PLANNING BOARD

Tuesday, November 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 **Adoption of Agenda**

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 **Consider Approval of October 20, 2026, Meeting Minutes**

3. OLD BUSINESS:

3.1 **Consider Discussion of the Land Development Ordinance (LDO) Update Process**

Submitted By: Angie Sands, Staff Planner

Details: The Board of Aldermen approved the agreement for the update of the Town's Land Development Ordinance (LDO) in the amount of $48,500. Lynne Hair, AICP, Director of Regional Planning, will be speaking to introduce the LDO update process, provide an overview of the project, outline what the Planning Board can expect throughout the process, discuss the anticipated next steps, and answer any questions for Planning Board members.

3.2 **Consider Discussion of Board of Aldermen's Decision Regarding Annexation #2026-11-05-01 – 801 N. Chapel Street (Parcel ID: 163 064) – Single-Family Residential-2 (SFR-2)**

Submitted By: Angie Sands, Staff Planner

Details: The Planning Board will receive an update regarding the Board of Aldermen's decision on Annexation #2026-11-05-01 for the property located at 801 N. Chapel Street, identified as Parcel ID 163 064. Following the public hearing, the Board of Aldermen approved the annexation and the Single-Family Residential-2 (SFR-2) zoning designation. This item is being presented for informational purposes to ensure the Planning Board is aware of the Board of Aldermen's final decision.

4. NEW BUSINESS:

4.1 **Consider Recommendation of Zoning Map Amendment #ZMA-2027-01-11-01 – N. Beaver Street (Parcel ID: 133 130) from C-29 to Single-Family Residential-2 (SFR-2)**

Submitted By: Angie Sands, Staff Planner

Details: The applicant is requesting to rezone the property from C-29 to Single-Family Residential-2 (SFR-2). The property does not have direct frontage along U.S. Highway 29 and is adjacent to existing properties zoned SFR-2. The proposed rezoning would extend the established residential zoning district and allow for residential development consistent with the surrounding neighborhood. The request is also consistent with the Town of Landis 2040 Comprehensive Plan.

Recommended Action: Motion to Recommend Approval of Zoning Map Amendment #ZMA-2027-01-11-01 to Rezone Rowan County Parcel ID 133 130, Located on N. Beaver Street, from C-29 to Single-Family Residential-2 (SFR-2), to the Board of Aldermen.

5. REPORTS:

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

5.2 **Code Enforcement Reports** (Included in Packet)

6. CLOSING:

6.1 **Motion to Adjourn**

PLANNING BOARD

Tuesday, October 20, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

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

1.2 Determination of Quorum

Board: Board Member Glenn Corriher, Board Member Deborah Cox, Board Member Catherine Drumm, Board Member Michelle Gray, Board Member Scott Faw

Staff: Staff Planner Angie Sands, the Town Manager, Chief of Police Shawn Hill, Tori Martin Town Clerk, Town Manager Michael D. Ambrose

1.3 Pledge of Allegiance

The Pledge of Allegiance was led by Catherine Drumm

1.4 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED
Moved By: Scott Faw, seconded by Glenn Corriher
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

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2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of September 15, 2026, Meeting Minutes and September 17, 2026 Special Called Meeting Minutes

ACTION: A MOTION WAS MADE TO ADOPT THE MINUTES AS PRESENTED
Moved By: Glenn Corriher, seconded by Scott Faw
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

3. OLD BUSINESS:

3.1 **Consider Discussion of Public Hearing Decision for #ANNEX-2026-10-12-01 - 0 Dial Street - (Rowan County Parcel ID: 133A095) (SFR-2), #ANNEX-2026-10-12-02 - 1265 Dial Street - (Rowan County Parcel ID: 133A197) (SFR-2) and #ANNEX-2026-10-12-03 - 1160 Coldwater Street - (Rowan County Parcel ID: 133A209) (SFR-2)**

Staff Planner Angie Sands reported on the outcome of the three annexation requests the Planning Board had recommended at its prior meeting. She stated that the Board of Aldermen approved all three annexations with the requested SFR-2 (Single Family Residential-2) zoning: 0 Dial Street (Parcel 133A095), 1265 Dial Street (Parcel 133A197), and 1160 Coldwater Street (Parcel 133A209). No questions were raised, and no action was required.

3.2 **Consider Discussion of Board of Aldermen Decision to Approve Town of Landis Unified Development Ordinance**

Madam Chair Drumm asked whether the Board of Aldermen's approval meant approval of a review or approval of the ordinance itself. Staff Planner Sands clarified that the Aldermen approved moving forward with a rewrite of the Unified Development Ordinance, as the Planning Board had recommended. The Town will work with Centralina, which estimated 15 months for the project. Staff Planner Sands said it could take 12 to 13 months, and staff intends to spread the work out and complete it section by section.

