



PLANNING BOARD

Wednesday, June 21, 2023 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

2. DETERMINATION OF QUORUM:

3. PLEDGE OF ALLEGIANCE:

4. RECOGNITIONS & ACKNOWLEDGEMENTS:

5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:

6. APPROVAL OF MINUTES FOR MEETING(S):

- [6.1](#) Consider Approval of Meeting Minutes for the March 14, 2023 and April 11, 2023 Regular Scheduled Planning Board Meetings.

7. OLD BUSINESS:

- 7.1 Introduction of Periodic Review and Update Per NCGS 160D-501(a) to Town Plan 2040 - Comprehensive Land Use Plan and Future Land Use Map: Small Area Planning for Downtown Landis Revitalization

8. NEW BUSINESS:

- 8.1 TRC - Review And Comments On Updated Site Development Plan for "Kimball Landing" Townhome Project (previously seen as part of ZMA 2022-04-11 Planning Board Review and Recommendation on March 8, 2022)

9. ADJOURNMENT:



PLANNING BOARD

Tuesday, March 14, 2023, at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. CALL TO ORDER:

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:02 PM on Tuesday, March 14, 2023, in the Landis Municipal Building by Vice-Chairwoman Catherin Drumm.

2. DETERMINATION OF QUORUM:

Members Present: Vice-Chairwoman Catherine Drumm, Member Mark Bringle, Member Jade Bittle, Member Scott Faw

Members Absent: Chairman Ryan Nelms, Member Beryl Alston, Member Dale Eudy

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Town Clerk Madison Stegall

Others Present: Nadine Cherry, Michael-Consultant for Villas of Landis Project

3. PLEDGE OF ALLEGIANCE:

Vice-Chairwoman Drumm led those present in the Pledge of Allegiance.

4. RECOGNITIONS & ACKNOWLEDGEMENTS:

None

5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:

ACTION: A MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED.

Moved By Scott Faw, Seconded By Jade Bittle

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

6. APPROVAL OF MINUTES FOR JANUARY 10, 2023, MEETING:

ACTION: A MOTION WAS MADE TO APPROVE THE JANUARY 10, 2023, PLANNING BOARD MINUTES AS WRITTEN.

Moved By Mark Bringle, Seconded By Scott Faw

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

7. OLD BUSINESS:

None

8. NEW BUSINESS:

8.1 TRC – Re-review and comments on updated Site Development Plan for “West Ryder and Mt. Moriah apartment project (previously seen on 10 August 2022 and 8 November 2022)

PZS Administrator Flowe explained to the Planning Board that this was a re-review of the site development plans for the West Ryder and Mt. Moriah apartment project to confirm all previous recommendations from staff and the Planning Board were reflected. Flowe invited the Planning Board to gather around the physical site development plans to begin review.

Flowe reviews the revised site development plan with the Planning Board, and pointed out the corrections made that were proposed. Member Jade Bittle questioned if more parking was added. Flowe pointed out the additional parking spots created and confirmed that the plans were within our code.

8.2 Planning Board review/recommendation of Draft Development Agreement for Ryder Place aka Villas of Landis project

PZS Administrator Flowe gives a brief overview of the draft development agreement proposed for the Villas of Landis project. Questions were posed about the 12 months build time presented within the agreement.

Michael F., land development consultant, addressed the Planning Board and stated that the engineer said he should have the planning revisions back to the Town by March 17, which would include the revised sewer and water lines. Michael stated that the developer was under the impression the 12 months build time was for horizontal and not vertical. Mr. Flowe expressed to Michael that this is not the case, and he should consider revising.

PZS Administrator expresses to the Planning Board that they could still make a recommendation to the Board of Aldermen but specify there may be future changes to the agreement.

ACTION: A MOTION WAS MADE TO TAKE THE DEVELOPMENT AGREEMENT TO THE BOARD OF ALDERMEN FOR APPROVAL WITH THE CONTINGENCY THAT CHANGES MAY BE MADE.

Moved By Scott Faw, Seconded By Jade Bittle

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

8.3 Discussion of LDO Art./Sect. 17.7 Requirements for Permanent Signs

ACTION: A MOTION WAS MADE TO TABLE ITEM 8.3 UNTIL THE FOLLOWING MEETING.

Moved By Jade Bittle, Seconded By Mark Bringle

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

9. ADJOURNMENT:

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:37 PM.

Moved By Jade Bittle, Seconded By Scott Faw

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

DRAFT



PLANNING BOARD

Tuesday, April 11, 2023, at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. CALL TO ORDER:

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00 PM on Tuesday, April 11, 2023, in the Landis Municipal Building by Chairman Ryan Nelms.

2. DETERMINATION OF QUORUM:

Members Present: Chairman Ryan Nelms, Member Beryl Alston, Member Jade Bittle, Member Mark Bringle

Members Absent: Vice-Chairwoman Catherine Drumm, Member Scott Faw, Member Dale Eudy

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Town Clerk Madison Stegall

Others Present: Ryan Beadle, Bill West

3. PLEDGE OF ALLEGIANCE:

Chairman Nelms led those present in the Pledge of Allegiance.

4. RECOGNITIONS & ACKNOWLEDGEMENTS:

Chairman Nelms expressed that Mr. Dale Eudy resigned his position on the Planning Board and there is now 1 open seat to fill.

5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:

ACTION: A MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED.

Moved By Jade Bittle, Seconded By Mark Bringle

Motion Passed: 4-0

Voting For: Ryan Nelms, Beryl Alston, Jade Bittle, Mark Bringle

6. APPROVAL OF MINUTES FOR MEETING(S):

None

7. OLD BUSINESS:

7.1 Discussion of LDO Art./Sect. 17.7 Requirements for Permanent Signs (Tabled from 3/14/23 Meeting)

Discussion was had amongst Planning Board members to untable the sign discussion having no further questions regarding the matter.

ACTION: A MOTION WAS MADE TO UNTABLE THE DISCUSSION OF LDO ART./SECT. 17.7 REQUIREMENTS FOR PERMANENT SIGNS.

Moved By Jade Bittle, Seconded By Beryl Alston

Motion Passed: 4-0

Voting For: Ryan Nelms, Beryl Alston, Jade Bittle, Mark Bringle

8. NEW BUSINESS:

8.1 Beadle (Landis Commerce Park)

PZS Administrator Flowe invited the Planning Board to gather around the physical site development plan to begin review. Flowe provided a brief review of the project and provided an overview of the site development plans presented and opened the floor for any questions from the Planning Board.

Chairmen Ryan Nelms posed the question of driveways for people living near this project site. Mr. Beadle expressed that they had already resolved any potential driveway issues with this.

PZS Administrator Flowe expressed that he would send Ryan Beadle the finished write ups of the site development plan within the next few days after ensuring reviews are completed by all staff.

8.2 Concrete Plant (Revision)

PZS Administrator Flowe gave an overview of the Concrete Plant project with corresponding maps.

Bill West addressed the Planning Board and expressed that the project is now downsized from the original plans presented. Bill stated that this was an improvement to the project.

Chairman Ryan Nelms poses the question of how much daily traffic they expect. Mr. West stated that this would depend on demand and seasons, but on average around 70 trips a day (back and forth). Mr. Nelms expressed his concern of having more traffic in this area especially during peak hours. Mr. Flowe explained that the NCDOT has been to this area and does not have a need for any expansion to the roads.

PZS Administrator Flowe expressed that he would begin the proper auditing of the plans and return them when completed.

9. ADJOURNMENT:

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:53 PM.

Moved By Jade Bittle, Seconded By

Motion Passed: 4-0

Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle

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