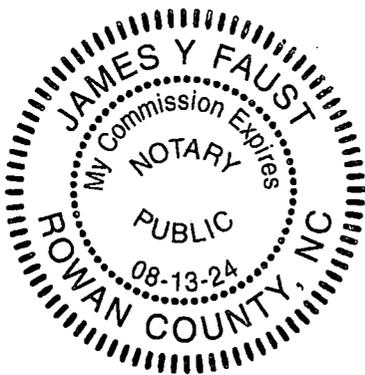
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Eleanor Kimball Black, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact Eleanor Kimball Black and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 29th day of October, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 754, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



J. W.
Notary Public
My Commission Expires: August 13, 2024

By: Thomas Jerry Black (SEAL)
Thomas Jerry Black
By Gregory Lewis Gibson, Attorney-in-Fact

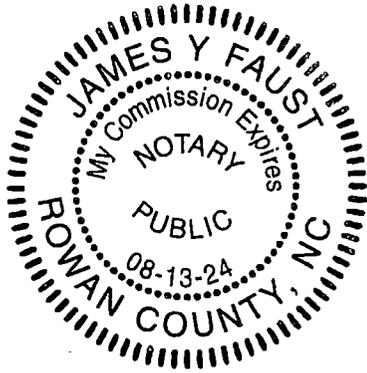
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Thomas Jerry Black, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Thomas Jerry Black and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 11th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 755, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

By: Harold Frank Kimball (SEAL)
Harold Frank Kimball
By Gregory Lewis Gibson, Attorney-in-Fact

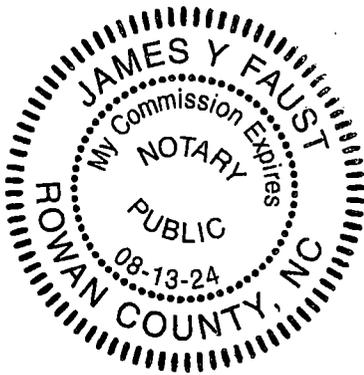
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Harold Frank Kimball, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Harold Frank Kimball and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 3rd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 756, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



[Signature]
Notary Public

My Commission Expires: August 13, 2024

By: Ann Westbrook Reiners (SEAL)
Ann Westbrook Reiners
By Gregory Lewis Gibson, Attorney-in-Fact

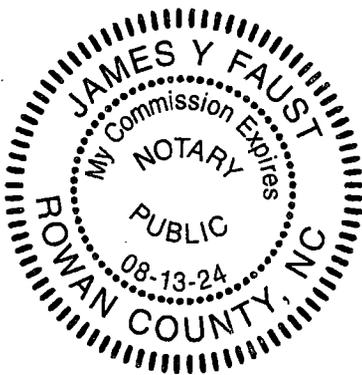
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Ann Westbrook Reiners, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact Ann Westbrook Reiners and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 2nd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 752, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



J. Y. Faust
Notary Public

My Commission Expires: August 13, 2024

By: Rockford Jonathan Reiners (SEAL)
Rockford Jonathan Reiners
By Gregory Lewis Gibson, Attorney-in-Fact

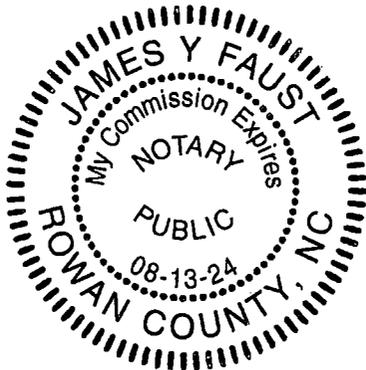
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Rockford Jonathan Reiners, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Rockford Jonathan Reiners and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 12th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 753, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y. Faust
Notary Public
My Commission Expires: August 13, 2024

By: Ida Marie Westbrook (SEAL)
Ida Marie Westbrook

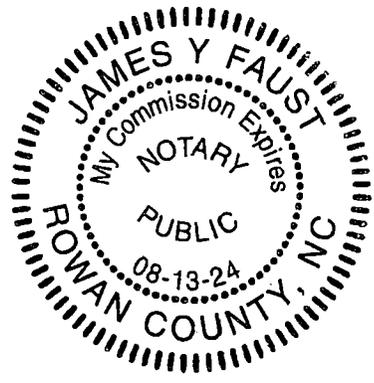
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Ida Marie Westbrook, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact for Ida Marie Westbrook and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 29th day of October, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 757, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

By: Scarlott K. Mueller (SEAL)
Scarlott K. Mueller

Date: 4/19/23

By: James Mueller (SEAL)
James Mueller

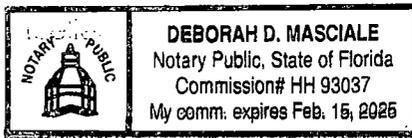
Date: 4/19/23

STATE OF FLORIDA
COUNTY OF Alachua

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Scarlott K. Mueller and husband, James Mueller, Grantor: personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.



