



PLANNING BOARD

Tuesday, January 28, 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 December 10, 2024, Meeting Minutes

3. OLD BUSINESS:

- [3.1](#) Consider an Ordinance Amending the Landis Development Ordinance - Certain Uses in Main Street District

4. NEW BUSINESS:

- [4.1](#) Consider Zoning Map Amendment - Monroy - North Cannon Boulevard
- [4.2](#) Consider Zoning Map Amendment - Town of Landis - 0 W Taylor Street - CIV - SFR-1
- [4.3](#) Consider Zoning Map Amendment - Mount Moriah Church Road - SFR-2 - SFR-3

5. REPORTS:

- [5.1](#) Monthly Report

6. CLOSING:

6.1 Adjournment



PLANNING BOARD

Tuesday, December 10, 2024 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 Beryl Alston, Member Glenn Corriher, Member Jade Bittle, Member Deborah Cox

Members Absent: Mark Bringle

Employees Present: Town Manager Michael Ambrose, Planning Technician/Deputy Town Clerk Angie Sands, Public Works Director Blake Abernathy, Officer Watts, and Officer Spencer.

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

Town Manager Michael Ambrose acknowledged Angie Sands is the new Planning Technician, and she will move forward with all development plans and anything that comes into Town Hall for zoning compliance.

1.5 Adoption of Agenda

Madam Chair Catherine Drumm added two items to the agenda.

3.2 Technical Reviews

3.3 Discussion of New Zoning Amendment of Main Street District

A MOTION WAS MADE BY SCOTT FAW TO ADOPT THE AGENDA, SECONDED BY JADE BITTLE, MOTION PASSED UNANIMOUSLY (6-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of November 19, 2024, Meeting Minutes

A MOTION WAS MADE BY JADE BITTLE, SECONDED BY GLENN CORRIHER TO APPROVE NOVEMBER 19, 2024, MEETING MINUTES, MOTION PASSED UNANIMOUSLY (6-0).

3. NEW BUSINESS:

3.1 Consider Zoning Map Amendment - Town of Landis - W Taylor Street

Town Manager Michael Ambrose gave a brief overview of the property on W Taylor Street. The property is owned by the Town and has been approved by the governing board to sell the property. We are asking to change the zoning from Civic to SFR-1 prior to selling the property. The neighborhood is zoned SFR-1, and we would like to have this property match that zoning. The recommendation of staff is to change it to SFR-1.

Member Deborah Cox asked what SFR-1 is exactly

Town Manager Michael Ambrose stated that SFR-1 is the most restrictive single family resident zoning that we have. Only 1 house per acre can be built on this property which is 1.99 acres.

Member Deborah Cox asked if there were plans for this land.

Town Manager stated that the property was D.C and Frances Linn property and the proceeds will go to Passive Park Fund.

A MOTION WAS MADE BY SCOTT FAW TO APPROVE ZONING CHANGE FROM CIVIC TO SFR-1, SECONDED BY GLENN CORRIHER, MOTION PASSED UNANIMOUSLY (6-0).

3.2 Consider Technical Review Process

Madam Chair Catherine Drumm explained to the Planning Board that in the past when a Technical Review was done, the meeting was closed, the members would go down to the table and review the plans. In the future, we would like to move that up before we adopt the agenda so that we don't have to close and reopen the meeting.

Town Manager Ambrose added that we can have the plans out in Town Hall and the members can come in a few at a time and view the plans so that you will have an idea before the meeting what is going on.

3.3 Consider Discussion of New Zoning Amendment for Main Street District

Madam Chair gave a brief overview of when Ryan Nelms was Chair of the Planning Board, the discussion of zoning of the Main Street District. Mr. Nelms had proposed a change to the zoning and a vote was taken. Since that time, it has been held, and not gone to the governing board to be voted on and be changed. I am asking that we look at that again.

Town Manager Michael Ambrose stated that some of the discussion back then was just concerning the town's commercial space downtown, and we want to preserve that, at least the first level of the downtown residents. This is to just bring back up to see if the board wants to move forward with this.

Member Deborah Cox asked why it was left in that status.

Town Manager Ambrose stated he did not know.

Madam Chair Catherine Drumm asked if she was correct in stating that in her remembrance that it was preserve the downstairs would be store fronts only.

Member Jade Bittle added that she believed this was discussed about the same time Ryan Nelms was leaving to go to the Board of Alderman.

Member Jade Bittle asked if the town had a current law in place for overnight parking.

Town Manager Ambrose stated that he would have to research that.

Town Manager Ambrose stated that parking is always a concern when we are discussion downtown area. We definitely want to take a look at that a look at that and insure we are doing that. We just need to be cognoscente as we move forward with parking. In the main street district, we do have some interest, and we have some folks potentially looking at some new restaurants and things like that. We do have some interest in the land and are accessing those, and hopefully may bring those before the planning board before long if they take root. We have a lot of talk; it just depends on if they want to move forward.

A MOTION WAS MADE BY DEBORAH COX TO TABLE NEW ZONING AMENDMENT FOR MAIN STREET DISTRICT, SECONDED BY JADE BITTLE, MOTION PASSED UNANIMOUSLY (6-0).

Member Jade Bittle asked with the change of Mr. Flowe not being here, where does that leave us with that conversation with Parkdale.

Town Manager Ambrose stated that it still leaves it with the town, who has always been the leader in that, we are moving forward with discussing with the developer. I have spoken with them twice.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Town Manager Ambrose brought it to the Boards attention that 107 N. Meriah Street case had been reopened to make sure that it is cleaned again, and make sure that we file the correct liens.

Member Faw asked if the Police Officers are the ones who address these matters.

Town Manager Ambrose answered that the town has a Code Enforcement Officer, and Police Officers who assist with Code Enforcement. A violation letter is sent first, once that comes back, the property owners are given ample time to fix the situation. If the citizen does not fix the violation, the town can move forward to have the property cleaned up and allows us to file a lien against the property. Placing a lien will ensure that the town gets their money back for cleaning up the property and the man hours for that. If the property was to go to a sell after a lien was placed, it would go to a civil judgment.

Member Deborah Cox stated that she is very pleased that the property had been cleaned up.

Madam Chair Catherine Drumm asked how long it takes for the multiple properties listed in the report that are abandoned to get taken care of. These properties are listed on pages 1-9 of the Code Enforcement services report.

Town Manager Ambrose stated that could take some time, possibly 6 months or so. As soon as we get to an end date the very next day, we are sending out the next deadline. Our Police Chief, Officers and Code Enforcement stay on task with that. We're trying to make sure the town stays clean.

