



PLANNING BOARD

Tuesday, March 12, 2024 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

- 1. CALL TO ORDER:**
- 2. DETERMINATION OF QUORUM:**
- 3. PLEDGE OF ALLEGIENCE:**
- 4. RECOGNITIONS AND ACKNOWLEDGMENTS:**
- 5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:**
- 6. APPROVAL OF MINUTES FOR MEETING(S):**
 - [6.1](#) Consider Approval of December 12, 2023, Meeting Minutes
- 7. OLD BUSINESS:**
 - [7.1](#) Consider Discussion of Updated Park Plan and Downtown Plan
- 8. NEW BUSINESS:**
 - [8.1](#) Consider Election of Planning Board Chairman and Vice-Chairman
 - [8.2](#) Consider Discussion of ZMA# 2024-04-08-1 (Irish Creek Phase 2)
 - [8.3](#) Consider Discussion of ZMA #2024-04-08-2 (1275 & 1285 Mt. Moriah Church Rd.)
 - [8.4](#) Consider Discussion of Development Agreement for Landis85 (Old Beatty Ford Road Business Park)
- 9. ADJOURNMENT:**



Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

SUBMITTED BY: Angie Sands, Deputy Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Approval of Minutes for Meeting

SUBJECT: Consider Approval of December 12, 2023 Meeting Minutes

DETAILS:



PLANNING BOARD

Tuesday, December 12, 2023 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. CALL TO ORDER:

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

2. DETERMINATION OF QUORUM:

Members Present: Vice-Chair Catherine Drumm, Member Roxanne Barnes, Member Mark Brindle, Member Scott Faw, Member Beryl Alston

Members Absent: Chairman Ryan Nelms, Member Jade Bittle

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Town Manager Michael Ambrose, Deputy Town Clerk Angie Sands

Others Present: Nadine Cherry

3. PLEDGE OF ALLEGIENCE:

Vice-Chair Catherine Drumm led those in attendance in the Pledge of Allegiance

4. RECOGNITIONS AND ACKNOWLEDGMENTS:

Deputy Town Clerk Angie Sands presented Vice-Chair Catherine Drumm with Chairman Ryan Nelms resignation as Chairman of Planning Board. Vice-Chair Catherine Drumm read the letter to Planning Board Members and recognized what a great job Ryan has done while serving as Chairman of Planning Board.

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

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

Moved by Scott Faw, seconded by Mark Brindle, passed by unanimous vote (4-0)

6. APPROVAL OF MINUTES FOR MEETING(S):

6.1 Consider Approval of Meeting Minutes from November 14, 2023.

Vice-Chair Catherine Drumm mentioned that Scott Faw was absent from the meeting on November 14, 2023, and asked for that to be corrected on the minutes.

ACTION: A MOTION WAS MADE TO APPROVE THE NOVEMBER 14, 2023, MINUTES WITH THE CORRECTION OF ADDING SCOTT FAW UNDER ABSENT MEMBERS.

Moved by Roxanne Barnes, seconded by Beryl Alston, passed by unanimous vote (4-0),

7. OLD BUSINESS:

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

Planning, Zoning, and Subdivision Administrator Rick Flowe gave an update on the recent development that is likely to benefit the Town Plan process. Par 3 Insurance has asked for a permit to add more offices to the back side of their building. That triggers a parking requirement, anytime you add or expand or grow, you have certain parking standards. That requirement is cut in half because of on street parking. Par 3 Insurance are now parking in an unpaved sand and gravel area. They access that parking across the Town owned Park property and the Town owned Water Tower property. In the Towns Ordinance, the Town has a fee in Lieu of Improvement Provisions, meaning if it doesn't make sense to do paving at a particular point in time because something else is going on, they can pay a fee the Town would hold in escrow or trust until a time that makes sense to complete the parking. PZ&SA Rick Flowe has met with the Architect and marked up a sketch of the expectations that need to be met with the Town. The property owner would trade property at the back so the Town could connect all the way through with parking instead of paying the fee. PZ&SA Rick Flowe has provided the plans to the Architect to show how big the expansion will be, showing them how many parking spaces will be needed. Once that sketch comes back, it will determine where the property line is and close it out. Then the building can go ahead with construction, and the parking would follow down the road when the park phase parking lot is all completed. This plan closes a gap in the Park Master Planning process that existed of the long protrusion of the other property into the study area of the parks Master Plan.

Town Manager Michael Ambrose stated that he thinks this will be a great expansion of the Park parking lot. Additionally, the only thing that Par 3 Insurance advised is that they would like to see the two-way entrance and exit on both sides of the parking lot. So, Par 3 Insurance is willing to give up a good portion of their lot to accommodate that. Par 3 Insurance would have five spaces and a handicap spaces, which would look like one seamless parking lot.

7.2 Concepts and Ideas of the Planning Board Membership

A group discussion was had regarding Planning Board visions.

8. NEW BUSINESS:

8.1 ZMA #2024-01-08 (Legendre Parcels on S Chapel St)

Planning, Zoning, and Subdivision Administrator Rick Flowe provided an overview of the Memorandum for Voluntary Annexation Petition for contiguous property of Steven R. & Katelin M. Legendre of 627 S. Chapel St., Landis, NC 28088.