Deborah D. Masciale

Notary Public

My Commission Expires: Feb 15, 2025

By: Ben Clay Kimball (SEAL)
Ben Clay Kimball

Date: 5-24-23

By: Lee Ann Wright Kimball (SEAL)
Lee Ann Wright Kimball

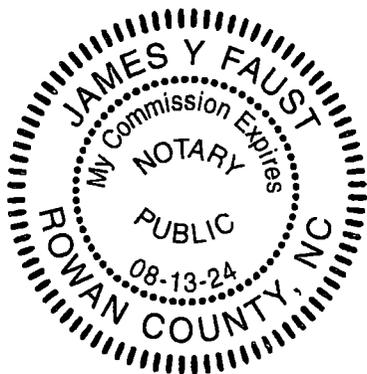
Date: 5/24/23

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Ben Clay Kimball and wife, Lee Ann Wright Kimball, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

Exhibit A

TRACT 1: 525, 635 and 639 Kimball Rd., China Grove, NC 28023 (Tax Map 130, Parcel 053)

In China Grove Township and near China Grove, beginning at a stake at the South corner of Kimball Street on line of Lot No. 4, thence with line of Lot No. 4, N. 30 ½ W. 220 feet to a stake corner to Lot No. 41; thence S. 66 1/4 W. 975 feet to a stake to a stake corner to Lot No. 4 on line of Lot No. 3; thence N. 54 ½ W. 245 feet to a stake; corner to Lot No. 3 on line of Mt. Moriah Church property; thence N. 15 E. 122 feet to a stake; thence N. 16 E. 400 feet to a stake in Grants Creek; thence with said creek, N. 4 W. 206 feet to a stake in said creek Sechler's corner; thence N. 43 E. Leaving creek 400 feet to a stake in said creek; thence N. 59 E. 120 feet to a stake in said creek at Bridge; thence with public road S. 27 ½ E. 300 feet; thence S. 52 ½ E. 200 feet thence South about 55 E. 862 feet to a stake in said road at center of Kimball Street; thence with center of Kimball Street, 340 feet to the BEGINNING containing 24 acres, more or less.

LESS THAN AND EXCEPTING THE FOLLOWING FIVE (5) TRACTS:

TRACT I:

BEGINNING at a stake in center of Grants Creek at Bridge on Public Road, W. L. Kimball's corner; thence with center of Public Road, S. 27 ½ E. 308 feet to a stake in Public Road, W. C. Kimball's corner; thence S. 18 W. 1,229 feet to a stake Kimball's corner on the original line; thence N. 54 1/4 W. 120 feet to a stone on old line; thence with said line N. 15 E. 127 feet with Mt. Moriah Church Property; thence N. 16 E. 400 feet to a stake in Grant's Creek; thence with said Creek N. 4 W. 206 feet; thence N. 19 W. 139 feet; thence N. 4 W. 206 feet to a stake in creek; thence N. 43 E. leaving creek 400 feet to a stake in creek; thence N. 59 E. 120 feet to the BEGINNING, containing 8 ½ acres, more or less.

This parcel of land is part of the old Kimball Tract and is bounded on the North by W. L. Kimball, West by Fred Sechler and Mt. Moriah Church Property South, and East by C. W. Kimball and W. C. Kimball.

TRACT II:

Adjoining the lands of W. L. Kimball and L. A. Corriher;

BEGINNING at an iron stake in the edge of the Lucky Road W. L. Kimball corner and running thence with his line S. 56 ½ W. 442 feet to an iron stake in L. A. Corriher's line, thence with his line S. 19 ½ W. 392 feet to an iron stake in the edge of an unopened roadway; thence along the edge of said roadway N. 49 E. 796 feet to an iron stake in the edge of Lucky Road; thence along the edge of the road N. 50 W. 173 feet to the BEGINNING, containing 2 acres, more or less.

TRACT III:

BEING Lot No. 12 of the W. L. Kimball Estate, located on Kimball Road as shown on a Map of said

property made by Hudson & Almond from a physical survey by them in July and October, 1965, said Map being on file in the office of the Register of Deeds for Rowan County, North Carolina, in Book of Maps 9995 at Page 1049, and reference is hereby made to said Map for a more complete description of said property.

TRACT IV:

Adjoining the lands of Hubert Kimball, B. B. Deal and W. L. Kimball.

BEGINNING at an iron stake on the South side of the Lucky Public Road and on W. L. Kimball's line and runs thence said Road 138 feet to an iron stake Hubert Kimball's corner in center of Kimball Street, thence with Kimball Street, 345 feet to an iron stake Hubert Kimball's corner on B. B. Deal's line; thence with B. B. Deal's line N. 30 ½ W. 170 feet to an iron stake on said line, thence a new line 297 feet to the BEGINNING corner, containing one acre, more or less.

TRACT V:

Adjoining the lands of W. L. Kimball, Wertz, Kimball and B. B. Deal.

BEGINNING at a stone on south side of the Luckey Public Road and runs with said road 180 feet to a stone; thence with said Road, 130 feet to street, Wertz Kimball's corner; thence with said street and Wertz Kimball's line 340 feet to Wertz Kimball's corner on Kimball Street and B. B. Deal's line; thence with Kimball Street S. E. 160 feet to a stone; thence 355 feet to the BEGINNING corner, contains 2 acres more or less.

TRACT 2: 630 Kimball Rd., China Grove, NC 28023 (Tax Map 123B, Parcel 119)

BEING all of Lot Number 15 of the W. L. Kimball Estate, located on Kimball Road as shown on a map of said property made by Hudson & Almond from a physical survey by them in July and October 1965, said map being on file in the office of the Register of Deeds for Rowan County, North Carolina, in Book of Maps 9995 at page 1049 and reference is hereby made to said map for a more complete description of said property.