Member Deborah Cox asked if that is a more positive move than it's been in the past.

Mr. Ambrose stated in the past the town had 17 hours a month from our Code Enforcement Officer and that's just not enough time. We have tasked some of the Police Officers to ensure Code Enforcement is kept up with. We use Iworq system, and all Code Enforcement is kept track in that system, and it tracks our days.

Member Deborah Cox asked if the same person in charge of that.

Mr. Ambrose stated the third-party vendor is closing on January 31st. The Police Department will continue to move forward with the cases, there will not be a slow down on cases.

Member Deborah Cox stated she would like to know why there has been a change in personal, is there anything that we need to know being on this board and being citizens. All the responsibilities are going to be ongoing.

Mr. Ambrose all the responsibilities are going to move forward. The Nfocus contract is ending January 31st I believe. That was a mutual decision to be made.

Member Jade Bittle asked if Mr. Ambrose would be taking over what Mr. Flowe did.

Mr. Ambrose answered yes. My job is to make sure that all contracts are in compliance that's my job, and that people are not overpaying for things. The items that we are paying for are within our budget or the contracts that we have there were some concerns that they were extremely high, and some were, and I have slashed a lot of those.

CLOSING:

Adjournment

A MOTION WAS MADE BY DEBORAH COX, SECONDED BY SCOTT FAW TO ADJOURN AT 6:21 PM, MOTION PASSED UNANIMOUSLY (6-0).

A MOTION TO REOPEN WAS MADE BY DEBORAH COX AT 6:23 PM, SECONDED BY SCOTT FAW, MOTION PASSED UNANIMOUSLY (6-0).

Michael Ambrose needed to discuss the change in meeting dates that the Board of Alderman voted to change the Planning Boards meeting date to the third Tuesday of each month instead of the second Tuesday of each month. That just fits better with the schedule of staff.

Deborah Cox asked if there was a chance we could change it to a Monday night.

Mr. Ambrose stated not at this time, but we can look at that.

A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:25 PM BY SCOTT FAW, SECONDED BY DEBORAH COX, MOTION PASSED UNANIMOUSLY (6-0).

DRAFT

Respectfully Submitted,

Deputy Clerk Angie Sands

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

Ordinance Number ZTA-2023-12-11

WHEREAS, on May 10, 2021, the Town Board of Aldermen's newly adopted Landis Development Ordinance, also known as the LDO, became fully effective, and,

WHEREAS, the amendment of the LDO to incorporate up-to-date standards and specifications is both consistent with the adopted *Town Plan 2040* by continuing to meet the adopted goals of *Town Plan 2040* emphasizing Goal 7, Objective 7.2, Strategy 7, then,

THEREFORE, BE IT ORDAINED by the Town Board of Aldermen that the Landis Development Ordinance be amended as follows:

PART 1. "Article 8, Table 8.1, Section 1 – General Uses" is hereby amended to 1) revise the Main Street (MS) District uses to add conditions noted as "A (10.1-38)" where such entries appear below and 2) delete the symbol "L" for current listed uses where the MS column is left blank for uses as indicated by a yellow highlight without any symbols appearing therein as follows:

(This space left blank intentionally)

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	Main Street (MS)
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")	A (10.1-8) & A(10.1-38)
Communication or Broadcasting Facility, without Tower	A(10.1-38)
Dance School	A(10.1-38)
Day Care Center for Children or Adults (6 or more)	A (10.1-14) & A(10.1-38)
Day Care Center, Home Occupation for less than 6 children	A (10.1-15) & A(10.1-38)
Event and Wedding Venue	A(10.1-38)
Funeral Home without Crematorium	A(10.1-38)
Furniture Framing	A(10.1-38)
Group Care Facility	S (10.2-8) A (10.1-38)
Home Occupation	A (10.1-21) & A(10.1-38)
Hotel or Motel	A(10.1-38)
Laboratory, Medical or Dental	A(10.1-38)
Medical, Dental or Related Office	A(10.1-38)
Nursing Home, Assisted Living	A (10.1-25) & A(10.1-38)
Office Uses	
Accounting, Auditing or Bookkeeping Services	A(10.1-38)
Administrative or Management Services	A(10.1-38)
Advertising Agency	A(10.1-38)
Architect, Engineer or Surveyor's Office	A(10.1-38)
Dental, Medical or Related Office	A(10.1-38)
Employment Agency, Personnel Agency	A(10.1-38)
Finance or Loan Office	A(10.1-38)
Home Occupation	A (10.1-21) & A(10.1-38)
Insurance Agency (w/on-site claims inspections)	A(10.1-38)
Insurance Agency (without on-site claims inspections)	A(10.1-38)
Law Office	A(10.1-38)
Medical, Dental or Related Office	A(10.1-38)
Office Uses Not Otherwise Classified	A(10.1-38)
Real Estate Office	A(10.1-38)
Stock, Security or Commodity Broker	A(10.1-38)
Travel Agency	A(10.1-38)
Residential Uses (Dwellings)	
Dwelling, Accessory Unit	A(10.1-38)
Dwelling, Attached House (incl. term "Townhouse")	A(10.1-38)
Dwelling, Multifamily 8 Units or Less	A (10.1-24) & A(10.1-38)
Dwelling, Multifamily (apartments or condominiums)	A (10.1-24) & A(10.1-38)
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction	
Temporary Family Health Care Structure (per G.S. 160D-914(a)(5))	
Retreat Center	A(10.1-38)
Vocational, Business or Secretarial School	A(10.1-38)

PART 2. “Article 10, Section 10.1-38” is hereby established to read as follows:

10.1-38 Certain Uses in Main Street (MS) District

(A.) Within the Main Street (MS) Zoning District all uses bearing the symbol “A(10.1-38)” in Table 8.1, appearing in Article 8 of this Ordinance are listed; however, all properties of the MS district located within the blocks bounded by Central Avenue and Chapel Street between East Garden Street and East Ridge Avenue shall be subject to the additional standards appearing in Sub-section 10.1-38(B) below.