Town Manager Ambrose added that the contract is ready to be executed and that Centralina is expected to dispatch a representative in November or December. The Manager said the rewrite will require significant time from Planning Board members over the next 12 to 15 months. The Board may need additional meetings and may call special meetings if necessary. Town Manager Ambrose explained that the work was requested in "bite sizes." The Planning Board will recommend one section at a time, and each section will then go to the Town Attorney's office and the governing board. The complete document will be reviewed at the end. No action was required.

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4. NEW BUSINESS:

4.1 Consider Recommendation to Board of Aldermen for a Voluntary Annexation Petition for Non-Contiguous Property - 1330 Flat Rock Rd. China Grove NC - (Rowan County Parcel ID: 123 167) and Corresponding Ordinance #ZMA-2026-12-14-01 - Single Family Residential - 2 - (SFR-2)

Staff Planner Sands explained that the property owner applied within the last couple of weeks to be annexed into the Town in order to receive municipal services. The request is consistent with the Town's 2040 Plan, and SFR-2 zoning was requested because it is the district closest to the property, as staff try to match the zoning of nearby parcels. Slides showing the property's location were displayed. Because the property is a good distance down Flat Rock Road with no cross streets, it was difficult to see on the map.

Madam Chair Drumm noted that the Town's boundaries would be redrawn to include the property if the annexation is approved. Planning Board Member Corriher recalled that a Town water line extends toward the creek that once served the golf course, and a similar single-parcel annexation had previously been approved by the Aldermen. Town Manager Ambrose stated that a new waterline is being installed on Flat Rock Road from Landis Elementary School to South Rowan High School. Town Manager Ambrose anticipated that other property owners along Flat Rock Road and the surrounding area will be interested in annexing to connect, and that others near Cannon Farm Road also wish to tap into the line.

Town Manager Ambrose reported that the Flat Rock Road project and a related Mount Moriah project are funded entirely by state grant money. The funding includes state ARPA dollars and a state appropriation of approximately $2.5 million obtained through the General Assembly in 2023. Town Manager Ambrose stated that the project uses no local Landis tax dollars. The new line will also allow the Town to stop discharging large volumes of water onto the ground at South Rowan to maintain chlorine levels, and it is expected to improve pressure and water quality at both schools and for customers in between.

In response to questions, Town Manager Ambrose explained that annexation is cost-neutral to the Town. Applicants pay for the required public notice, and annexed owners become taxpayers who pay for municipal services such as police and fire. Property owners must own the property to petition for annexation. Annexation is therefore usually pursued after purchase, unless the current owner petitions, and the owner is liable for taxes for that year. Annexed owners also pay tap fees and connection fees.

ACTION: A MOTION WAS MADE RECOMMEND ORDINANCE # ANNEX2026-12-14-01 FOR THE ANNEXATION OF PROPERTY - 1330 FLAT ROCK RD - (ROWAN COUNTY PARCEL ID: 123 167) AND CORRESPONDING ORDINANCE #ZMA-2026-12-14-01 TO AMEND THE OFFICIAL ZONING MAP OF THE LANDIS DEVELOPMENT ORDINANCE – SINGLE FAMILY RESIDENTIAL - 2 (SFR-2).
Moved By: Scott Faw, seconded by Glenn Corriher
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

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4.2 Consider the Discussion of Current Code Enforcement Cases and Enforcement Actions

Chief of Police Shawn Hill presented the current code enforcement cases and apologized for the formatting of the written report, which is being adjusted to be more legible. Board members noted that the printed copies differed from the report displayed on screen. Town Clerk Martin explained that the printed version contained some items that were not code enforcement matters, and the corrected report was displayed.

Chief Hill reported the following:

- 107 North Moriah Street (trash and debris): Progress stalled in July, and the owner is being fined daily. Chief Hill planned to follow up the next day.
- 401 West Rice Street (minimum housing, opened in January): Progress stalled a few months ago, and a hearing is scheduled for November 4.
- 525 Kimball Road (structural deterioration): Following a hearing, the fire department will use the property for training until April 30 of next year.
- A Dow Street property (minimum housing): No compliance has been shown since January, and the Board of Aldermen recently approved ordinance amendments to allow further action.
- 100 South Main Street (zoning violation, severe rust on the water tower): Code enforcement has been communicating with the owners' attorney, the owners are reportedly attempting to sell the property, and staff are awaiting a response.
- 602 North Chapel Street and 316 East Coyer Street (sinkholes): The Town is actively working to remedy both.
- 311 East Garden Street (minimum housing, since May): Progress has been made, including painting and replacement of support beams.
- Parcel 133289, Cannon Boulevard (high grass around a billboard): The Town is preparing a work order to address it.
- 400 East Garden Street (high grass and overgrowth): A hearing is scheduled for November 4.
- 111 North Upright Street (high grass and soffit damage): A hearing is scheduled for November 18.
- 406 Westridge and 106 South Chapel Street (high grass): Notices of violation were sent.
- 217 South Beaver Street: Significant cleanup is under way, including removal of a fence, tree, and debris.
- 616 South Main Street (high grass): A notice of violation was sent.
- 1005 South Zion Street (vehicles parked in the backyard): A hearing is scheduled for October 28.
- Parcel 133165 (high grass): Recently forwarded to code enforcement.

