



PLANNING BOARD

Tuesday, December 16, 2025 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 November 18, 2025, Meeting Minutes

3. NEW BUSINESS:

- 3.1 Consider Discussion of Planning Board Members Expiring Terms
- 3.2 Consider Discussion of Adding a New Alternate Member

4. REPORTS:

- [4.1](#) Planning & Zoning Reports (Included in Packet)
- [4.2](#) Code Enforcement Board Report

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, November 18, 2025 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

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

1.2 Determination of Quorum

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

Members Absent: Beryl Alston

Staff Present: Planning Director Phil Collins, Planning Technician/Deputy Clerk Angie Sands

1.3 Pledge of Allegiance

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

1.4 Adoption of Agenda

A MOTION WAS MADE BY MEMBER JADE BITTLE, SECONDED BY VICE – CHAIR SCOTT FAW, MOTION PASSED BY UNANIMOUS VOTE (5-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of October 21, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE – CHAIR SCOTT FAW TO APPROVE THE OCTOBER 21, 2025, MEETING MINUTES AS WRITTEN. MOTION PASSED BY UNANIMOUS VOTE (5-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Board Report

3. NEW BUSINESS:

3.1 Consider Discussion of Adding Alternate Due to Resignation

Madam Chair Drumm briefly discussed with the board members that Mark Bringle had sent in his letter of resignation. She asked that the members just think about it and in the December meeting they would discuss it more.

3.2 Board Member Training with Assistant Director of Regional Planning, Lynne Hair from Centralina Regional Planning

Lynne Hair with Centralina Regional Planning was here to do Quasi – Judicial training with the board members.

CLOSING:

Adjournment

A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER JADE BITTLE TO ADJOURN THE MEETING AT 7:36PM, MOTION PASSED WITH A UNANIMOUS VOTE (5-0).

Respectfully Submitted,

Angie Sands, Deputy Town Clerk



Permits Issued Report

10/26/2025 - 11/26/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-128	11/5/2025	Non-Residential	108 W RICE ST	6. COMPLETE	N/A	TRINITY LUTHERN CHURCH	Complete
ZN-26-129	11/4/2025	Driveway	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		BRYLAN & CINDY GANN	Building Construction
ZN-26-130	11/20/2025	Residential	209 S. CHAPEL ST	1. NEW		PRESPRO LLC	
ZN-26-131	11/20/2025	Residential	211 S. CHAPEL ST	1. NEW		PRESPRO LLC	

Total Records: 5

11/26/2025



Permits Issued Report

01/01/2025 - 11/25/2025

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	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-25-01	1/6/2025	Residential	225 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENT S	Complete
ZN-25-02	1/6/2025	Residential	229 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENT S	Building Construction
ZN-25-03	1/6/2025	Residential	233 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENT S	Building Construction
ZN-25-04	1/6/2025	Residential	237 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENT S	Building Construction
ZN-25-05	1/6/2025	Residential	241 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENT S	Building Construction
ZN-25-06	1/9/2025	Residential Addition	215 CHURCH ST	6. COMPLETE	N/A	HUIZAR, BERNARDO	Complete
ZN-25-07	1/15/2025	Accessory Building	2220 WEST A ST	6. COMPLETE	N/A	WOODWARD, SONNY	Building Construction
ZN-25-08	1/27/2025	Residential	304 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENT S	Complete
ZN-25-09	1/27/2025	Residential	306 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENT S	Complete
ZN-25-10	1/31/2025	Fence	1030 CHERRY BARK PLACE	6. COMPLETE	N/A	KOWALSKI, NICOLE	Building Construction