(B.) Standards applicable within the MS district located within the blocks bounded by Central Avenue and Chapel Street between East Garden Street and East Ridge Avenue:

- (1.) Certain uses appearing in Article 8, Table 8.1 with the symbol “A(10.1-38)” as a use listed with additional standards shall meet the following standards:
 - (a.) Secondary use shall be situated on second or higher floor above adjacent grade as determined by the *Planning, Zoning & Subdivision Administrator*, whose determination shall be final.
 - (b.) Uses occupying basement and/or floors below grade may be principal and/or accessory uses to the principal use occupying the first floor above grade.
 - (c.) Secondary use shall have separate access to second or higher floor and distinguishable from principal use occupying first floor, not including basements and/or floors below grade.
 - (d.) Secondary use may utilize first floor for access to include, but not be limited to, lobby/reception, elevator(s), stairwell(s), etc. provided only security and reception personnel only may occupy the first floor above grade, provided that no such limited occupancy of the first floor shall exceed 600 sq. ft.
- (2.) Projects establishing secondary use occupancy in accordance with these standards shall provide a copy of the terms of occupancy and use when multiple tenants occupy the same building when making application for a *Zoning Compliance Permit* in accordance with Article 7 of this Ordinance.
- (3.) The permitted use provisions of this Article are not eligible for variance by the Board of Adjustment in accordance with NCGS 160D-705(d).

PART 3. “Article 10, Section 10.2-8(B)” is hereby amended to add a new provision 10.2-8(B)(4) to read as follows:

- (4.) Provisions of 10.1-38 shall apply to properties within the MS District.

PART 4. This Ordinance shall be effective at 12:01 AM EST on December 12, 2023.

ADOPTED on this the 11th day of December 2023.

s/ _____

Meredith Bare Smith, Mayor

s/ _____

Madison Stegall, Town Clerk

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

Ordinance Number ZTA-2023-11-13

WHEREAS, on May 10, 2021 the Town Board of Aldermen’s newly adopted Landis Development Ordinance, also known as the LDO, became fully effective; and,

WHEREAS, the amendment of the LDO to incorporate up-to-date stormwater standards and specifications is both consistent with the adopted *Town Plan 2040* by continuing to meet the adopted goals of *Town Plan 2040* emphasizing management of growth and reasonable because of the Town’s need to achieve compliance with applicable federal mandates; and,

THEREFORE BE IT ORDAINED by the Town Board of Aldermen that the Landis Development Ordinance be amended as follows:

- PART 1. Articles 20 is hereby amended to read as it appears on the following pages:**
- PART 2. This Ordinance shall be effective at 12:01 AM EST on November 14, 2023.**

ADOPTED on this the 13th day of November 2023.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk



MEMORANDUM Town of Landis, N.C.

To: Mayor and Board of Aldermen

Date: December 31, 2024

From: Angie Sands, Assistant Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of Christopher A. Monroy, 400 Gilead Rd., Huntersville, NC 28078.

BACKGROUND

On December 18, 2024, the owner of property located at 0 N. Cannon Boulevard, Landis, NC 28088 (Rowan County Parcel ID 133A059) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 0.53 acres. Location Map from Rowan County GIS:



FINDINGS AND CONCLUSIONS

The standards for annexation require that the property must be contiguous to the “primary corporate limits”. The fact that the property lies within an area bounded on two sides by the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Landis. The property will need to have a Town of Landis zoning designation upon annexation.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

THE ACTIONS THAT MAY BE TAKEN AT THE February 10, 2025, MEETING INCLUDE:

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2025-02-10-01) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Upon receipt of petition certification by Town Clerk, call (by Resolution #2025-02-10-02) for public hearing at the next regular meeting on March 17, 2025.**

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Board of Aldermen undertake the process of annexation, the Planning Board may initiate the process of amending the Official Zoning Map per 160D-204 to run concurrent with the annexation process. The property lies adjacent to an area designated in the Town of Landis Comprehensive Land Use Plan (the Plan) Future Land Use Map adopted May 10, 2021, for neighborhood residential use to the south, and commercial to the north is consistent with the principles of the Plan so we may anticipate a recommendation for the owner’s requested commercial zoning designation from the Planning Board. Here is how these steps align:

- 1. Scheduled for the **January 28, 2025, Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district;
- 2. Advertise for a **Public Legislative Hearing scheduled for March 17, 2025, before the Mayor and Board of Aldermen** on the subjects of 1) annexing the property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO) and;

NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE March 17, 2025, REGULAR MEETING INCLUDE:

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2025-03-17 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2025-03-17 Amending the Official Zoning Map (initial zoning) and the Town Plan 2040 - Future Land Use Map for the newly annexed property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk's record, Administrator's record and online.
2. Update shapefiles with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds.
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed.
5. Accept application from owner for the approval (by staff) of site plan(s) for any future project.
6. Process zoning permit application and issue permit(s) upon compliance with the Landis Development Ordinance (LDO).

Resolution Directing the Clerk to Investigate an Annexation Petition Pursuant to Article 4A of G.S 160A Governing Contiguous Annexations

WHEREAS, N.C.G.S Chapter 160A, Article 4A, Part 1 provides that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Landis, North Carolina before further annexation proceedings consistent within the petition can take place; and

WHEREAS, the Mayor and Board of Aldermen of the Town of Landis, North Carolina deems it advisable to direct the Town Clerk to investigate the sufficiency of the petition;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-Described petition under N.C.G.S. Chapter 160A, Article 4A, Part 1 and to certify as soon as possible to the Mayor and Board of Aldermen of the Town of Landis the result of the investigation.

ADOPTED this the 10th day of February 2025

s/ _____

Meredith Bare Smith, Mayor

s/ _____

Madison Stegall, Town Clerk

Resolution fixing the Date of Public Hearing on Questions of Annexation Pursuant to Article 4A of G.S. 160A Governing Contiguous Annexations

WHEREAS, a petition pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 1 requesting annexation of the area described herein has been received; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Landis Town Hall, 312 South Main Street, Landis, NC 28088 at 6:00 PM on the 10th day of February 2025.

Section 2. The area proposed for annexation is described as follows:
See Attached Map showing the parcel(s) lying outside of the Town Limits (Attachment A)

Section 3. Notice of public hearing shall be published in the Salisbury Post newspaper as required by law.