Planning Board Member Gray asked about a West Garden Street property involving a fire. Chief Hill explained that it had been omitted from the list because the inspector believed utilities had been legitimately restored. It was later learned they were restored through theft of power and water. The case is being returned to code enforcement for minimum housing, while the theft is being addressed by law enforcement.

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Town Manager Ambrose clarified that zoning violations such as signs are handled by Staff Planner Sands, while code enforcement handles minimum housing, junk vehicles, high grass, and unsafe living conditions. Madam Chair Drumm thanked Chief Hill for his work and asked that the minutes reflect the Board's appreciation and its view that he is a good asset to the Town.

4.3 **Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(4) to Discuss Economic Development**

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION AT 6:27 PM
Moved By: Scott Faw, seconded by Deborah Cox
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

ACTION: A MOTION WAS MADE TO CONVENE THE CLOSED SESSION AT 7:18 PM
Moved By: Michelle Gray, seconded by Glenn Corriher
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

5.2 Code Enforcement Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment
ACTION: A MOTION WAS MADE TO ADJOURN AT 7:24 PM
Moved By: Michelle Gray, seconded by Glenn Corriher
Motion Passed: (5-0)
Voting For: Catherine Drumm, Deborah Cox, Michelle Gray, Glenn Corriher, Scott Faw

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_____
Victoria Martin
Town Clerk

ORDINANCE #ZMA-2027-01-11-01

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 133 130 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of "Single-Family Residential-2" (SFR-2) is 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 133 130 described in Attachment "A" attached hereto shall be designated "Single-Family Residential-2" (SFR-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 133 130 described in Attachment "A" attached hereto shall be designated in the "Residential" 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 11th day of January 2027

s/_____ s/_____

Meredith Bare Smith, Mayor **Victoria Martin, Town Clerk**

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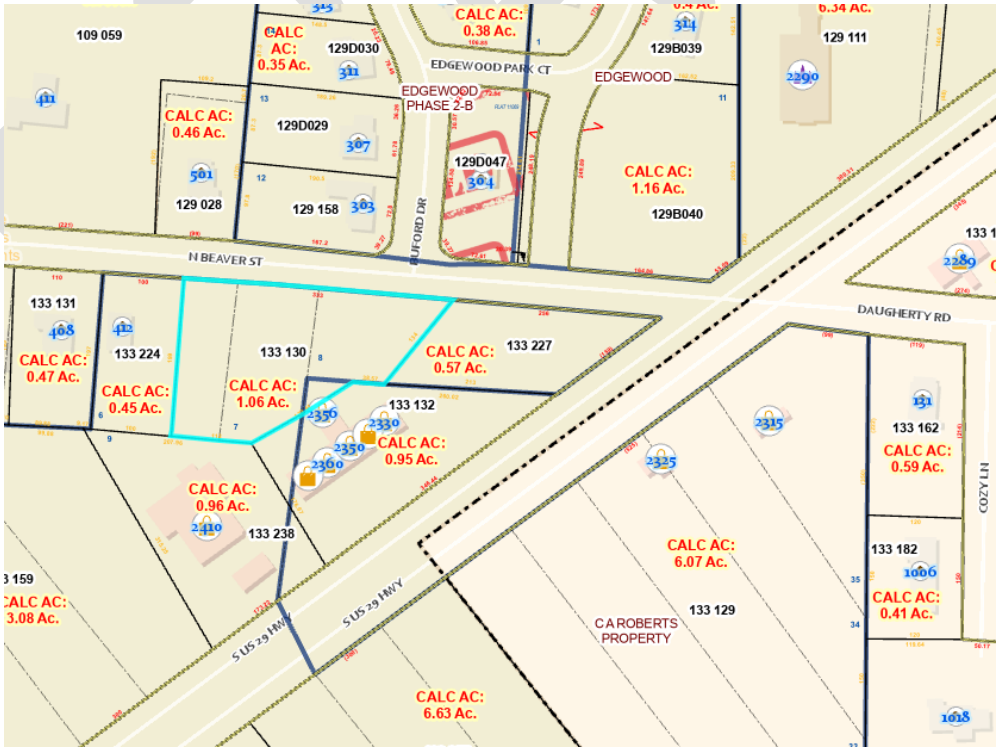
Attachment "A"