ACTION: A MOTION WAS MADE TO RECOMMEND THE DRAFT FOR ZMA #2024-01-08 (LEGENDRE PARCELS ON S CHAPEL ST) to the Board of Alderman.

Moved by Scott Faw, seconded by Beryl Alston passed by unanimous vote (4-0)

9. ADJOURNMENT:

Planning, Zoning, and Subdivision Administrator Rick Flowe advised that during the meeting in January 2024, the election of Officers will take place for Chairman and Vice-Chair. Additionally, Planning Board will be seeing for the third time in two years Irish Creek Phase II.

Vice-Chair Catherine Drumm adjourned the meeting at 6:33 pm

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING.

Moved by Scott Faw, seconded by Roxanne Barnes passed by unanimous vote (4-0).

Respectfully Submitted,

Angie Sands, Deputy Town Clerk



Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

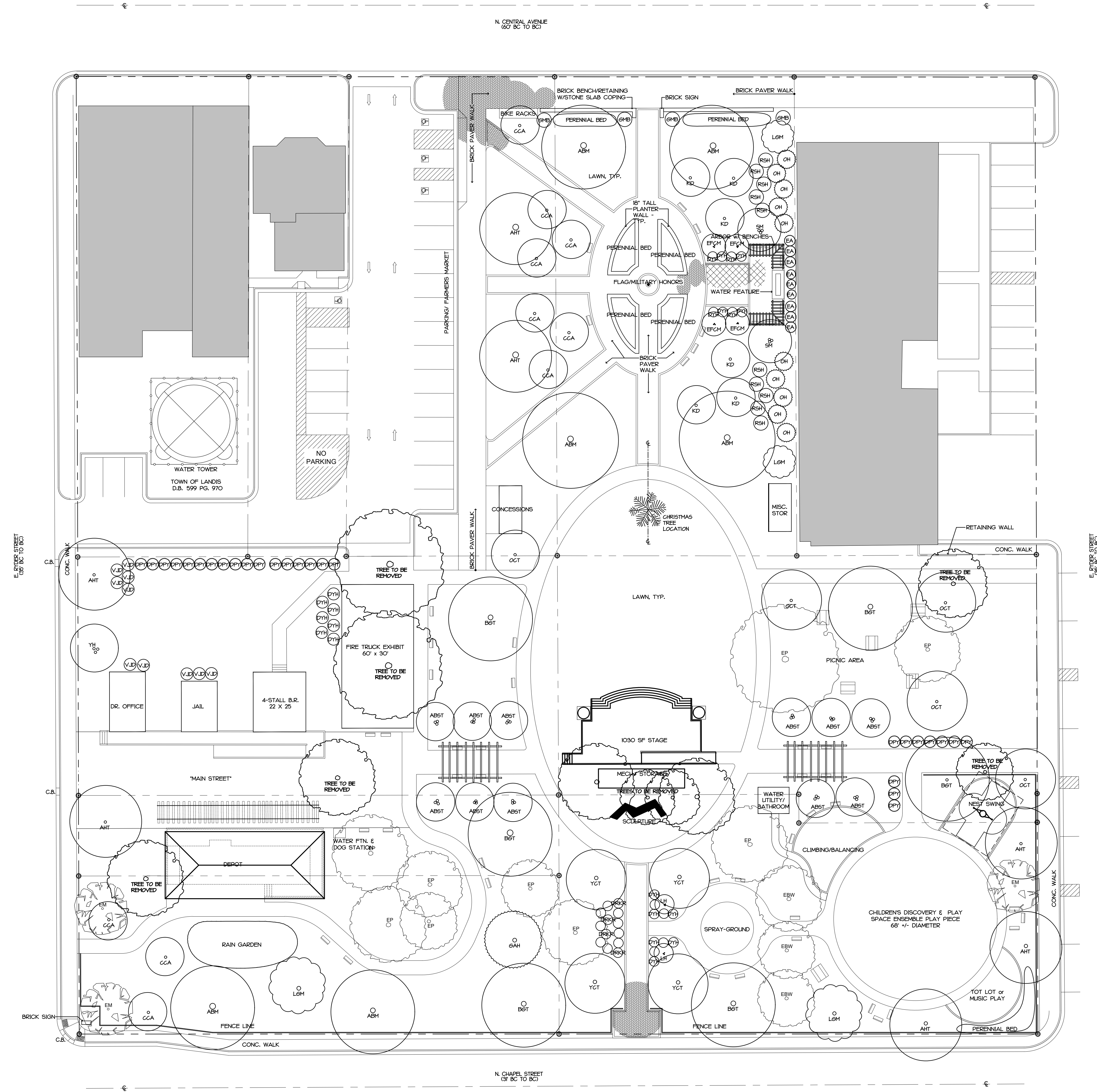
SUBMITTED BY: Rick Flowe, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Consideration