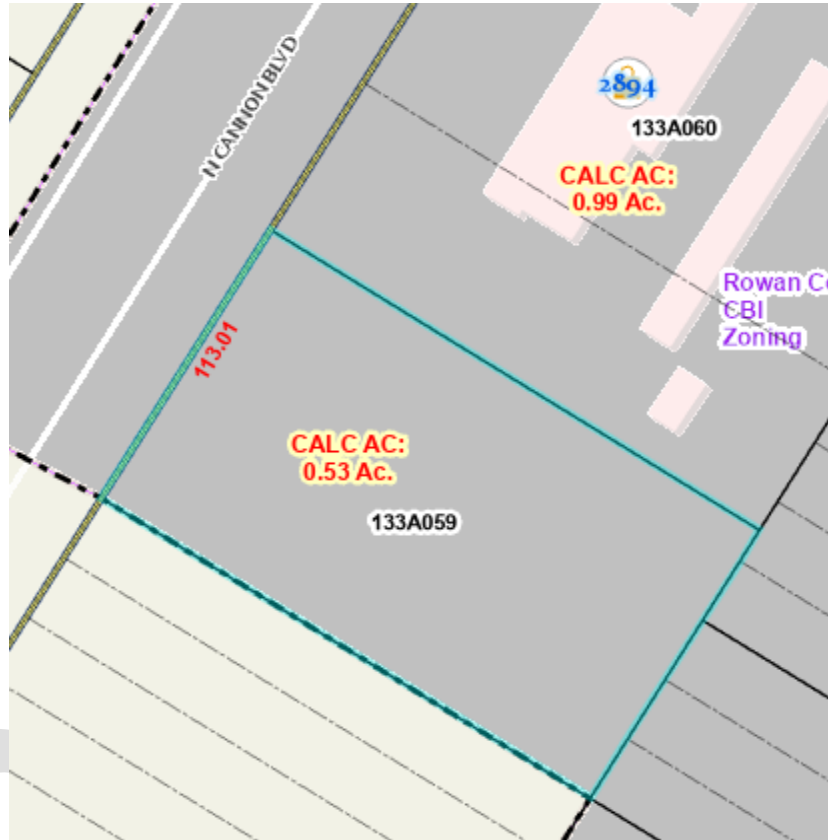
ADOPTED this 10th day of February 2025

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

ATTACHMENT A

Location Map from Rowan County GIS showing parcel 133A059



TOWN OF LANDIS, NORTH CAROLINA

Certification of Sufficiency of Petition of Contiguous Annexation

Date: February 10, 2025

To the Town Board of Aldermen of the Town of Landis, North Carolina:

I, Madison Stegall, Clerk of the Board of the Town of Landis, North Carolina, do hereby certify that the request for voluntary annexation by the owners of real property located at:

0 North Cannon Boulevard, Landis, NC 28088 (Rowan County Parcel ID: 133A059 lying outside the Town Limits of the Town) has been investigated for sufficiency for voluntary annexation.

The result of the investigation of this petition has been found to be sufficient under North Carolina General Statute 160A-31

Madison Stegall, Town Clerk

Date of Public Hearing: March 17, 2025, Time of Public Hearing: 6:00 PM

Ordinance #ZMA-2025-02-10-1

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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 107 05601 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Single Family Residential-1” (SFR-1) 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 surrounded by residential neighborhood homes designation of both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of residential uses supporting the local economic base and work-force needs of the Town of Landis, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 107 05601 described in Attachment “A” attached hereto shall be designated “Single-Family Residential-1” (SFR-1) 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 Rowan County Parcel ID 107 05601 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” 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 this 10th day of February 2025.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Tax Parcel 107-05601

Being all of Lot No. 34 as shown on the Map No. 1 of the C. A. Linn Estate as surveyed by J. D. Justice, September 1, 1939 and better described as follows:

BEGINNING at a stake in the North margin of an unnamed street, the corner of Lots No. 34 and 35, which is a point 150 feet from the intersection of the west margin of Zion Street and the North margin of said unnamed street; thence North 39 degrees 35 minutes West 100 feet with the north margin of said unnamed street to a stake, the Southeast corner of Lot No. 33; thence North 52 degrees 38 minutes East 150 feet with the dividing line of Lots No. 33 and 34 to a stake, the back corner of Lots No. 33, 34, 38 and 39; thence South 39 degrees 35 minutes East 100 feet with the back line of Lot No. 38 to a stake in the back line of Lot No. 36; thence South 52 degrees 38 minutes West 150 feet with the back line of Lots No. 35 and 36 to a stake in the North margin of the unnamed street, the Point of Beginning.

Being the identical property conveyed to D. C. Linn and wife, Frances C. Linn by deed from Lane C. Drye, as Trustee under the will of Bennett D. Linn, dated January 27, 1972 and recorded February 16, 1972 in Deed Book 550, Page 554 in the Office of the Register of Deeds for Rowan County, North Carolina.



Ordinance #ZMA-2025-02-10-2

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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130 045 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S 160D-604(b) of “Single Family Residential-3” (SFR-3) 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 surrounded by residential neighborhood homes designation of both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of residential uses supporting the local economic base and work-force needs of the Town of Landis, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 045 described in Attachment “A” attached hereto shall be designated “Single-Family Residential-3” (SFR-3) 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 Rowan County Parcel ID 045 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” 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.

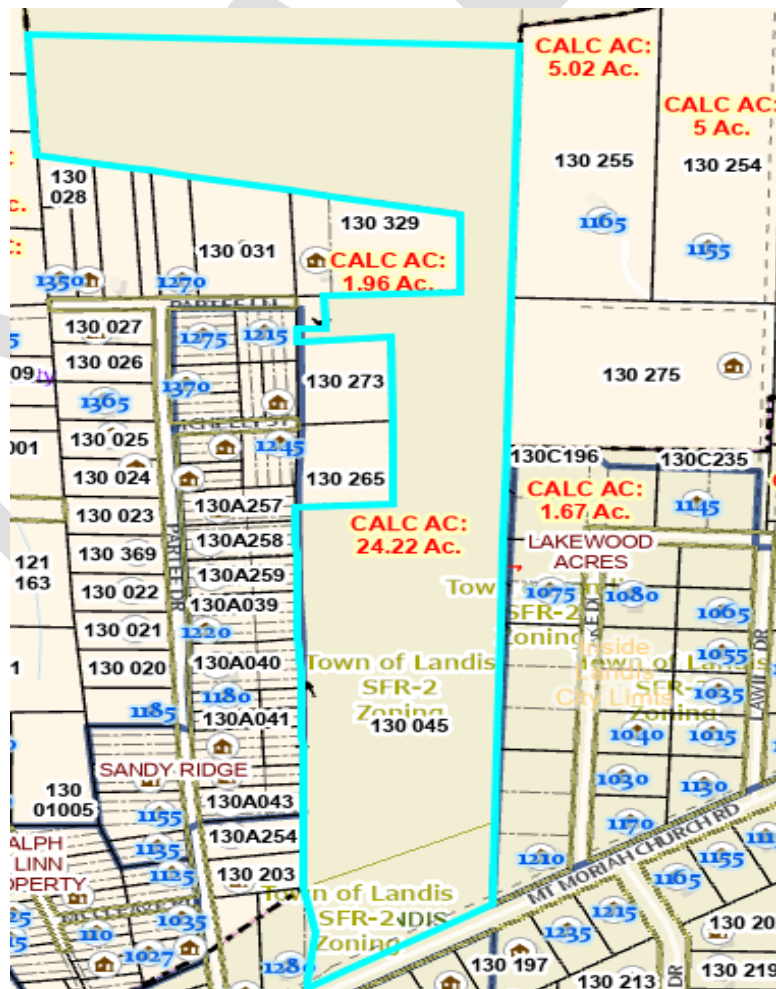
Adopted this 10th day of February 2025.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Maddison Stegall, Town Clerk