Rowan County Parcel ID: 133 130

Legal Description

SECOND TRACT: Being a lot lying on the southern side of North Beaver Street and being part of lots numbers 6, 7 and 8 as shown on the map of C.A. Roberts Property, said map being recorded in Book of Maps at page 716 in the office of the Register of Deeds for Rowan County, North Carolina, and being more fully described as follows:

BEGINNING at an iron pin located in the southern edge of North Beaver Street, this beginning point lying North 85-43 West 275 feet from a railroad spike set in the pavement in the southwestern corner of the intersection of U.S. Highway 29/601and North Beaver Street, and runs thence South 39-22 West 138.23 feet to an iron pin in the southern line of Lot No. 8: thence along the line of Lot No. 8, North 85-38 West 38.57 feet to an iron pin: thence South 53-33-13 West 139.41 feet to an iron pin in the rear line of Lot No. 7: thence along the rear line of Lot No. 7 and continuing along the rear line of Lot No. 6, North 85-38 West 114.59 feet to an iron pin, a new corner in the rear line of Lot No. 6: thence along a new line running through Lot No. 6, North 05-00 East 200 feet to a point in the edge of North Beaver Street: thence along the southern edge of North Beaver Street, South 85-43 East 346.6 feet to an iron pin, the point of Beginning.



Active Permit Report

10/01/2026 - 10/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-27-274	10/9/2026	Non-Residential	1021 S. MAIN ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MICHAEL MORRISON JR.	Building Construction
ZN-27-275	10/16/2026	Accessory Building	413 N. MERIAH ST	09. CONSTRUCTION ADMINISTRATION	N/A	RUIZ, MARITZA	Building Construction
ZN-27-276	10/19/2026	Residential	1160 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-277	10/19/2026	Residential	1265 DIAL ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-278	10/13/2026	Residential	980 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	COYLE, MARK	Building Construction
ZN-27-285	10/29/2026	Fence	515A S. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	MOELLER, MATTHEW	Building Construction

Total Records: 6

Permits Issued Report

01/01/2026 - 10/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ANNEX-26-214	5/11/2026	Annexation	1139 DIAL ST	11. COMPLETE	N/A	ECKARD, JANET	Complete
ANNEX-26-216	5/11/2026	Annexation	715 S CHAPEL ST.	11. COMPLETE	N/A	REECE, BOBBY	Complete
ANNEX-26-219	6/8/2026	Annexation	220 CHURCH ST.	11. COMPLETE	N/A	SANTOS, ANGELICA	Complete
EAS-27-256	9/16/2026	Non-Residential	316 E CORRIHER ST	11. COMPLETE	N/A	ADRIANA OCAMPO	Complete
PF-26-188	5/18/2026	Pool Fill	935 Mt. Moriah Ch. Rd	11. COMPLETE	N/A	Stamper, Rick	Complete
PF-26-189	5/18/2026	Pool Fill	501 N Meriah St	11. COMPLETE	N/A	Furr, Bruce	Complete
PF-26-193	5/27/2026	Pool Fill	513 W. Hoke St	11. COMPLETE	N/A	Owens, Scott	Complete
PF-26-202	6/3/2026	Pool Fill	302 S. CHAPEL ST.	11. COMPLETE	N/A	WINGLER, TERRY	Complete
PF-26-205	6/8/2026	Pool Fill	327 EDGEWOOD PARK CT	11. COMPLETE	N/A	HUERTA, JOSE ALBERTO	Pool Fill
PF-27-225	7/6/2026	Pool Fill	320 DAYBROOK DR	11. COMPLETE	N/A	CHAPMAN, ANTHONY	Complete
PF-27-244	8/17/2026	Pool Fill	1190 WOODFIELD DR	11. COMPLETE	N/A	MENCONI, PAUL	Complete
PF-27-255	9/16/2026	Pool Fill	310 TOWN ST	11. COMPLETE	N/A	BERKOBEN, BRITTANY	Complete
PF-27-257	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete

PF-27-258	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Co
PF-27-259	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-260	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-261	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-262	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-263	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-264	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-265	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-266	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-267	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-271	9/28/2026	Pool Fill	511 N. ZION ST.	01. NEW	N/A	KELLER, JEFFREY	Pool Fill
PF-27-280	10/15/2026	Pool Fill	320 TRANQUIL LAKE DR.	11. COMPLETE	N/A	MCCARTY, DAVID	Complete
PF-27-281	10/16/2026	Pool Fill	715 S CHAPEL ST	11. COMPLETE	N/A	REECE, BOBBY	Complete
ZMA-26-117	6/8/2026	Zoning Map Amendment	2879 N. CANNON BLVD.	11. COMPLETE	N/A	MAC & POPS LLC	Complete
ZMA-26-213	5/11/2026	Zoning Map Amendment		11. COMPLETE	N/A	ECKARD	Complete
ZMA-26-215	5/11/2026	Zoning Map Amendment	715 S. CHAPEL ST.	11. COMPLETE	N/A	REECE, BOBBY	Complete
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	11. COMPLETE	N/A	MORENO, RAFAEL	Complete
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	11. COMPLETE	N/A	BROOKS, RANDY	Complete
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	11. COMPLETE	N/A	HERNANDEZ, RAFAEL	Complete
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	11. COMPLETE	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	11. COMPLETE	N/A	LEAL, MARCIO	Complete
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	11. COMPLETE	N/A	REAUME PROPERTIES LLC	Complete
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	11. COMPLETE	N/A	REAUME PROPERTIES LLC	Complete
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	11. COMPLETE	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	11. COMPLETE	PINNACLE LOT 9	PHC, LLC	Complete
ZN-26-152	2/3/2026	Accessory Building	317 W. DAVIS ST.	11. COMPLETE	N/A	LAMBERT, ERIC	Complete
ZN-26-153	2/18/2026	Accessory Building	508 E. RICE ST.	11. COMPLETE	N/A	MESERVE, BRENDA J.	Complete
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	11. COMPLETE	N/A	HILTON,THELMA	Complete

ZN-26-155	3/4/2026	Driveway	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Co
ZN-26-156	3/4/2026	Driveway	325 N CHAPEL ST	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-157	3/6/2026	Driveway	211 W RICE ST	11. COMPLETE	N/A	CAD COMMUNITY DEVELOPMENT	Complete
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	11. COMPLETE	N/A	MK CONSTRUCTIO N LLC	Complete
ZN-26-160	6/8/2026	Residential	304 E. GARDEN ST	11. COMPLETE	N/A	KANNAPOLIS PROPERTIES LLC	Complete
ZN-26-161	4/21/2026	Driveway	125 S. BEAVER STREET	11. COMPLETE	N/A	SHIFA 1 LLC	Complete
ZN-26-162	4/21/2026	Fence	Old Beatty Ford Rd.	13 - PROJECT NOT APPROVED BY STAFF	N/A	HATLEY, MICHAEL	
ZN-26-163	4/1/2026	Driveway	508 PINE STREET	11. COMPLETE	N/A	WISE 1 LLC	Complete
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	11. COMPLETE	N/A	CHRIS HOLMES	Complete
ZN-26-166	4/2/2026	Fence	980 COLONIAL DRIVE	11. COMPLETE	N/A	FOWLER, JOYCE	Complete
ZN-26-167	4/17/2026	Temporary Use	716 S. MAIN STREET	11. COMPLETE	N/A	OLD TOWN SOAP	Complete
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	11. COMPLETE	N/A	HUMBLE, PAM	Complete
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction
ZN-26-171	4/16/2026	Driveway	127 S. BEAVER STREET	11. COMPLETE	N/A	SHIFA 1 LLC	Complete
ZN-26-172	4/16/2026	Driveway	135 S. BEAVER STREET	11. COMPLETE	N/A	SARFARAZ BUKHARI	Complete
ZN-26-173	4/16/2026	Temporary Use	0 E Ridge, E Rice, S Central, E Rice, Hillside	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction

ZN-26-174	4/16/2026	Temporary Use	Dogwood Dr, Colonial Dr, N Meriah St, Gallant Cir, Lake Dr	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction
ZN-26-175	5/27/2026	Temporary Use	0 AVIATION DR/CANNON BLVD	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER LINES	Kinetic	Building Construction
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION	N/A	SWARTHOUT, CONSTANCE	Building Construction
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	11. COMPLETE	N/A	KATIE CHEN	Complete
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	11. COMPLETE	N/A	CHEN, KATIE	Complete
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	02. WAITING ON PAYMENT/CONTRACTOR	N/A	SOUTHROWAN COMMUNITY CHURCH	Planning Director Review
ZN-26-181	5/7/2026	Pool	2400 CALLAGHAN CT	11. COMPLETE	IRISH CREEK	NIBLOCK HOMES	Complete
ZN-26-182	5/4/2026	Pool	2379 FERNDALE CT.	11. COMPLETE	N/A	FRYE, CHAD	Complete
ZN-26-183	5/4/2026	Fence	2379 FERNDALE CT	11. COMPLETE	N/A	FRYE, CHAD	Complete
ZN-26-184	6/2/2026	Demolition	603 HILLSIDE ST	11. COMPLETE	N/A	HARDIN, RICKY	Complete
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction
ZN-26-187	5/14/2026	Accessory Building	309 S. MAIN ST	11. COMPLETE	N/A	MELISSA RIFFLE	Complete
ZN-26-190	5/26/2026	Driveway	201 E RICE ST	11. COMPLETE	N/A	RMB PROPERTY INVESTMENTS	Complete
ZN-26-191	5/26/2026	Driveway	205 E RICE ST	11. COMPLETE	N/A	RMB PROPERTY INVESTMENTS	Complete
ZN-26-192	6/2/2026	Driveway	121 S. BEAVER ST.	11. COMPLETE	N/A	PANEPINTO, MARK	Complete
ZN-26-195	6/4/2026	Demolition	327 N. KIMMONS ST	11. COMPLETE	N/A	THOMAS, PATRICIA	Complete

ZN-26-197	6/12/2026	Driveway	203 ENGLISH OAK LANE	11. COMPLETE	N/A	COGGINS, LARRY	Co
ZN-26-199	6/2/2026	Accessory Building	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-200	6/2/2026	Fence	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-201	6/4/2026	Residential	471 KIMBALL LOOP	09. CONSTRUCTION ADMINISTRATION	N/A	GADDIS BROS PROPERTY HOLDINGS LLC	Building Construction
ZN-26-201	6/4/2026	Residential	471 KIMBALL LOOP	01. NEW	N/A	KIMBALL, BEN	Building Construction
ZN-26-204	6/5/2026	Driveway	220 CHURCH ST	11. COMPLETE	N/A	RAMOS, ANGELICA	Complete
ZN-26-206	6/17/2026	Deck	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	WINDSTREAM	Building Construction
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction
ZN-26-218	6/8/2026	Zoning Map Amendment	220 CHURCH ST	11. COMPLETE	N/A	RAMOS, ANGELICA	Complete
ZN-26-221	6/30/2026	Residential Addition	702 W MILL STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-223	6/29/2026	Residential	0 W ROUND STREET	09. CONSTRUCTION ADMINISTRATION	NA	DAVE BROWN	Clearing/Grubbing
ZN-26-224	6/30/2026	Pool	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-27-226	7/9/2026	Non-Residential	205 RICHWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-227	7/10/2026	Demolition	209 W TAYLOR ST	11. COMPLETE	N/A	JOHN AUSTIN BUILDERS	Demolition
ZN-27-228	7/8/2026	Demolition	0 W ROUND ST	11. COMPLETE	N/A	BROWN, DAVE	Demolition

ZN-27-229	7/13/2026	Residential	123 S BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PANEPINTO	Building Construction
ZN-27-230	7/27/2026	Residential	1308 JEFFERSON ST	09. CONSTRUCTION ADMINISTRATION	N/A	FAGGART, JOHNNY RAY	Building Construction
ZN-27-231	7/22/2026	Pool	1040 IRISH CREEK DR	11. COMPLETE	N/A	FEDELE, GREGORY	Complete
ZN-27-232	7/27/2026	Demolition	602 N. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	GRANADOS, FRANCISCO	Demolition
ZN-27-233	7/23/2026	Fence	1040 IRISH CREEK DR	11. COMPLETE	N/A	FEDELE, GREGORY	Complete
ZN-27-234	7/28/2026	Accessory Building	405 S. CORRELL ST.	09. CONSTRUCTION ADMINISTRATION	N/A	SMITH, JOSHUA	Building Construction
ZN-27-235	7/30/2026	Deck	202 GALLANT CIR	09. CONSTRUCTION ADMINISTRATION	N/A	JACKSON, COCHOAN	Building Construction
ZN-27-236	8/4/2026	Residential	324 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP LLC	Building Construction
ZN-27-236	8/4/2026	Residential	324 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP, LLC	Building Construction
ZN-27-237	8/4/2026	Residential	326 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP, LLC	Building Construction
ZN-27-238	8/4/2026	Residential	340 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNRPROPERTY GROUP, LLC	Building Construction
ZN-27-239	8/4/2026	Residential	342 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP, LLC	Building Construction
ZN-27-240	8/5/2026	Residential	601 HILLSIDE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	WATTS, PACEY	Building Construction
ZN-27-241	8/17/2026	Sign	1365 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	THE DEPOT AT LANDIS	DYNAMIC DEVELOPERS	Building Construction
ZN-27-242	8/17/2026	Sign	1365 MT. MORIAH CH. RD	09. CONSTRUCTION ADMINISTRATION	THE DEPOT AT LANDIS	DYNAMIC DEVELOPERS	Building Construction
ZN-27-243	8/17/2026	Driveway	839 TAMARY WAY	11. COMPLETE	IRISH CREEK	GIBBONS, MATTHEW	Complete
ZN-27-245	8/26/2026	Fence	415 W. RYDER AVE.	09. CONSTRUCTION ADMINISTRATION	N/A	GUIMOND, RACHELLE	Building Construction

