



PLANNING BOARD

Tuesday, July 09, 2024 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 June 18, 2024, Meeting Minutes

3. OLD BUSINESS:

- [3.1](#) Consider Discussion of Downtown Plan

4. REPORTS:

- [4.1](#) Planning & Zoning Reports (Included in Packet)

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, June 18, 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, Member Glenn Corriher, Member Mark Bringle, Member Jade Bittle, Member Beryl Alston

Members Absent: Member Scott Faw, Member Deborah Cox

Staff Present: Deputy Town Clerk Angie Sands, Planning, Zoning, & Subdivision Administrator Rick Flowe, NC Lead Fellow Robert Shinn, Assistant Police Chief Kevin Young, Town Manager Michael Ambrose

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

None

1.5 Adoption of Agenda

ACTION: MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED BY JADE BITTLE, SECONDED BY MARK BRINGLE PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of May 15, 2024, Meeting Minutes

ACTION: MOTION WAS MADE BY JADE BITTLE TO APPROVE THE MAY 15, 2024, MEETING MINUTES, SECONDED BY BERYL ALSTON, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Downtown Plan

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the property Parkdale. We talked about what we as a town wanted our downtown to be, do we want just what we have currently, or do we want to include Parkdale as part of our downtown.

Jade Bittle asked if the rumors were true that someone bought Parkdale Mill.

Mr. Flowe stated that was true, but we haven't had any conversations with them, and we need to stay ahead of the game. Our role is to make sure we kind of know, at least in the future land use manner. What's our vision. The future downtown plan needs to be what its potential might be should change occur.

Madam Chair Catherine Drumm asked how the Planning Board goes about asking the owners what their plans are.

Member Jade Bittle asked Mr. Flowe if he was referring to if the Planning Board is deciding to incorporate Parkdale as part of downtown.

Mr. Flowe asked what you as a citizen planner for the town, what are your insights.

Mr. Ambrose spoke on having a comprehension plan and ideas of what the Planning Board sees as the future of the Main Street area, helps when developers come into the town asking what the town's vision is to make sure they fit.

Mr. Flowe stated the businesses that are experienced in seeking locations want guidance and information, and they want to hear what the leadership thinks. We have a little bonus area, the old school and the old Parkdale parking lot, all of that has the caring capacity to be quite beneficial to the town.

Jade Bittle stated her vision for the building would be like an Optimist Hall, with Boutiques, restaurants, small shops.

Madam Chair Catherine Drumm agreed that the property should be included in the downtown area. Mrs. Drumm also would like to see maybe some residential and shops. I think it would be wonderful to have a walkway that goes over the railroad to the other side so that it connects the two.

Mr. Flowe stated adding a pedestrian bridge would create a landmark. That adds a nice accent to the community and people will remember that when traveling through Landis.

ACTION: MOTION WAS MADE BY GLENN CORRIHER TO INCLUDE THE PARKDALE PROPERTY IN THE DOWNTOWN PLAN, SECONDED BY JADE BITTLE, PASSED BY UNANIMOUS VOTE (5-0)

4. NEW BUSINESS:

4.1 Consider Zoning Map Amendment 2024-07-15-1 - Two-Ten concrete Plant to IND

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of the properties that Two -Ten Concrete Plant have purchased and want to move the buffer to that property. Two -Ten is asking for the property to be annexed into the town and to be zoned industrial to match what they already have.

ACTION: MOTION WAS MADE BY JADE BITTLE TO APPROVE ZONING MAP AMENDMENT 2024-07-15-1 TWO – TEN CONCRETE PLANT TO IND, SECONDED BY MARK BRINGLE, PASSED BY UNANIMOUS VOTE (5-0)

4.2 Consider Zoning Map Amendment 2024-07-15-2 - DC Linn Park - Akers Parcel to CIV

Mr. Flowe gave a brief overview of Zoning Map Amendment 2024-07-15-2 DC Linn Park – Akers Parcel. The town purchased the property and is requesting to zone it to civic to match the remainder of the park property and the Police Station property. In order to combine it with the park it needs to be zoned Civic.