Attachment "A"

BEGINNING at a stake in the public road on H. E. Goodman's line; thence North 2 East 57 chains to a stake, Goodman's corner; thence North 78 West 6.24 chains to a stake; thence North 36 West 6.44 chains to a stone; thence North 2 East 2.37 chains across the branch to a stake near a poplar, J. H. Kirk's corner; thence North 43 West with the branch 3.35 chains to a stake; thence North 65 West with the branch 2 chains to a stone on the South bank of branch, Kirk's corner; thence South 4-3/4 East 14.54 chains to Fisher's corner; thence South 76-1/2 East 8.38 chains to Fisher's corner; thence South 1-1/4 East 31.62 chains to the public road; thence with the road to the **BEGINNING**, containing forty-one (41) acres, more or less. For further description, this land lies on the Tuckaseegee Ford Road West of China Grove.



Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2024

Section 5, Item 5.1

Permit #	Date	Name	Job Address	Permit Use
ZN-24-01	01-03-24	NIBLOCK	2411 CALLAGHAN CT	NEW SFR
ZN-24-02	01-09-24	JAMES/PAR 3	112 N CENTRAL AVE #ZN-23-40 REVISED.W/TOWN AGREEMENT – ADDITION	
ZN-24-03	01-10-24	TARLTON	109 S CORRELL ST	ACCESS. BLDG
ZN-24-04	01-10-24	ADKINS	400 N BEAVER ST	NEW DECK
ZN-24-05	01-11-24	LESARGE	510 N CENTRAL AVE	FENCE
ZN-24-06	01-11-24	ROBLES	212 W LIMITS ST	NEW SFR
ZN-24-07	01-17-24	TRINITY LUTHERAN	108 W RICE ST	NEW SIGN
ZN-24-08	01-23-24	SOTELO	1020 LINN ST	REMODEL & ADDITION
ZN-24-09	02-07-24	NIBLOCK	959 TAMARY WAY	NEW SFR
ZVL-24-01	02-07-24	PZR.COM	OLD BEATTY FORD RD PROJ.	ZONING VERIF. LETTER
ZN-24-10	02-08-24	RUTLEDGE	503 S CENTRAL AVE	REMODEL
ZN-24-11	02-08-24	JOURNEY CAP	207 E RICE ST	TOWNHOME
ZN-24-12	02-08-24	JOURNEY CAP	209 E RICE ST	TOWNHOME
ZN-24-13	02-08-24	JOURNEY CAP	211 E RICE ST	TOWNHOME
ZN-24-14	02-08-24	JOURNEY CAP	215 E RICE ST	TOWNHOME
ZN-24-15	02-08-24	JOURNEY CAP	219 E RICE ST	TOWNHOME
ZVL-24-02	02-14-24	STANDARD TITLE	PARKDALE MILL PROP	ZONING VERIF. LETTER
ZN-24-16	02-15-24	NIBLOCK	1060 IRISH CREEK DR	NEW SFR
ZN-24-17	02-27-24	EASTER	503 WINDWARD LN	ACCESS. - DECK
ZN-24-18	03-07-24	REAUME	115 W GARDEN ST	NEW BUSINESS
ZN-24-19	03-21-24	CAROLINA BUILDERS	220 W LIMITS ST	NEW SFR
ZN-24-20	03-27-24	KRAVICE	703 S MAIN ST	FENCE
ZVL-24-03	04-17-24	HICKS & WOOLFORD	130 OVERCUP CT	ZONING VERIF. LETTER
ZN-24-21	04-23-24	NIBLOCK	2440 CALLAGHAN CT	NEW SFR
ZN-24-22	04-23-24	NIBLOCK	2420 CALLAGHAN CT	NEW SFR
ZN-24-23	04-24-24	SHIRLEY	1015 WOODFIELD DR	FENCE
ZN-24-24	04-24-24	FRAMPTON CONST.	619 OLD BEATTY FORD RD.	TEMP. PORTABLE OFFICE (LANDIS RIDGE)
ZN-24-25	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-26	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-27	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-28	05-01-24	WOODWARD	2220 WEST A STREET	FENCE
ZN-24-29	05-23-24	LANDIS APTS.	1365 MT. MORIAH CHURCH RD	APARTMENTS
ZVL-24-04	05-30-24	LUCK	412 E TAYLOR ST	ZONING VERIF. LETTER
ZN-24-30	05-30-24	ADNER	1055 WOODFIELD DR	NEW SFR
ZN-24-31	06-04-24	NIBLOCK	1040 IRISH CREEK DR	NEW SFR