ZN-27-246	8/19/2026	Residential	205 KIMBALL ROAD	09. CONSTRUCTION ADMINISTRATION	N/A	BYRNE PROPERTIES INC	Building Construction
ZN-27-247	8/21/2026	Accessory Building	306 E RIDGE AVE	11. COMPLETE	N/A	OEHLER, JARET	Complete
ZN-27-248	8/26/2026	Driveway	304 E. GARDEN ST.	11. COMPLETE	N/A	KANNAPOLIS PROPERTIES LLC	Complete
ZN-27-249	8/27/2026	Non-Residential	611 S. ZION ST.	09. CONSTRUCTION ADMINISTRATION	N/A	BLACK, GEORGE	Building Construction
ZN-27-250	8/31/2026	Residential	413 W RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-27-251	9/4/2026	Driveway	123 S. BEAVER ST.	09. CONSTRUCTION ADMINISTRATION	N/A	THREE PILLARS PROPERTY VENTURES	Building Construction
ZN-27-252	9/4/2026	Driveway	210 KIMBALL ROAD	01. NEW	N/A	BYRNE PROPERTIES INC	Clearing/Grubbing
ZN-27-254	9/11/2026	Residential	210 W. TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	SARA & CORTES DONATE	Building Construction
ZN-27-268	10/6/2026	Driveway	125 COLDWATER ST	11. COMPLETE	N/A	JDL HOMES INC	Building Construction
ZN-27-269	10/6/2026	Driveway	135 COLDWATER ST	11. COMPLETE	N/A	JDL HOMES INC	Building Construction
ZN-27-270	9/29/2026	Non-Residential	1400 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	KUEHNE + NAGEL	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-272	9/29/2026	Non-Residential	704 W. BLUME ST.	11. COMPLETE	LANDIS SUBSTATION	TOWN OF LANDIS	Complete
ZN-27-274	10/9/2026	Non-Residential	1021 S. MAIN ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MICHAEL MORRISON JR.	Building Construction
ZN-27-275	10/16/2026	Accessory Building	413 N. MERIAH ST	09. CONSTRUCTION ADMINISTRATION	N/A	RUIZ, MARITZA	Building Construction
ZN-27-276	10/19/2026	Residential	1160 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-277	10/19/2026	Residential	1265 DIAL ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-278	10/13/2026	Residential	980 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	COYLE, MARK	Building Construction
ZN-27-279	10/14/2026	Pool Fill	1040 IRISH CREEK DR.	11. COMPLETE		FEDELE, GREG	Complete

ZN-27-282	10/23/2026	Sign	1013 S. MAIN ST.	11. COMPLETE	N/A	RYDER AND JAMES PROPERTIES	Co[illegible]
ZN-27-283	10/23/2026	Non-Residential	1013 S. MAINS ST.	11. COMPLETE	N/A	RYDER AND JAMES PROPERTIES	Complete
ZN-27-285	10/29/2026	Fence	515A S. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	MOELLER, MATTHEW	Building Construction
ZVL-27-284	10/26/2026	Zoning Verification Letter	1400 RIDGEVIEW ST	11. COMPLETE	N/A	JSC-CCI LANDIS I LLC	Complete