ZN-25-11	2/5/2025	Fence	1055 KIMBALL RD	6. COMPLETE	N/A	SELLERS, CRAIG	Building Construction
ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-13	2/13/2025	Accessory Building	1055 WOODFIELD DR	6. COMPLETE	N/A	ADNER, TAMMY	Complete
ZN-25-14	2/13/2025	Residential	819 IRISH CREEK DR	6. COMPLETE	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-15	2/26/2025	Sign	1685 S MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-16	3/6/2025	Accessory Building	985 MT. MORIAH CHURCH RD	6. COMPLETE	N/A	GODBEE, JAMES	Clearing/Grubbing
ZN-25-17	3/11/2025	Driveway	609 S. VALLEY ST	6. COMPLETE	N/A	FREEMAN, RHETT	Complete
ZN-25-18	3/12/2025	Driveway	1055 WOODFIELD DR	6. COMPLETE	N/A	ADNER, BRIAN	Complete
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-20	3/13/2025	Sign	1705-A S. MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	6. COMPLETE	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Complete
ZN-25-22	3/20/2025	Temporary Use	0 Edgewater Park CT	6. COMPLETE	The Brook Church	The Brook Church	Complete
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	6. COMPLETE	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Complete
ZN-25-24	3/27/2025	Driveway	212 W. LIMITS ST	6. COMPLETE	N/A	LAST NAME, FIRST NAME	Building Construction
ZN-25-25	4/1/2025	Sign	119 S CENTRAL DR	6. COMPLETE	FLETCHER & GAINES	PHILCOX PROPERTIES LLC	Complete
ZN-25-26	4/2/2025	Fence	103 N MERIAH ST	6. COMPLETE	N/A	GORE, JAREES	Complete
ZN-25-27	4/4/2025	Demolition	314 E RYDER ST	6. COMPLETE	N/A	LAMBERT, SAMATHA	Complete

ZN-25-28	4/14/2025	Fence	1205 S HIGHLAND AVE	6. COMPLETE	N/A	SANDIFER, BRYAN	Complete
ZN-25-29	4/23/2025	Driveway	120 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ZAGATA, PATRICIA	Complete
ZN-25-30	4/23/2025	Driveway	250 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLENN CORRIHER	Building Construction
ZN-25-31	4/23/2025	Driveway	320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	MARLOWE, JERRY	Building Construction
ZN-25-32	4/23/2025	Driveway	430 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LINN, THOMAS	Building Construction
ZN-25-33	4/23/2025	Driveway	440 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HULL, MARK	Building Construction
ZN-25-34	4/23/2025	Driveway	450 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ALVAREZ, MARIA	Building Construction
ZN-25-35	4/23/2025	Driveway	520 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLOVER, JAMES	Building Construction
ZN-25-36	4/23/2025	Driveway	530 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROACH, MELANIE	Building Construction
ZN-25-37	4/23/2025	Driveway	770 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HANCOCK, PATRICK	Complete
ZN-25-38	4/23/2025	Driveway	790 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BYERS, JAMES	Complete
ZN-25-39	4/23/2025	Driveway	810 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	EDWARDS, CONSTANCE	Complete
ZN-25-40	4/23/2025	Driveway	820 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROBERTS, SHANE	Complete
ZN-25-41	4/23/2025	Driveway	940 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BARE CARL	Complete
ZN-25-42	4/23/2025	Driveway	950 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	WILHOIT, PAUL	Complete

ZN-25-43	4/23/2025	Driveway	960 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	CUELLO, SARIEL	Complete
ZN-25-44	4/23/2025	Driveway	1130 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	REED, ROBERT	Complete
ZN-25-45	4/23/2025	Driveway	1170 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LOVER, PAUL	Complete
ZN-25-46	4/23/2025	Driveway	1290 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SEXTON, CHRISTOPHER	Complete
ZN-25-47	4/23/2025	Driveway	1320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SALAZAR, ANAY	Complete
ZN-25-48	4/23/2025	Driveway	1340 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BROWN, CLARA	Complete
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	6. COMPLETE	RACE TEAM	REAUME, JOSH	Complete
ZN-25-51	4/25/2025	Driveway	784 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	STEFANICK, ANDREW	Building Construction
ZN-25-52	4/25/2025	Driveway	970 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS, NC	ALMANZA, JOSE & MARTA	Complete
ZN-25-53	4/25/2025	Driveway	304 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-54	4/25/2025	Driveway	306 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-55	4/29/2025	Sign	512 W. RYDER AVE	6. COMPLETE	N/A	LANDIS BAPTIST CHURCH	Complete
ZN-25-56	5/2/2025	Accessory Building	770 MT. MORIAH CHURCH RD	6. COMPLETE	N/A	HANCOCK, NEIL	Complete
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-59	5/12/2025	Temporary Use	904 S. MAIN ST	6. COMPLETE	N/A	MORENO, RAFAEL G	Complete
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction

ZN-25-61	5/15/2025	Driveway	315 W. HOKE ST	6. COMPLETE	N/A	BROWN, DAVE	Complete
ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-25-64	6/3/2025	Residential	314 N. CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES	Complete
ZN-25-65	5/22/2025	Fence	713 E MILLS DR	6. COMPLETE	N/A	PROPST, CYNTHIA	Complete
ZN-25-66	5/23/2025	Fence	1215 DOGWOOD CT	6. COMPLETE	N/A	MORGAN, JEFFREY & ALLISON	Complete
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	6. COMPLETE	N/A	PROPST, ALISON	Complete
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	6. COMPLETE	N/A	RIVERA, MANUAL	Complete
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-71	6/6/2025	Demolition	3015 N CANNON BLVD	6. COMPLETE	N/A	SYKES, TONYA	Complete
ZN-25-72	6/9/2025	Temporary Use	209 E MILL ST	6. COMPLETE	N/A	WATTS, NIKKI	Complete
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		GANN, CINDY	Building Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	6. COMPLETE	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing

ZN-26-105	9/18/2025	Sign	1205 RIDGEVIEW ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-112	9/29/2025	Driveway	702 W MILL ST	6. COMPLETE	N/A	HERNANDEZ, JULIAN	Complete
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-115	10/3/2025	Fence	506 E. RICE ST.	6. COMPLETE	N/A	SOBACINISKI, BRENDAN	Complete
ZN-26-118	10/9/2025	Driveway	310 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-119	10/9/2025	Driveway	312 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-120	10/9/2025	Driveway	314 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES, LLC	Complete
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-122	10/14/2025	Demolition	314 N CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Demolition
ZN-26-123	10/16/2025	Accessory Building	110 N. UPRIGHT ST	6. COMPLETE	N/A	TD ENTRIPRISE INC	Complete
ZN-26-124	10/21/2025	Residential	205 E RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY	Building Construction

						INVESTMENT S LLC	
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENT S LLC	Building Construction
ZN-26-126	10/23/2025	Driveway	201 W. RICE ST	6. COMPLETE	N/A	CAD COMMUNITY DEVELOPMENT LLC	Complete
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-128	11/5/2025	Non-Residential	108 W RICE ST	6. COMPLETE	N/A	TRINITY LUTHERN CHURCH	Complete
ZN-26-129	11/4/2025	Driveway	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		BRYLAN & CINDY GANN	Building Construction
ZN-26-130	11/20/2025	Residential	209 S. CHAPEL ST	1. NEW		PRESPRO LLC	
ZN-26-131	11/20/2025	Residential	211 S. CHAPEL ST	1. NEW		PRESPRO LLC	
ZN-26-74	7/2/2025	Driveway	304 E TAYLOR ST	6. COMPLETE	N/A	MASON, ELIZABETH	Building Construction
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELZABETH, MASON	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENT S, LLC	Building Construction
ZN-26-77	7/14/2025	Demolition	616 S. MAIN ST	6. COMPLETE	N/A	CROUCH, DWAYNE & ARNOLD	Demolition
ZN-26-78	7/14/2025	Demolition	202 EVERHART AVE	6. COMPLETE	N/A	MARY GRAY HILTON	Complete
ZN-26-79	7/14/2025	Demolition	207 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-80	7/14/2025	Demolition	807 N. ZION ST	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-82	7/16/2025	Fence	608 S. VALLEY ST.	6. COMPLETE	N/A	MELENDEZ, MERCEDES	Complete

ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	6. COMPLETE	N/A	CEDENO, KHATERINE	Complete
ZN-26-84	7/21/2025	Fence	712 S. ZION ST	6. COMPLETE	N/A	STAUFFER, JOHN	Complete
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction
ZN-26-87	7/28/2025	Demolition	209 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-88	8/1/2025	Residential		2. WAITING ON PAYMENT/CONTRACTOR	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	6. COMPLETE	N/A	CAROLINA BUILDERS OF CABARRUS INC	Complete
ZN-26-90	7/31/2025	Fence	315 W. HOKE ST	6. COMPLETE	N/A	CORBITT, KERRI	Complete
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	6. COMPLETE	N/A	MARY, HILTON	Complete
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY	Demolition
ZN-26-93	8/7/2025	Home Occupation	130 PIN OAK CT	6. COMPLETE	N/a	VENABLE, AKEILA	Complete
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	6. COMPLETE	N/A	CASTRO PROPERTIES LLC	Complete
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	6. COMPLETE	N/A	SHIFA1 LLC	Complete
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	2. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 131