ZN 24-32	06-05-24	SIDES	405 RICE STREET	NEW DECK	Section 5, Item 5.1
ZN-24-33	06-12-24	SIMMONS	307 W DAVIS STREET	NEW DRIVEWAY	
ZN-24-34	06-27-24	PRUETTE	920 TAMARAY WAY	NEW SFR	
ZN-24-35	06-27-24	NIBLOCK	2301 TULLY MORE WAY	NEW SFR	
ZN-24-36	07-02-24	GRAHAM	606 W MILL ST	ACCESS BLDG	
ZN-24-37	07-09-24	FACKLER	889 IRISH CREEK DR	ACCESS STRUCTURES	
ZN-24-38	07-09-24	NEXT PROJECT LLC(QUIJADA)	512 W BLUME ST (DRIVE 321 N KIMMONS)	ADDITIONS & DRIVEWAY	
ZN-24-39	07-11-24	KAMANNIS	110 N UPRIGHT ST	RE-ESTABLISH POWER TO BLDG	
ZN-24-40	07-16-24	BALL	619 N KIMMONS	ROOF ADDITION (COVER PATIO)	
ZN-24-41	07-24-24	TOWN	(110 N CENTRAL)	D C LINN PARK	
ZN-24-42	07-24-24	Benton	2248 Tullymore	Pool	
ZN-24-43	07-25-24	Victory Builders	208 N Correll ST	NEW SFR	
ZN-24-44	07-25-24	Victory Builders	210 N Correll ST	NEW SFR	
ZN-24-45	07-25-24	Victory Builders	212 N Correll ST	NEW SFR	
ZN-24-46	07-30-24	Clayre Caceres	605 S. Landis	ACCESS Structures	
ZN-24-47	07-31-24	Manuel Abel Rivera	111 Church St	Adding Porch	
ZN-24-48	8-15-24	Allison Collins	127 S. Central	Change of use and sign	
ZN-24-49	8-29-24	Jodie Borger	513 S Chapel	Access Struct and drivwy	
ZN-24-50	9-10-24	Brylan and Cindy Gann	2379 Limerick	Inground Pool and Fence	
ZN-24-51	9-12-24	Dominion Energy	1445 Mt Moriah Church Rd	Encroachment- utility line	
ZN-24-52	9-12-24	Terri Frohmiller	2216 Tully More	Accessory Structure	
ZN-24-53	9-19-24	Samantha Lambert	106 S Correll St	Driveway Replacement	
ZN-24-54	9-26-24	Katelin Legendre	627 S Chapel St	Fence	
ZN-24-55	9-27-24	Jaime Sarti	307 S Main St	Change Use/Sign	
ZN-24-56	10-8-24	Lynn Sellers	1055 Kimball Rd	Accessory Structure	
ZN-24-57	10-8-24	RWN CTY BRD ED	214 W Rice St	Accessory Structure	
ZN-24-58	10-10-24	Par3	104 N. Central Ave	Sign	
ZN-24-59	10-10-24	Aaron Whitley	600 E. Rice St	Fence	
ZN-24-60	07-09-24	NEXT PROJECT LLC(QUIJADA)	512 W BLUME ST (DRIVE 321 N KIMMONS)	Continuation- Addy Chg	
ZN-24-61	10-17-24	Niblock Homes	1080 Irish Creek Dr	New SFH	
ZN-24-62	10-23-24	Niblock Homes	2319 Tulley More Way	New SFH	
ZN-24-63	10-23-24	Octavia Worthy	103 N Meriah St	In Home Occupation	
ZN-24-64	10-23-24	Mark Sarmir	900 Tamary Way	Inground Pool	
ZN-24-65	10-24-24	Dominion	Tranquil Lake Dr	Floodplan Developmemt	
ZN-24-66	11-7-24	Sotomayor	607 E Ryder Ave	Residential Addition	
ZN-24-67	11-14-24	Pina	1320 Mt. Moriah Ch. Rd	Carport/Addition	
ZN-24-68	12-3-24	J. Austin	0 W. Hoke Street	New SFH	
ZN-24-69	12-12-24	Innovative Signs	210 N. Central Ave	Sign	
ZN-24-70	12-12-24	K-Tow Construction	2410 S US HWY 29	Addition	

ZN-24-71	12-18-24	C. Monroy	0 N. Cannon Blvd	Fence	Section 5, Item 5.1
ZN-24-72	12-19-24	A Przybyszewski	414 Town St	Fence	
ZN-24-73	12-30-24	B. Menius	802 S. Main St	Fence	


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p>SITE-07-21 PLANNER OFFICE (GRAY FILE DRAWER) WAS JOHNSON/WOOD- NEW NAME: VILLAS AT LANDIS RYDER PLACE (11-8-22)</p>	<p>Yarbrough-Williams & Hoyle (Nest Communities, LLC/Johnson Wood Townhomes) FEES PD:</p>	<p>Corner of E. Ryder Ave & Upright Streets Map 109 149 & 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd 10/11/21 \$100 SKETCH REVIEW 10-12-21 sketch plan reviewed by RF 11-16-21 \$100 rec'd for review 11-29-21 \$2,092.11 rec'd for technical review of plans. 12-8-21 TECH REV TEAM MTG 3-29-22 Zoning verification letter 4-12-22 Received updated infrastructure information- Capacity Analysis 6-2-22 PLANS REC'D 6-21-22 TRC REVIEW of PLANS 8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS 8-23-22 email with St. light update to plan 9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE) 11-15-22 ENGINEER memorandum rec'd. 11-28-22 emailed-waiting on water/sewer plans 12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22 12-8-22 NCDOT driveway permit completed and rec'd. 12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓ 12-19-22 PICKED UP 1-3-23 ACTIVE FILE 1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS 2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR. 3-20-23 PUB. HEARING FOR DEV. AGREEMENT 3-20-23 Board Approved Dev. Agreement 4-12-23 revised plans rec'd 4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware) 5-16-23 Stormwater review completed. NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm 5-17-23 DEV. PLANS & DEV. AGR P/UP 5-23-23 1st submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen & King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste 10/16/24 Met w RF</p>
<p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave & Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans & review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today.</p>

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<p>#11-21 LANDIS APTS</p>				<p>5-18-23 per M.Siemieniec. plan del delay 5-24-23 CONSTRUCTION PLANS REC'D 5-31-23 FEES PAID FOR REVIEW. \$10,266.55 **Fees include zoning permit application when ready **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION) 6-23 & 28th TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES 7-25-23 REC'D 2 SETS OF REVISED CONST PLANS 7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL 8-3-23 Fire Marshal reviewed plans 8-9-23 Plans ready for p/up, emailed Engineer. ✓ 11-08-23 Rec'd Erosion & Soil Sedim. From County 11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓ 12-13-23 Stormwater calcs needed. 5-21-24 Groundbreaking Ceremony on site 5-23-24 Permit issued 6-13-24 Requested addresses from County GIS 6-27-24 Emailed request for Const. Admin Fees 8-14-24 R Flowe called to request Const. Admin Fees 8-22-24 Const Admin fees Paid \$20,507.60</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>	<p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES Philip Smith- Land Design</p>	<p>CANNON FARM RD</p>	<p>430 LOTS- MU-1 & SFR-2 CZ ZMA 24-04-08-1 MU-1 TO SFR-3</p>	<p>9-6-22 REC'D PLAT W/\$3,000 9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP. 9-5-2023 MTG W/PL. DIR. W/NEW DEV. 9-25-23 MTG W/PL DIR. FLOWE 9-28-23 REC'D MEETING NOTES 12-12-23 Rec'd form w/ZMA request no funds rec'd 12-19-23 Rec'd partial fee for ZMA request 1-3-24 Rec'd full funds for ZMA request- March BOA mtg 2-13-24 Planning Bd did not meet- April BOA mtg 2-15-24 Utilities meeting with Dev.& Land Design</p>