Rowan County Assessor's Office Multiple Parcel Identification

Tract/Lot 1 Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
130		053						23

Tract/Lot 2 Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
123	B	119						23

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

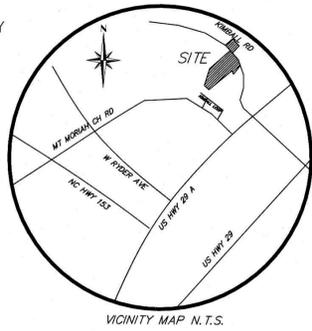
Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

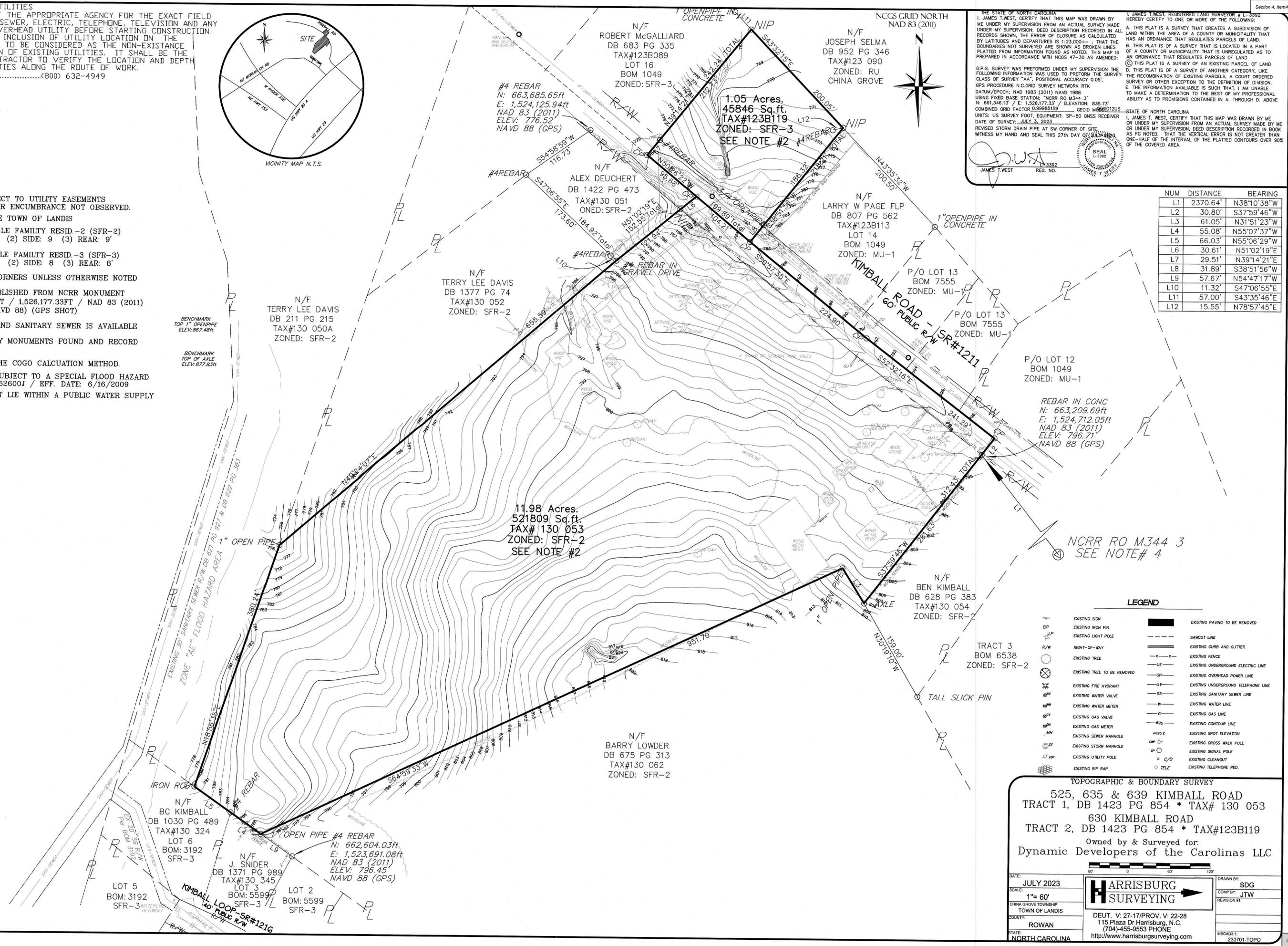
MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

PROTECTION OF EXISTING UTILITIES
CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATION ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINATE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK.
CAROLINA ONE CALL.....(800) 632-4949



- NOTES:
- PROPERTY MAY BE SUBJECT TO UTILITY EASEMENTS RIGHTS-OF-WAY OR OTHER ENCUMBRANCE NOT OBSERVED.
 - ALL PARCELS ARE IN THE TOWN OF LANDIS
TAX# 130 053 ZONED SINGLE FAMILY RESID.-2 (SFR-2) SETBACKS (1) FRONT: 33' (2) SIDE: 9' (3) REAR: 9'
TAX# 123B119 ZONED SINGLE FAMILY RESID.-3 (SFR-3) SETBACKS (1) FRONT: 20' (2) SIDE: 8' (3) REAR: 8'
 - IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
 - NCGS COORDINATES ESTABLISHED FROM NCRR MONUMENT AS SHOWN: N: 661,346.13FT / 1,526,177.33FT / NAD 83 (2011) ELEVATION IS 835.97ft (NAVD 88) (GPS SHOT)
 - TOWN OF LANDIS WATER AND SANITARY SEWER IS AVAILABLE
 - BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
 - AREAS DETERMINED BY THE COGO CALCULATION METHOD.
 - THIS PROPERTY IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. #3701562600J / EFF. DATE: 6/16/2009
 - THIS PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY WATERSHED.