Section 4, Item 4.1



Active Permit Report

01/01/2025 - 11/26/2025

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	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. 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	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION	N/A	GANN, CINDY	Building Construction
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing

ZN-26-105	9/18/2025	Sign	1205 RIDGEVIEW ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-122	10/14/2025	Demolition	314 N CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Demolition
ZN-26-124	10/21/2025	Residential	205 E RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-129	11/4/2025	Driveway	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION	N/A	BRYLAN & CINDY GANN	Building Construction
ZN-26-130	11/20/2025	Residential	209 S. CHAPEL ST	1. NEW	N/A	PRESPRO LLC	
ZN-26-131	11/20/2025	Residential	211 S. CHAPEL ST	1. NEW	N/A	PRESPRO LLC	
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELZABETH, MASON	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction

ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction
ZN-26-88	8/1/2025	Residential		2. WAITING ON PAYMENT/CONTRACTOR	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	2. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 42



Code Enforcement Report

01/01/2024 - 11/26/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
3869	11/26/2025	Code Enforcement - Other	320 BUFORD DR	N/A	1. Internal	JUNK PROPERTY STORED BESIDE OF HOUSE.	
3866	11/26/2025	Code Enforcement - Other	411 W MILL ST	N/A	1. Internal	MINIMUM HOUSING COMPLAINT. SIDING IS DETERIORATED/MISSING. SECONDARY STRUCTURE APPEARS TO BE UNSECURED AND FALLING IN ON ITSELF. JUNK VEHICLE ON PROPERTY. TRASH, DEBRIS, JUNK AND OPEN STORAGE ON PORCH.	
3865	11/26/2025	Code Enforcement - Other	1245 MT MORIAH CHURCH RD	N/A	1. Internal	TRASH, DEBRIS AND JUNK BEING STORED ON PORCH AND RIGHT SIDE OF STRUCTURE.	
3864	11/26/2025	Code Enforcement - Other	405 W RIDGE AVE	N/A	1. Internal	TRASH, DEBRIS AND JUNK BEING STORED ON PORCH	
3329	9/30/2025	Junk Vehicles	1145 KIMBALL RD	N/A	1. Internal	OVERGROWN GRASS AND SEVERAL JUNK VEHICLES ON PROPERTY. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FINDING OF FACT PREPARED.	
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE.	
2689	7/29/2025	Minimum Housing	303 W HOKE ST	N/A	1. Internal	SPOKE WITH THE OWNER. THE	

		Code Violation				CONTRACTOR WILL BE ON SITE THIS WEEK TESTING FOR ASBESTOS AND WILL BE DEMOLISHING THE HOUSE. SPOKE WITH THE HOMEOWNER, SOME ASBESTOS WAS FOUND. GETTING ESTIMATES FOR REMOVAL. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.	
2496	7/11/2025	Junk Vehicles	806 S ZION ST	N/A	1. Internal	JUNK VEHICLES. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FINDING OF FACT PREPARED. REINSPECTION, SOME PROGRESS HAS BEEN MADE.	
1800	5/16/2025	Junk Vehicles	104 W ROUND ST	N/A	2. Citizen	PROGRESS CONTINUES TO BE MADE. HEARING SCHEDULED FINDING OF FACT PREPARED.	
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.	
1164	3/10/2025	Code Enforcement - Other	990 COLONIAL DR	N/A	2. Citizen	NOTICE OF VIOLATION HAS BEEN SENT FOR ANIMAL. SPOKE WITH THE OWNER WHO ADVISED HE HAS FOUND A HOME FOR THE HORSE TO GO TO.	
38	9/24/2024	Minimum Housing Code Violation	214 EVERHART AVE	N/A	1. Internal	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED	
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. REINSPECTION, MORE SIDING HAS BEEN REPLACED. REINSPECTION, NO CHANGE. REACHED OUT TO THE OWNER'S	

						ATTORNEY.	
5	9/23/2024	Minimum Housing Code Violation	111 EVERHART AVE	N/A	1. Internal	PREPARED ORDINANCE. HOUSE TO BE DEMOLISHED BY OWNER. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. MET WITH OWNER WHO SAID HE WILL BE GETTING TREES CUT DOWN AND ABATE THE VIOLATIONS. SAID HE NO LONGER PLANS TO DEMO THE STRUCTURE.	

Total Records: 14

11/26/2025