<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>				<p>2-26-24 Neighborhood Meeting for Phase II Site 3-6 & 3-7 Water/Sewer Plans rec'd 4-08-2024 PUB. HRNG ZMA- approved 4-16-24 Irish Crk Development Team met with P/Z 5-10-24 rec'd revised lot drawing 7-16-24 Teams meeting re phase 2 plans 8/6-24 Feed Paid 8-12-24 Phase 2 presented to Planning Board, TRC starts 8-26-24 Pub Wrks Info Reqst. 9-3-24 PP Plat Review 9-4-24 TRC 9-11-24 Met with RF and Pub Works and design team</p>
<p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 <u>OLD BEATTY FORD RD</u> <u>INDUSTRIAL SITE</u></p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p>DEV #10-22 LANDIS RIDGE</p> <p><u>OLD BEATTY FRD RD</u> <u>IND SITE</u> <u>LANDIS 85</u></p>	<p>RYAN BEADLE/JACKSON- SHAW- LIPE, MILLS, DEAL PROPERTIES</p>	<p>OLD BEATTY FORD RD INDUSTRIAL SITE</p>	<p><u>ANNEX & ZMA</u> <u>LOTS:</u> MAP 140, PARCELS: 003,167, 138, 169 & 170 11-14-22- BD APPROVED ANNEXATION ZONING: IND 2-13-23 BD TO CONSIDER ANNEXATION WITH PUB. HEARING ON MARCH 20, 2023 -BD APPROVED</p>	<p>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 & 14 2022 MTGS 11-14-22 BD APPROVED ANNEX & IND ZONING 12-6-22 ACTIVE SITE- PLANS DEVELOPING 12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D 12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR: 1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22) 2) & ZTA (TEXT AMEND.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW & PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 4-11-23 Plan revisions received. 4-26-23 Plan review completed with comments. 4-27-23 R Beadle picked up Dev. Copy with comments. 5-25-23 Zoom mtg w/R Flowe 6-13-23 NCDOT scoping documents received 8-2-23 rec'd updated site dev. Plans from Developer 8-2-23 rec'd NCDOT updated TIA scoping docs link 9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &5 ON REVIEW TABLE FOR TRC- REVIEWED 10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST 10-23-23 PLANNING BOARD MTG UPDATE ✓ 11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE 11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW</p>

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<p>DEV #10-22 LANDIS RIDGE</p>				<p>11-30-23 WAITING ON CONSTRUCTION PLANS 12-21-23 Rec'd revised Const. plans & all documents 12-21-23 FUNDS REC'D \$36,136 FEES. 1-2-24 DIGITAL FILES REC'D 1-24-24 TRC mtg held – examined plans 2-13-24 Meeting with Developer and Eng. Review of TRC 2-14-24 Address from Rowan Cty GIS for constr.: #619 3-12-24 REC'D REV. CONST. PLANS & CALCS WAITING ON ENG. REVIEW 3-27-24PRE-CONSTRUCTION MEETING HELD 4-24-24 PERMIT FOR TEMP CONST. OFFICE 5-1-24 PERMIT FOR BLDGS 1A, 1B, & 2 5-8-24 STORMWATER AUTHORIZATION TO PROCEED 6-13-24 rec'd Eng. Water Main report & 2 complete sets of partial revisions to plans. 6-18-24 RF accepted the partial plans 6-20-24 Developer p/up their plan set 6-27-24 Emailed request for Const. Admin Fees 7-9-2024 Site inspection 7-12-24 rec'd Construction Admin fees of \$51,552.00</p>
	<p>2023 ALL '23</p>	<p>PROJECTS NOW IN CONSTRUCTION</p>	<p>PHASE</p>	
<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>
<p>Application/ Site #</p>	<p>Name (surveyor & owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>SITE 01-24</p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>	<p>Gas Line Encroachment</p>	<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN 2-7-24 PLANS REC'D 5-2-24 R.O.W PERMIT REQUESTED 5-28-24 REC'D HARD COPY OF PLANS 5-30-24 EMAILS TO INCLUDE PUB. WORKS 6-4-24 REC'D UPDATED PLANS BY EMAIL 7-10-24 Pub.Works working with Dominion Energy on encroachments 7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled 8/16 Rqst for encroachments</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

				<p>8/27 Site Plan Review apln submitted, wa</p> <p>9/26/24 Permits issued and fees paid</p> <p>10/24/24 Flood Plain Permit Issued</p>
Rice and Valley	John Suther		Water Line ext, 2 SFH	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Approved/Emailed for Pick up</p>
Landis Shops	John Suther		Truck Repair Facility	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Approved/ Emailed for Pick up</p>
Landis Multi-Family	Dynamic Developers John Suther		Multifamily-proposing 15 units	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans returned to S Ross</p>
SITE 02-24	O CAMPO	US 29		<p>2-28-24 ELECTRONIC SITE PLAN REC'D</p> <p>3-5-24 REC'D \$325 SITE PLAN REV. FEE</p> <p>4-3-24 Rec'd hard copies of site plan waiting on building elevations.</p> <p>7-11-24 Rec'd complete site plans with building elevations</p> <p>7-23-24 Site plan review by RFlowe - 07-24-24messedged Engineer with notes from RFlowe</p> <p>8-14-24 Review for follow up comments with R Flowe</p> <p>10/9/2024- Paid for 3rd Review</p> <p>10.22.24 Sent email letting them know that they sent us the construction plans, not the plans needed.</p> <p>10/28/24 Plans Received</p> <p>10/30/24 Plans Approved/ Picked up</p>
ZMA ✓	Legendre	627 S Chapel	RMST to CIV	<p>Legislative Hearing 10/14/24</p> <p>Approved 10/14/2024</p>
Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	<p>Paid \$100 on 7-16-24</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

<p>Exemption, Recombination, annexation 7-15-24 PUB. HRNG</p> <p style="text-align: right;">✓</p>	<p>CRETE SOLUTIONS & TWO-TEN PROPERTIES</p>	<p>220 OLD BEATTY FORD RD</p>	<p>COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT</p>	<p>ANNEXATION AND RECOMBINATION</p>
<p>Landis Ridge Phase 2</p>	<p>Ryan Beedle and Jackson Shaw</p>		<p>Industrial Park</p>	<p>10.22.24 SKETCH PLAT REVIEW & CONSULT, sent fee chart 10/28/24 Sketch Plan paid \$270, Received site plans emailed for fee 10/30/24 Site Plan Review Paid \$530 11/19/24 Zoning Compliance Permit- Beacon-\$125, Zoning Site Plan Review – Beacon - \$1355 for a total of \$1480 paid 11/25/24 Site Development Plans Approved by Rick Flowe 12/20/24 TRC Review Complete</p>
<p>PLANS IN CONSTRUCTION/ REVIEW</p>				
<p>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</p>	<p>William N. West Owner Crete Solutions</p>	<p>220 OLD BEATTY FORD RD</p>	<p>CONCRETE PLANT</p> <p>ANNEX REQ. FOR 7-15-24 PUB. HRNG</p> <p style="text-align: right;">✓</p>	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS. 4-26-23 RF review & staff rev. complete comments on plans 4-27-26 Owner/Dev. Bill West p/up set w/comments. 5-9-23 Rec'd partial set of plans- advised need complete sets. 5-10-23 rec'd 2 complete sets of plans w/revisions 5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. Site work active. 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD 5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG 6-11-24 RF conducted site inspection</p>