Total Records: 139 **10/30/2026**

Permits Issued Report

09/30/2026 - 10/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
PF-27-280	10/15/2026	Pool Fill	320 TRANQUIL LAKE DR.	11. COMPLETE	N/A	MCCARTY, DAVID	Complete
PF-27-281	10/16/2026	Pool Fill	715 S CHAPEL ST	11. COMPLETE	N/A	REECE, BOBBY	Complete
ZN-27-268	10/6/2026	Driveway	125 COLDWATER ST	11. COMPLETE	N/A	JDL HOMES INC	Building Construction
ZN-27-269	10/6/2026	Driveway	135 COLDWATER ST	11. COMPLETE	N/A	JDL HOMES INC	Building Construction
ZN-27-274	10/9/2026	Non-Residential	1021 S. MAIN ST.	09. CONSTRUCTION ADMINISTRATION	N/A	MICHAEL MORRISON JR.	Building Construction
ZN-27-275	10/16/2026	Accessory Building	413 N. MERIAH ST	09. CONSTRUCTION ADMINISTRATION	N/A	RUIZ, MARITZA	Building Construction
ZN-27-276	10/19/2026	Residential	1160 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-277	10/19/2026	Residential	1265 DIAL ST	09. CONSTRUCTION ADMINISTRATION	N/A	WHITE, CHAD	Building Construction
ZN-27-278	10/13/2026	Residential	980 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	COYLE, MARK	Building Construction
ZN-27-279	10/14/2026	Pool Fill	1040 IRISH CREEK DR.	11. COMPLETE	N/A	FEDELE, GREG	Complete
ZN-27-282	10/23/2026	Sign	1013 S. MAIN ST.	11. COMPLETE	N/A	RYDER AND JAMES PROPERTIES	Complete
ZN-27-283	10/23/2026	Non-Residential	1013 S. MAINS ST.	11. COMPLETE	N/A	RYDER AND JAMES PROPERTIES	Complete

ZN-27-285	10/29/2026	Fence	515A S. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	MOELLER, MATTHEW	Construction
ZVL-27-284	10/26/2026	Zoning Verification Letter	1400 RIDGEVIEW ST	11. COMPLETE	N/A	JSC-CCI LANDIS I LLC	Complete

Total Records: 14 **10/30/2026**

Code Enforcement Report

10/01/2026 - 10/31/2026

Work Date	Work Type	Location of Issue	Request Type	Notes/Comments
10/1/2026	Code Enforcement - Other Violation	217 SOUTH BEAVER ST	1. Internal	HIGH GRASS, TRASH, JUNK IN CARPORT, FENCE AROUND POOL IS FALLING IN, GUTTERS ON THE REAR OF STRUCTURE ARE FALLING OFF. NEEDS NOTICE OF VIOLATION. REINSPECTION, SOME JUNK APPEARS TO HAVE BEEN MOVED. REINSPECTION, DUMPSTER ON SITE. PROPERTY HAS BEEN SOLD AGAIN. NEEDS NEW NOTICE OF VIOLATION. REINSPECTION, ANOTHER DUMPSTER ONSITE.
10/1/2026	Code Enforcement - Junk Vehicles	1005 SOUTH ZION ST	2. Citizen	SEVERAL VEHICLES IN THE BACKYARD AND ONE TO THE RIGHT SIDE OF STRUCTURE. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED.
10/7/2026	Code Enforcement - High Grass Complaint	PARCEL ID: 133 165	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
10/7/2026	Code Enforcement - Junk In Yard	510 EAST RYDER AVE	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK ON THE FRONT PORCH AND DOWN THE FENCE LINE TO THE RIGHT SIDE OF THE STRUCTURE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
10/7/2026	Code Enforcement - Minimum Housing Code Violation	207 WEST GARDEN ST	1. Internal	OPEN STORAGE OF TRASH AND JUNK ON THE FRONT PORCH AND WASHING MACHINE ON SIDE PORCH. ALSO NO POWER AND WATER ON RESIDENCE. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
10/12/2026	Code Enforcement - High Grass Complaint	400 E GARDEN ST	2. Citizen	
10/29/2026	Code Enforcement - Minimum Housing Code Violation	701 NORTH MAIN ST	1. Internal	MAIN STRUCTURE, DETERIORATED SIDING AND GUTTERS FALLING OFF. SECONDARY STRUCTURE, DAMAGED SIDING AND ROOF, WINDOWS BUSTED OUT. NEEDS NOTICE OF VIOLATION.
10/29/2026	Code Enforcement - High Grass Complaint	PID 106 190 WEST ROUND ST	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
10/29/2026	Code Enforcement - High Grass Complaint	507 SOUTH VALLEY ST	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
10/29/2026	Code Enforcement - High Grass Complaint	513 SOUTH VALLEY ST	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
10/29/2026	Code Enforcement - Junk Vehicles	104 SOUTH VALLEY ST	1. Internal	UNTAGGED GOLD TRUCK ON PROPERTY. APPEARS IT HASN'T MOVED FO AN EXTENDED PERIOD OF TIME AND TIRE ARE FLAT. NEEDS NOTICE OF VIOLATION.

10/29/2026	Code Enforcement - High Grass Complaint	213 NORTH UPRIGHT ST	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
10/29/2026	Code Enforcement - High Grass Complaint	207 WEST GARDEN ST	1. Internal	HIGH GRASS. NEE

Showing 1 to 13 of 13 entries

11/01/2026