ACTION: MOTION WAS MADE BY MARK BRINGLE, SECONDED BY BERYL ALSTON TO APPROVE ZONING MAP AMENDMENT 2024-07-15-2 DC LINN PARK – AKERS PARCEL TO CIV, PASSED BY UNANIMOUS VOTE (5-0)

4.3 Consider Zoning Map Amendment 2024-07-15-3 - Golden - Coldwater at E. Mills to MU2

Mr. Flowe gave a brief overview of Zoning Map Amendment 2024-07-15-3 Golden – Coldwater at E. Mills to MU2 for the purpose of developing residential. The property owner has talked about maybe building two or three homes or townhomes. It’s not a particularly strong commercial site.

ACTION: MOTION WAS MADE BY JADE BITTLE, SECONDED BY MARK BRINGLE, TO APPROVE ZONING MAP AMENDMENT 2024-07-15-3 – GOLDEN- COLDWATER AT E. MILLS TO MU2, PASSED BY UNANIMOUS VOTE (5-0)

RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING

ACTION: MOTION WAS MADE AT 6:45 PM TO RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING BY BERYL ALSTON, SECONDED BY JADE BITTLE, PASSED BY UNANIMOUS VOTE (5-0)

5. BOARD OF ADJUSTMENT:

A. INTRODUCTION:

A.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:45 PM.

A.2 Determination of Quorum

Madam Chair Catherine Drumm, Member Beryl Alston, Member Glenn Corriher, Member Jade Bittle, Member Mark Bringle

A.3 Adoption of Agenda

ACTION: MOTION WAS MADE BY JADE BITTLE TO ADOPT AGENDA AS PRESENTED, SECONDED BY MARK BRINGLE, MOTION PASSED BY UNANIMOUS VOTE (5-0)

B. NEW BUSINESS:

B.1 Consider Quasi-Judicial Training Session on Special Use Permits

Mr. Flowe gave a brief overview of how having ongoing training for the Board of Adjustments helps to keep the mind fresh. Last month we talked about variances and appeals. The third role of the Board of Adjustment is Special Use Permit. A Special Use Permit is the type of permit that will go with things that make people nervous. An example could be a Chemical Plant that a neighbor could be concerned with the runoff. Mr. Flowe and Robbie Shinn acted out an issue that could be brought before the Board of Adjustment so that the Board could see firsthand what could transpire in a situation. The Board, the Developer, and Planning, Zoning & Subdivision Administrator have been sworn in by the clerk. The clerk has turned everything over to the Board. P&Z Subdivision Admin has presented the basic standards to the Board. Now the Developer will make his presentation which is under oath and testimony. Under State Law the Board will determine if that testimony qualifies as evidence that his testimony meets standards. The set of plans that the developer has is the actual evidence if the plans meet the standards or not. That would determine if the permit will be issued.

Mr. Flowe wanted to present this to the Board to differentiate between what someone says in an evidentiary hearing and what someone does in an evidentiary hearing. In a Special Use Permit proof is what we are looking for.

C. CLOSING:

C.1 Adjournment

Madam Chair Catherine Drumm adjourned the Board of Adjustment Meeting at 6:58 PM.

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

ACTION: MOTION WAS MADE BY MARK BRINGLE, SECONDED BY BERYL ALSTON AT 6:59 PM TO RECONVENE PLANNING BOARD MEETING, PASSED BY UNANIMOUS VOTE (5-0)