<p>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</p>	<p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES</u> <u>9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING</p>
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<p>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704- 453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p>	<p>221 E RICE STREET</p>	<p><u>TOWNHOMES</u></p>	<p>1-12-22 MTG R FLOWE <i>PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812</i> 6-21-22 TRC MTG TO REVIEW <i>PLAN- Location: IN map cage</i> 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW 11-22-22 TRC COMMENTS COMPLETE 11-30-22 PLANS W/COMMENTS READY FOR P/UP 12-5-22 plans p/up by developer for review/revisions 12-13-22 REC'D REVISED PLANS 12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED) 12-19-22 PICKED UP by developer</p>
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<p>#04-22 RICE ST. TWNHMS CONT.</p>				<p>12-19-22 rec'd zoning permit appl by email. 12-28-22 rec'd address from county 12-28-22 issued zoning permit # ZN-22-81 4-18-23 Rec'd 1 new page to plans. 4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet. 5-2-23 STORMWATER REVIEWED 5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet. 5-16-23 REC'D 2 COMPLETE SET OF PLANS 5-16-23 PLANS APPROVED –DEV. To p/up NEXT STEP: PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM 5-19-23 PLANS P/UP 5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements 6-6-23 Const. Admin Fees Pd: \$1,180.50 6-30-23 UPDATED PLANS REVIEWED-APPROVED 7-6-23 REC'D MATERIALS LIST SITE DEV # 04-22 RICE STREET TOWNHOMES CONT. REVIEW OF W/S, BLDG ELEVATION FEES PD: PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100 SITE WORK ACTIVE 10-11-23 REC'D UTILITY AS BUILTS 10-16-23 PLANS ACCEPTED BY R FLOWE 10-17-23 EMAILED DEV. READY FOR PICK UP 10-18-23 FINAL PLAT- MYLAR REC'D 10-19-23 R FLOWE SIGNED PLAT 10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE 10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations 11-8-23 Rec'd mylar – waiting on State permits 11-16-23 mtg w/state rep re approvals 11-20-23 application submitted with NCDEQ 11-21-23 REC'D \$350 FINAL PLAT FEE 12-5-23 final plat rec'd 12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.) 12-21-23 Rec'd Subdivision Bond copy 2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50) 2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35)</p>
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LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

				<p>2-8-24 PERMIT ISSUED FOR 5 TWNHMS</p> <p>2-14-24 Rec'd NCDEQ permit to construct water system.</p> <p>2-14-24 Rec'd NCDEQ water system approval</p> <p>2-21-24 NCDEQ permit to construct wastewater system.</p> <p>3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66</p> <p>4-29-24 SEWER CERT REQUEST</p> <p>12-27-24 \$4,254.66 Violation Paid</p>
<p>W. Garden Race Shop</p>				<p>11-19-24 Paid Sketch Plan Review \$270 & Site Plan Review \$530 – CESI</p> <p>12-20-24 TRC Review Complete</p>

VIOLATION ADDRESS	OWNER OR OCCUPANT	STATUS OR CONDITIONS
MINIMUM HOUSING		
314 TOWN STREET	RUTH C DEADMON (HEIRS)	ABATMENT OF THE YARD AND THE STRUCTURE HAS BEEN BOARDED UP.
109 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.
111 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.
201 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.
202 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.
203 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.
205 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING

		AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
206 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
207 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
209 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
210 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
211 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
212 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.

<p>214 EVERHART AVENUE</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>215 EVERHART AVENUE</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>216 EVERHART AVENUE</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>217 EVERHART AVENUE</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>807 NORTH ZION STREET</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>809 NORTH ZION STREET</p>	<p>MARY GRAY HILTON (HEIRS)</p>	<p>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.</p>
<p>1020 LINN STREET</p>	<p>JESUS DOTELO ANDRADE & SUSANA BERNAL LORENZO</p>	<p>HOUSING IN SUBSTANDARD CONDITION. WILL MAKE CONTACT WITH THE HOMEOWNER.</p>

NUISANCES		
107 NORTH MERIAH STREET	JAMES A HALL JR (HEIRS)	DEBRIS AND OTHER ITEMS NOTICE WAS ISSUED ON DECEMBER 18TH WITH A DEADLINE OF JANUARY 15TH.
402 EAST RYDER AVENUE	LARRY AND ZUBECCA BROWN	THE FRONT AND SIDE YARDS HAVE BEEN CLEANED UP. CLOSED 12/17/2024.
805 COLDWATER STEET	IGVK PROPERTIES LLC	OVERGROWTH NEAR THE REAR OF THE STORE. PROGRESS HAS BEEN MADE WILL CONTINUE TO MONITOR.
303 BUFORD DRIVE	FON ERNEST	PLANNING DEPARTMENT IS HANDLING THE FINAL ASPECTS OF THESE ISSUES.
410 MT MORIAH CHURCH ROAD	THOMAS LINN	HIGH GRASS AND DEBRIS AROUND THE PROPERTY. THE DEBRIS HAS BEEN CLEANED, AND THE GRASS HAS BEEN CUT. CLOSED 12/17/2024
430 MT MORIAH CHURCH ROAD	THOMAS LINN	HIGH GRASS AND DEBRIS AROUND THE PROPERTY. SOME DEBRIS HAS BEEN CLEANED, AND THEY ARE MAKING PROGRESS ON THE GRASS.
400 EAST	MARY FRANCES AKERS (HEIRS)	FACIAL BOARD FALLING OFF OF THE ROOF. THE OWNER IS MAKING ARRANGEMENTS TO CORRECT THE ISSUE.
ABANDONED-JUNKED-NUISANCE VEHICLES		

ZONING		
NON-RESIDENTIAL BUILDINGS		
2570 SOUTH US 29 HWY	JOSEPH J ROJAS	COMMERCIAL BUILDING CONVIENCE STORE. SEVER DEILIAPDIATION AND DEFECTS.