BENCHMARK TOP OF 1" OPENPIPE ELEV: 867.48ft
BENCHMARK TOP OF AXLE ELEV: 877.83ft



THE STATE OF NORTH CAROLINA
I, JAMES T. WEST, REGISTERED LAND SURVEYOR #1-3392, HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN ALL RECORDS SHOWN, THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000+/-; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND AS NOTED; THIS MAP IS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED;
G.P.S. SURVEY WAS PERFORMED UNDER MY SUPERVISION THE FOLLOWING INFORMATION WAS USED TO PREFORM THE SURVEY: CLASS OF SURVEY "AA", POSITIONAL ACCURACY 0.05", GPS PROCEDURE N.C.GRID SURVEY NETWORK RTK DATUM/EPCH: NAD 1983 (2011) NAVD 1988 USING FIXED BASE STATION: "NCRR M344 3" N: 661,346.13' / E: 1,526,177.33' / ELEVATION: 835.73' COMBINED GRID FACTOR: 0.999985159 GEOD M 66101205 UNITS: US SURVEY FOOT; EQUIPMENT: SP-80 GNSS RECEIVER DATE OF SURVEY: JULY 3, 2023 REVISED STORM DRAIN PIPE AT SW CORNER OF SITE. WITNESS MY HAND AND SEAL THIS 27th DAY OF JULY 2023.
JAMES T. WEST REG. NO. 3392

I, JAMES T. WEST, REGISTERED LAND SURVEYOR #1-3392, HEREBY CERTIFY TO ONE OR MORE OF THE FOLLOWING:
A. THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN A PART OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. THIS PLAT IS A SURVEY OF AN EXISTING PARCEL OF LAND.
D. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, LIKE THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF DIVISION. E. THE INFORMATION AVAILABLE IS SUCH THAT, I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE.

NUM	DISTANCE	BEARING
L1	2370.64'	N38°10'38"W
L2	30.80'	S37°59'46"W
L3	61.05'	N31°51'23"W
L4	55.08'	N55°07'37"W
L5	66.03'	N55°06'29"W
L6	30.61'	N51°02'19"E
L7	29.51'	N39°14'21"E
L8	31.89'	S38°51'56"W
L9	57.67'	N54°47'17"W
L10	11.32'	S47°06'55"E
L11	57.00'	S43°35'46"E
L12	15.55'	N78°57'45"E

LEGEND

EXISTING SIGN	EXISTING IRON PIN	EXISTING PAVING TO BE REMOVED
EXISTING LIGHT POLE	EXISTING LIGHT POLE	SAWCUT LINE
RIGHT-OF-WAY	EXISTING TREE	EXISTING CURB AND GUTTER
EXISTING TREE TO BE REMOVED	EXISTING FIRE HYDRANT	EXISTING FENCE
EXISTING WATER VALVE	EXISTING WATER METER	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GAS VALVE	EXISTING GAS METER	EXISTING OVERHEAD POWER LINE
EXISTING SEWER MANHOLE	EXISTING STORM MANHOLE	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UTILITY POLE	EXISTING RIP RAP	EXISTING SANITARY SEWER LINE
		EXISTING WATER LINE
		EXISTING GAS LINE
		EXISTING CONTOUR LINE
		EXISTING SPOT ELEVATION
		EXISTING CROSS WALK POLE
		EXISTING SIGNAL POLE
		EXISTING CLEANOUT
		EXISTING TELEPHONE PED.

TOPOGRAPHIC & BOUNDARY SURVEY
525, 635 & 639 KIMBALL ROAD
TRACT 1, DB 1423 PG 854 * TAX# 130 053
630 KIMBALL ROAD
TRACT 2, DB 1423 PG 854 * TAX#123B119
Owned by & Surveyed for:
Dynamic Developers of the Carolinas LLC

DATE: JULY 2023
SCALE: 1" = 60'
CHINA GROVE TOWNSHIP
COUNTY: ROWAN
STATE: NORTH CAROLINA

DRAWN BY: SDG
COMP BY: JTW
REVISION #1:

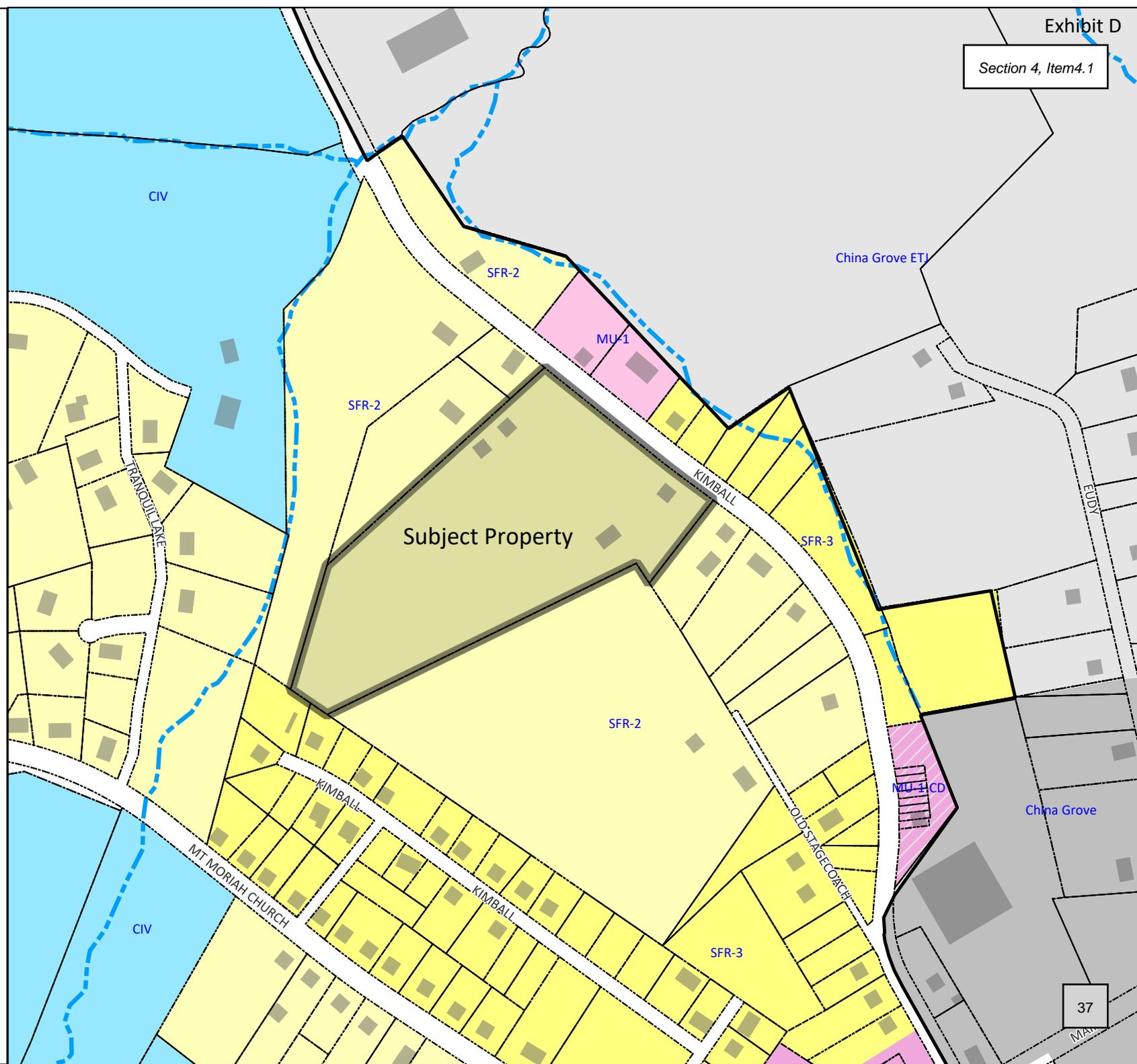
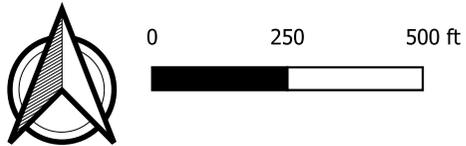
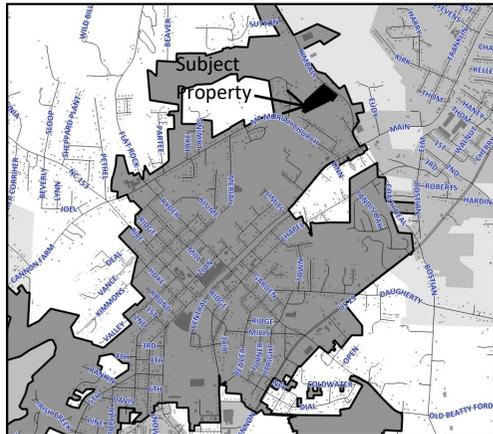
HARRISBURG SURVEYING
DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr. Harrisburg, N.C.
(704)-455-9553 PHONE
http://www.harrisburgsurveying.com