6. REPORTS:

6.1 Planning & Zoning Reports (Included in Packet)

7. CLOSING:

7.1 Adjournment

Madam Chair Catherine Drumm Adjourned at 7:04 PM

Respectfully Submitted,

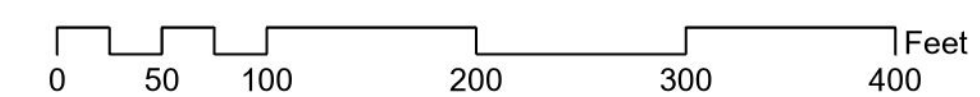
Angie Sands, Deputy Town Clerk



DOWNTOWN MASTER PLAN

CONCEPT 2 - REAR PARKING & PARK PLAN

- Study Area
- Roads
- Roads Maintained by NCDOT
- Railroad
- 2022 County Tax Parcels
- Signalized Intersections



DRAFT - Jan. 9, 2024

Sources: Parcel Data: Rowan County Tax & Map GIS on August 9, 2022

Prepared by: N-Focus, Inc.

PDF: Landis - Concept 2 Rear Parking & Park Plan 20240109.PDF
 Package: Landis_DMP_20240109 on C:drive

LANDIS DEVELOPMENT PLANS UNDER REVIEW


Section 4, Item 4.1

| Application # | Name (surveyor & owner) | Job Address | Type/# of lots | Status FEES PD |
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| <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> |

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| <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</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 TOWNHOMES 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 5-16-22 DEV. 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- <i>Location: floor beside map cage</i> <i>Payment: site plan rev. \$388.25</i> 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</p> |

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| <p>#11-21 LANDIS APTS</p> | | | | <p>5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today 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</p> |
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| <p> YEAR 2022</p> | | | | |
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| Application # | Name (surveyor &/OR owner) | Job Address | Type/# of lots | Status FEES PD |
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| <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</p> | <p>CANNON FARM RD</p> | <p>430 LOTS- MU-1 & SFR-2 CZ</p> <p>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 12-19-23Rec'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</p> |
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| <p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p> | | | | <p>2-15-24 Utilities meeting with Dev.& Land Design 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</p> | |
| <p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 OLD BEATTY FORD RD INDUSTRIAL SITE</p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p><u>DEV #10-22</u> <u>LANDIS RIDGE</u></p> <p>OLD BEATTY FRD RD IND. SITE <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 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</p> | |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| <p>DEV #10-22 LANDIS RIDGE</p> | | | | <p>1-24-24 TRC mtg held – examined plans 2-13-24 Meeting with Developer and Eng. Review 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</p> |
| <p>2023 ALL 2023 PROJECTS. NOW IN CONSTRUCTION PHASE</p> | | | | |
| <p>2024</p> | <p>2024</p> | <p>2024</p> | <p>2024</p> | <p>2024</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>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</p> |
| <p>SITE 02-24</p> | <p>OCAMPO- Owner WEITHORN-Surveyor</p> | <p>2410 US 29</p> | <p>BUILDING EXPANSION/ IMPROVEMENTS</p> | <p>2-28-24-ELECTRONIC SITE PLAN REC'D 3-5-24 REC'D \$325 SITE PLAN REVIEW FEE 4-3-24 Rec'd hard copies of site plan- waiting on building elevations</p> |

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| <p>Exemption Recombination 7-15-24 PUB. HRNG</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>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><u>CONCRETE PLANT</u></p> <p><u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u></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 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.</p> |