MISCAD3.1: 230701-TOPO



Town of Landis
Zoning Map Amendment
RZON2026-00001

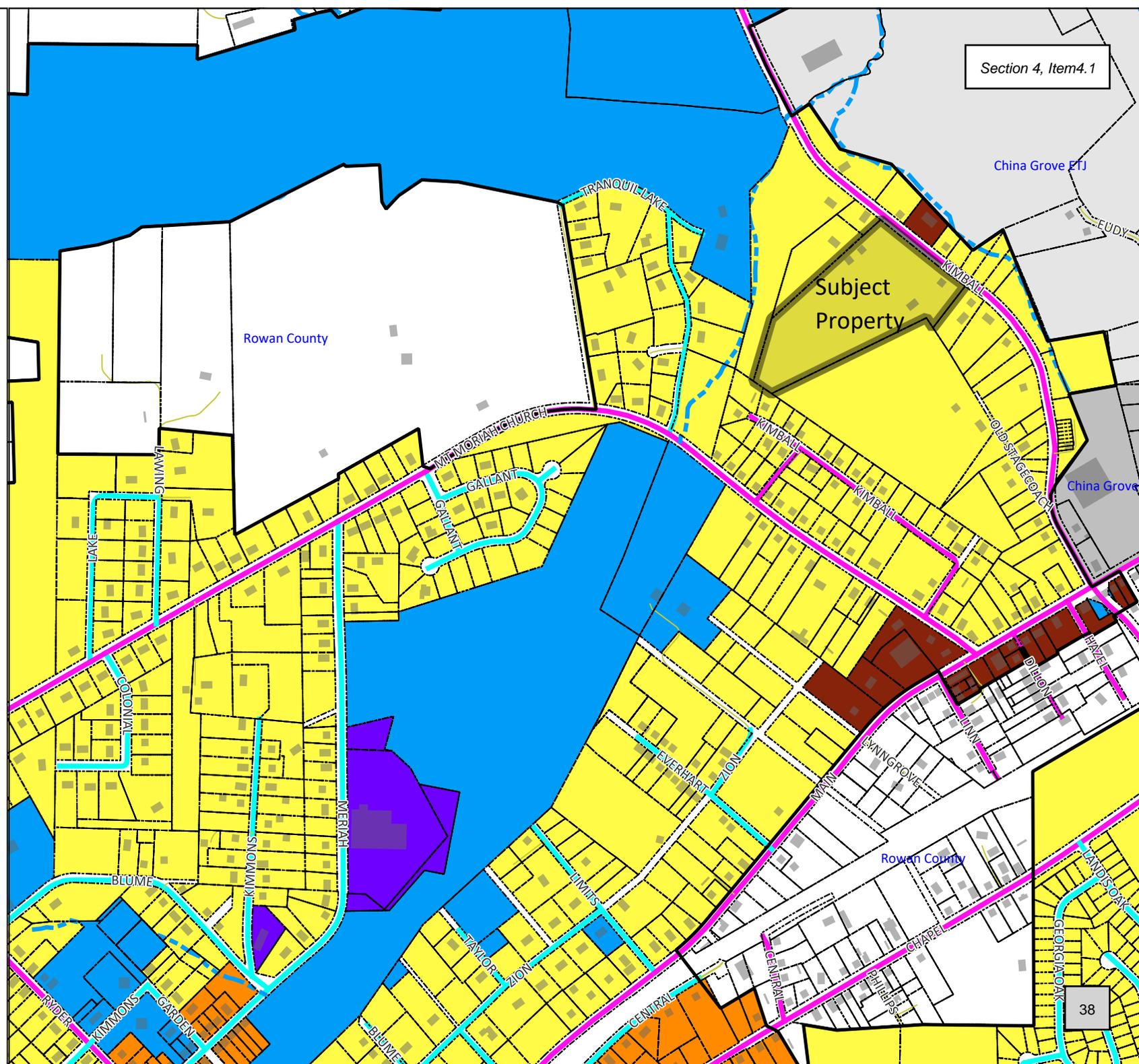
Applicant: Dynamic Developers of the Carolinas LLC (Steve Ross)
Owner: Dynamic Developers of the Carolinas LLC
Address: 525 Kimball Road
Rowan Parcel ID: 130 053
Request: Single Family Residential (SFR-2) to Mixed Use (MU-2)





Town of Landis
Future Land Use Plan
RZON2026-00001

- PANDZ
- Corporate Limits
 - Landis Town
 - Tax Parcels
 - All Buildings
 - Rowan Stream Data
- PowellBill
 - SecondaryRoute
 - PowellBill
 - Centerlines
- FutureLandUsePlan
 - Civic
 - Neighborhood
 - MixedUse
 - TransitionalNeighborhood
 - EmploymentManufacturing
- Corporate Limits copy
 - China Grove ETJ
 - China Grove Town





Town of Landis
RZON2026-00001
Aerial Map

Section 4, Item 4.1



Subject Property

KIMBALL

KIMBALL

OLD STAGE COACH

Use Comparison Table

Section 4, Item 4.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
General Uses			
Accessory Dwelling Unit - A (10.1-3)		A	A
Athletic Fields		L	L
Family Care Facility (Family Care Home)		L	L
Group Care Facility - S (10.2-8)		S	S
Home Occupation - A (10.1-21)		A	A
Home Occupation - A (10.1-21)		A	A
Parks and Recreation Facilities, Public - A (10.1-26)	7990	A	A
Dwelling, Accessory Unit - A (10.1-3)		A	A
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L
Temporary Family Health Care Structure (per G.S. 160D-914(a)(5))		L	L
Satellite Dish As Accessory Use		L	L
Sign (Accessory Use as permitted by Article 17)		L	L
Swim and Tennis Club - A (10.1-29)	7998	A	A
Swimming Pool As Accessory Use		L	L
Temporary Construction Storage and/or Office - A (10.1-30)		A	A
Utility Metering Station - A (10.1-37)		A	A
Utility Pumping Station - A (10.1-37)		A	A
Utility Substation - A (10.1-37)		A	A
Wireless Facility, Micro A (10.1-32)		A	A
Wireless (telecommunication) Facilities, Concealed - A (10.1-33)		A	A
Agricultural Production (Crops only)		L	
ABC Store (liquor sales)	5921		L
Alteration, Clothing Repair			L
Ambulance, Fire, Rescue Station			L
Antique Store	5932		L
Apparel Sales (Clothing, Shoes, Accessories)	5600		L
Appliance Repair, Refrigerator or Large - A (10.1-37)	7623		A
Appliance Store - A (10.1-37)	5722		A
Arts and Crafts Store			L
Auditorium, Coliseum or Stadium			L
Auto Supply Sales - A (10.1-37)	5531		A
Automobile Rental or Leasing	7510		L
Bakery	5461		L
Bank, Savings and Loan, or Credit Union - A (10.1-6)	6000		A
Barber Shop	7241		L
BarA (with/without Beverage Production Accessory Use)	5813		L
Batting Cage, Indoor			L
Batting Cages, Outdoor - A (10.1-7)	7999		A
Beauty Shop	7431		L
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence") - A (10.1-8)	7011		A

Use Comparison Table

Section 4, Item 4.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Bicycle Assembly (Bike Shop) - A (10.1-37)	3751		A
Billiard Parlors	7999		L
Bingo Games	7999		L
Bookstore	5942		L
Bowling Lanes (bowling alley)	7933		L
Bulk Mail and Packaging	4212		L
Bus Terminal	4100		L
Camera Store	5946		L
Candy Store	5441		L
Car Wash - A (10.1-9)	7542		A
Clothing, Shoe and Accessory Store	5600		L
Club or Lodge - A (10.1-12)	8640		A
Coin Operated Amusement	7993		L
Communication or Broadcasting Facility, without Tower	4800		L
Computer Sales and Service			L
Convenience Store (with gasoline pumps)	5411		L
Convenience Store (without gasoline pumps)	5411		L
Country Club with or without Golf Course - A (10.1-13)	7997		A
Dance School	7911		L
Day Care Center for Children or Adults (6 or more) - A (10.1-14)	8322		A
Day Care Center, Home Occupation for less than 6 children - A (10.1-15)			A
Department, Variety or General Merchandise Store	5300		L
Drive Through Window as Accessory Use - A (10.1-17)			A
Drugstore/Pharmacy, without Drive Through Window	5912		L
Equipment Rental & Leasing (no outside storage)	7350		L
Equipment Rental (w/fenced outside storage) - A (10.1-37)	7350		A
Event and Wedding Venue			L
Fabric or Piece Goods Store	5949		L
Farmers Market			L
Fire, Ambulance, Rescue Station			L
Floor Covering, Drapery, and/or Upholstery Sales - A (10.1-37)	5710		A
Florist	5992		L
Funeral Home without Crematorium	7261		L
Furniture Framing - A (10.1-37)	2426		A
Furniture Repair Shop - A (10.1-37)	7641		A
Furniture Sales - A (10.1-37)	5712		A
Game Room, Video Game Room, Coin Operated - S (10.2-15)	7993		S
Garden Center or Retail Nursery - A (10.1-37)	5261		A
Gift or Card Shop	5947		L
Golf Course (See Country Club with Golf Course) - A (10.1-13)	7992		A
Golf Course, Miniature	7999		L
Golf Driving Range - A (10.1-19)	7999		A
Grocery Store - A (10.1-37)	5400		A

Use Comparison Table

Section 4, Item 4.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Hardware Store - A (10.1-37)	5251		A
Hobby Shop	5945		L
Home Furnishings Sales - A (10.1-37)	5719		A
Hospital	8062		L
Hotel or Motel	7011		L
Jewelry Store	5944		L
Kennels or Pet Grooming, No Outdoor Pens or Runs			L
Laboratory, Medical or Dental	8071		L
Laundromat, Coin-Operated	7215		L
Laundry or Dry Cleaning	7211		L
Lighting Sales and Service - A (10.1-37)			A
Manufactured Home/Dwelling Sales	5271		L
Market Showroom (Furniture, Apparel etc.) - A (10.1-37)			A
Martial Arts Instructional Schools	7999		L
Medical, Dental or Related Office	8000		L
Motion Picture and/or Television Production - A (10.1-37)	7810		A
Moving and Storage Service - A (10.1-37)	4214		A
Museum or Art Gallery	8412		L
Musical Instrument Sales	5736		L
Newsstand	5994		L
Nursing Home, Assisted Living - A (10.1-25)	8050		A
Office Machine Sales	5999		L
Accounting, Auditing or Bookkeeping Services	8721		L
Administrative or Management Services	8740		L
Advertising Agency	7310		L
Architect, Engineer or Surveyor's Office	8710		L
Dental, Medical or Related Office	8000		L
Employment Agency, Personnel Agency	7360		L
Finance or Loan Office	6100		L
Government Office	9000		L
Insurance Agency (w/on-site claims inspections)	6300		L
Insurance Agency (without on-site claims inspections)	6411		L
Law Office	8111		L
Medical, Dental or Related Office	8000		L
Office Uses Not Otherwise Classified			L
Real Estate Office	6500		L
Stock, Security or Commodity Broker	6200		L
Travel Agency	4720		L
Optical Goods Sales	5995		L
Paint and Wallpaper Sales - A (10.1-37)	5231		A
Parking Lots or Structures			L
Pet Store	5999		L
Pharmacy/Drugstore	5912		L