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| | | | | <p>10-18-23 PAYMENT OF \$325 PARTIAL CONSTR PLA</p> <p>10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit)</p> <p>10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN.</p> <p>10-24-23 DEVELOPER AWARE OF PLANS NEEDED.</p> <p>10-26-23 UPDATE CONST. PLANS REC'D</p> <p>10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD.</p> <p>11-29-23 PRE-CONST MTG</p> <p>11-29-23 PLANS APPROVED FOR CONSTRUCTION</p> <p>11-30-23 PERMIT ISSUED FOR SITE WORK</p> <p>3-13-24 BUILDING BEGINNING</p> |
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| <p>SITE DEV 04-22</p> <p>RICE RD TOWNHOMES</p> <p>PERMIT ISSUED 12-28-22 FOR SITE DEV.</p> | <p>JOURNEY CAPITAL, LLC</p> <p>ANDREW WALTZ 704-453-2700</p> <p>RICE RD TOWNHOMES</p> <p>ACTIVE FOR REVIEWS</p> | <p>221 E RICE STREET</p> | <p>TOWNHOMES</p> | <p>1-12-22 MTG R FLOWE</p> <p>PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812</p> <p>6-21-22 TRC MTG TO REVIEW</p> <p>PLAN- Location: IN map cage</p> <p>8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE</p> <p>9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE</p> <p>11-3-22 REVISED PLANS REC'D</p> <p>11-8-22 PL BD OVERVIEW</p> <p>11-22-22 TRC COMMENTS COMPLETE</p> <p>11-30-22 PLANS W/COMMENTS READY FOR P/UP</p> <p>12-5-22 plans p/up by developer for review/revisions</p> <p>12-13-22 REC'D REVISED PLANS</p> <p>12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED)</p> <p>12-19-22 PICKED UP by developer</p> <p>12-19-22 rec'd zoning permit appl by email.</p> <p>12-28-22 rec'd address from county</p> <p>12-28-22 issued zoning permit # ZN-22-81</p> <p>4-18-23 Rec'd 1 new page to plans.</p> <p>4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.</p> <p>5-2-23 STORMWATER REVIEWED</p> <p>5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet.</p> <p>5-16-23 REC'D 2 COMPLETE SET OF PLANS</p> <p>5-16-23 PLANS APPROVED -DEV. To p/up NEXT STEP: PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM</p> <p>5-19-23 PLANS P/UP</p> |
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| <p>#04-22 RICE ST. TWNHMS CONT.</p> | | | | <p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements</p> <p>6-6-23 Const. Admin Fees Pd: \$1,180.50</p> <p>6-30-23 UPDATED PLANS REVIEWED-APPROVED</p> <p>7-6-23 REC'D MATERIALS LIST</p> <p>SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.</p> <p>REVIEW OF W/S, BLDG ELEVATION</p> <p>FEES PD:</p> <p>PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100</p> <p>SITE WORK ACTIVE</p> <p>10-11-23 REC'D UTILITY AS BUILTS</p> <p>10-16-23 PLANS ACCEPTED BY RFLOWE</p> <p>10-17-23 EMAILED DEV. READY FOR PICK UP</p> <p>10-18-23 FINAL PLAT- MYLAR REC'D</p> <p>10-19-23 R FLOWE SIGNED PLAT</p> <p>10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE</p> <p>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</p> <p>11-8-23 Rec'd mylar – waiting on State permits</p> <p>11-16-23 mtg w/state rep re approvals</p> <p>11-20-23 application submitted with NCDEQ</p> <p>11-21-23 REC'D \$350 FINAL PLAT FEE</p> <p>12-5-23 final plat rec'd</p> <p>12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)</p> <p>12-21-23 Rec'd Subdivision Bond copy</p> <p>2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50)</p> <p>2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35)</p> <p>2-8-24 PERMIT ISSUED FOR 5 TOWNHMS</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> |
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Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2024