Use Comparison Table

Section 4, Item 4.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Photofinishing Laboratory	7384		L
Photography, Commercial	7335		L
Photography Studio	7221		L
Physical Fitness Center, Health Club	7991		L
Police Station			L
Post Office			L
Printing and Publishing Operation - A (10.1-37)	2700		A
Printing, Photocopying and Duplicating Services - A (10.1-37)	7334		A
Recorded Media Sales (Record/Compact Disc/Tape)	5735		L
Dwelling, Attached House (incl. term "Townhouse")			L
Dwelling, Multifamily 8 Units or Less - A (10.1-24)			A
Dwelling, Multifamily (apartments or condominiums) - A (10.1-24)			A
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812		L
Retail Sales Not Otherwise Listed - A (10.1-37)			A
Service Station (Automobile Repair Services, Minor) - A (10.1-4)	5541		A
Shoe Repair or Shoeshine Shop	7251		L
Shooting Range, Indoor - S (10.2-13)	7999		S
Shopping Center - A (10.1-37)			A
Sign fabricating - A (10.1-37)	7312		A
Sporting Goods Store - A (10.1-37)	5941		A
Sports and Recreation Clubs, Indoor	7997		L
Stationery Store	5943		L
Taxidermist	7699		L
Television, Radio or Electronics Sales & Repair			L
Theater (indoor)	7832		L
Towers, Telecommunications and/or Broadcast - S (10.2-14)			S
Truck and Utility Trailer Rental and Leasing - A (10.1-37)			A
Vending Machine - Outdoor (with or without advertising)			L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs			L
Video Media Rental and Sales	7841		L
Vocational, Business or Secretarial School	8240		L
Warehouse (Self-storage with outdoor storage) - A (10.1-37)	4225		A
Wedding and Events Venue			L
Wireless (telecommunication) Facilities, Collocated - A (10.1-34)			A
Wireless Support Structure (telecommunication tower) - S (10.2-14)			S

Light Industrial Uses			
Assembly of components manufactured off-site, Final			L
Audio, Video and Communications Equipment	3600		L
Bakery, Soap & Wax/Candle Products	2050		L
Computer and Office Equipment	3570		L
Medical, Dental and Surgical Equipment	3840		L

Use Comparison Table

Section 4, Item 4.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Photographic Equipment and Supplies			L
Wholesale with Outdoor Storage			
Hardware, Wholesale Dealer	5072		L



Board and Committee Application

Name S. Michelle Gray

Physical Address [REDACTED]

Mailing Address same

Phone Number [REDACTED]

Email [REDACTED]

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:

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

12/11/25

Date

Applicants may email board/committee applications to 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 [REDACTED]

Email [REDACTED]

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, 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 Constructructors	Fileld Superintendent	On-site superintendent

Education (List y our 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 cirriculum

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:



Active Permit Report

12/26/2025 - 01/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of 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	Section 5, Item 5.1	
							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-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction	

Total Records: 17



Active Permit Report

01/01/2025 - 01/26/2026

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	08 - PRECONSTRUCTION SCHEDULED	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	09. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
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-25-58	5/15/2025	Pond	ARMSTRONG ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	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-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	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-26-105	9/18/2025	Sign	1205 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
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-26-76	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: 44



Permits Issued Report

12/26/2025 - 01/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of 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-26-135	1/6/2026	Temporary Use	716 S MAIN ST	11. COMPLETE	N/A	ENGLEHARDT, BRENT	Complete
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-26-139	1/12/2026	Driveway	2400 CALLAGHAN CT	11. COMPLETE	IRISH CREEK	NIBLOCK HOMES, LLC	Complete
ZN-26-140	1/12/2026	Driveway	820 IRISH CREEK DR	11. COMPLETE	IRISH CREEK	NIBLOCK HOMES, LLC	Complete
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	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-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction

Total Records: 20

1/27/2026



Code Enforcement Report

1/1/2023 - 01/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
4376	1/7/2026	Code Enforcement - Other	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN.
4173	1/7/2026	Code Enforcement - Other	521 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED
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
4016	12/17/2025	Code Enforcement - Other	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. MORE JUNK HAS BEEN REMOVED
3591	10/27/2025	Code Enforcement - Other	513 S VALLEY ST	N/A	1. Internal	HIGH GRASS, JUNK VEHICLES, JUNK PROPERTY ON FRONT PORCH. NEEDS FINDING OF FACT BEING PREPARED. SOME SIGNS OF PROGRESS BEING MADE. MORE JUNK HAS BEEN REMOVED.
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE.

1479	4/15/2025	Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE CHANGE. SCHEULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LFT VOICEMAIL
9	9/23/2024	Minimum Housing Code Violation	2570 N CANNON BLVD	CORNER MART	1. Internal	MORE SIDING HAS BEEN REPLACED AND PROGRESS IS BEING MADE. REIINSPECTION, MORE SIDING HAS BEEN REPLACED. REINSPECTION, NO CHANGE. REACHED OUT TO THE OWNER'S ATTORNEY. AN ORDINACE IS PREPARED TO GO BEFORE THE BOARD OF ALDERMAN IN FEBRUARY

Total Records: 8

1/30/2026