Section 4, Item 4.1

| 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 |

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| ZN 24-32 | 06-05-24 | SIDES | 405 RICE STREET | NEW DECK | Section 4, Item 4.1 |
| ZN-24-33 | 06-12-24 | SIMMONS | 307 W DAVIS STREET | NEW DRIVE | |
| ZN-24-34 | 06-27-24 | PRUETTE | 920 TAMARAY WAY | NEW SFR | |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|------------------------|----------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MINIMUM HOUSING | | | |
| HC-20-02 | property near intersection of East Ryder Avenue and Coldwater Street | Villas at Landis Development LLC (Ryder Place Development) | abandoned dilapidated mobile office or classroom structures. Both units have been demolished, awaiting completion of clearance of all debris. |
| HC-21-04 | 314 Town Street | Ruth C Deadmon (Heirs) | occupied substandard dwelling without water, sewer or electric services. Full inspecton conducted. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close to be presented at the July 8 Council meeting. |
| HC-21-08 | 317 East Corriher Street | Gail D Jackson | unsafe and unsanitary conditions inside and outside the house. CLOSED |
| HC-24-01 | 109 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-02 | 111 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HC-24-03 | 201 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-04 | 202 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-05 | 203 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-06 | 205 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-07 | 206 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HC-24-08 | 207 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-09 | 209 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-10 | 210 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-11 | 211 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-12 | 212 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|-----------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HC-24-13 | 214 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-14 | 215 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-15 | 216 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-16 | 217 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-17 | 807 North Zion Street | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|------------------|-----------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HC-24-18 | 809 North Zion Street | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-19 | 1020 Linn Street | Jesus Dotelo Andrade & Susana Bernal Lorenzo | Substandard housing conditions. Conducted inspection. Working on the inspection report and will schedule the hearing soon. |
| HC-24-20 | 103 Church Street | Stephen A & Paatricia G Stancil | Substandard housing conditions. Conducted inspection. Working on the inspection report and will schedule the hearing soon. |
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| NUISANCES | | | |
| PN-23-04 | 210-214 Rankin Road | Mary Theresa Martin | Various forms of trash, debris and similar materials. Met on site with the owner and he has begun abatement actions. Notice issued with new deadline off 06-16-24 and have noted some progress. Scheduled for follow up again on July 2nd. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|----------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PN-23-18a | 316 North Beaver Street, accessed from North Upright | Villas at Landis Ddevelopment LLC | demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. Dumping continues to grow. In conversation with developer. |
| PN-23-20 | 504 East Corriher Street | Edwin Ray Jones | report of dumping of concrete and similar materials in the gully behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property. Notice to be issued on July 2nd. Pending. |
| PN-23-22 | 209 West Hoke Street | Margaret Morris Lisk | various forms of trash and debris. Abated by owners. CLOSED 06-06-24. |
| PN-24-01 | property near intersection of East Ryder Avenue and Coldwater Street | Villas at Landis Development LLC (new owners) | abandoned dilapidated mobile office or classroom structures. Notice issued, communication with developers and structures were demolished. Developer to remove debris soon. Grass has been recently mowed. Pending. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------------------------------------|-------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PN-24-02 | 404 Blume Street | Straight Path Real Estate Solutions LLC | Erosion control issue causing mud slides and damage to the adjoining property. Additional research completed, without clear violation of ordinance determined. CLOSED |
| PN-24-05 | 107 North Meriah Street | James A Hall Jr Heirs | trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with deadline of 06-30-24. |
| PN-24-06 | VL Buford Dr @ N Beaver | Journey Capital LLC | overgrowth. Notice issued with deadline of 06-30-24. |
| PN-24-07 | 1106 South Highland Ave | Elizabeth Beaver Tapp | Nuisance issues. Pending investigation. |
| PN-24-08 | 402 East Ryder Street | Larry & Zubecca Brown | Nuisance issues. Pending investigation. |
| | | | |
| ABANDONED-JUNKED-NUISANCE VEHICLES | | | |
| | | | |
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| ZONING | | | |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------------------|-----------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Z-23-02 | 303 Buford Drive | Fon Ernest | Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measured. Will initiate further enforcement actions as needed. |
| Z-24-02 | 512 West Blume Street | Next Project LLC c/o Rosa Quijada | construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor. |
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| | | | |
| Non-Residential Buildings | | | |
| NR-24-01 | 2570 South US 29 Hwy | Joseph J Rojas | Commercial building convience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Pending report completion and scheduling of hearing. |
| NR-24-02 | 616 South Main Street | Dwayne & Arnold & Carlyin Crouch | Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted on 04-02-24. Pending report and scheduling of hearing. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|-------------------|-------------------|----------------------|
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