AGENDA SECTION: Old Business

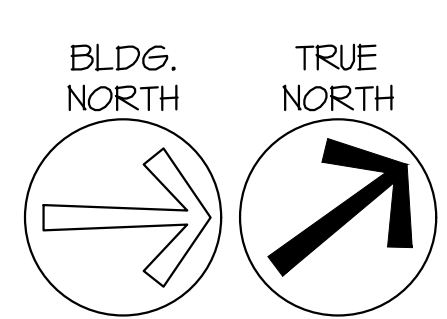
SUBJECT: **Consider Discussion of Updated Park Plan and Downtown Plan**

DETAILS:



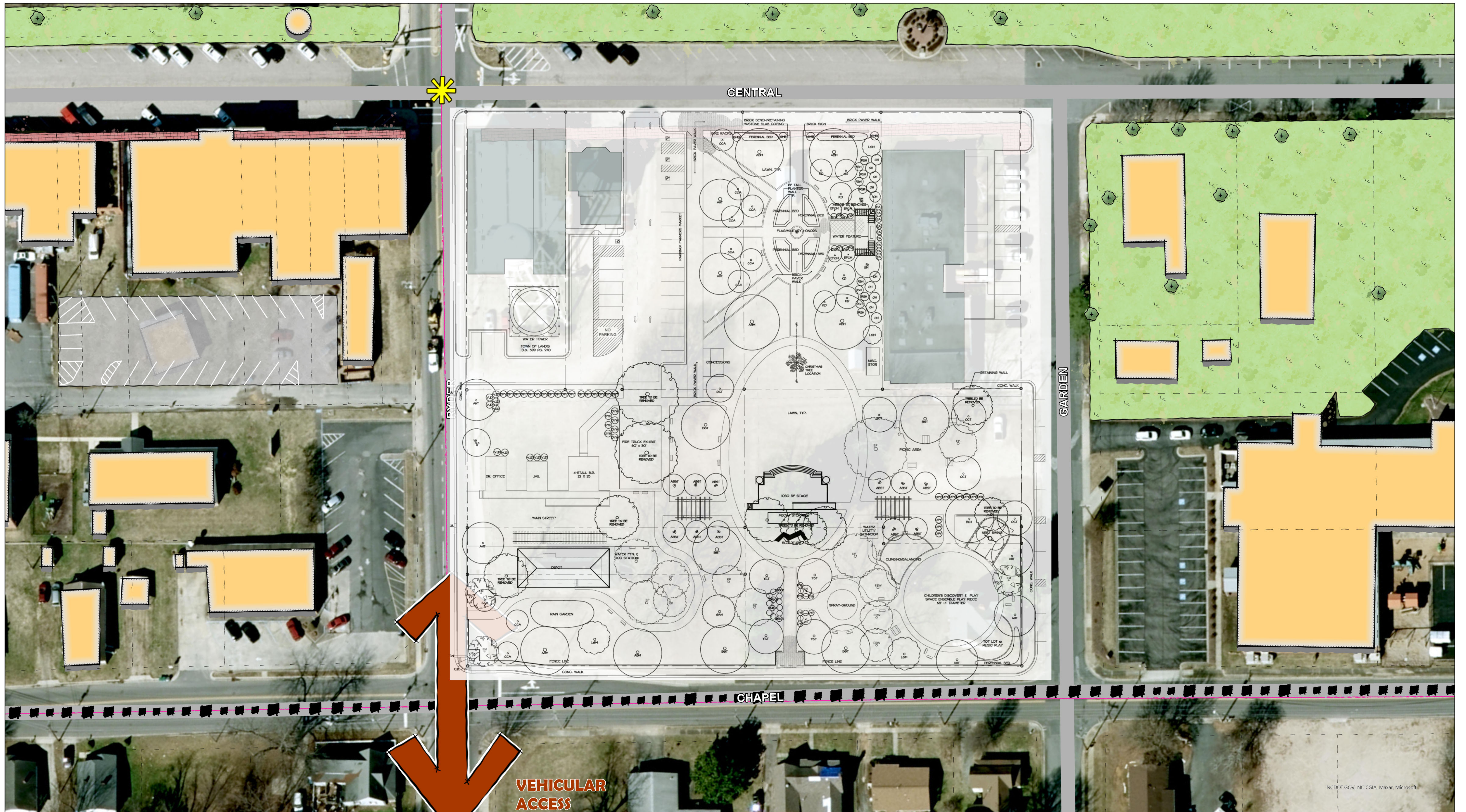
1
A.I.1

SITE PLAN
SCALE: 1" = 20'



**DC & FRANCIS
LINN PARK**
North Central Ave
Landis NC

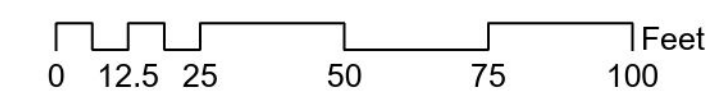
DRAWN BY _____ ARCH. CHECKED BY _____ DATE SEPT 2023 SHEET NO. 7 COMM. NO. _____	SHEET NO. _____ OF _____
--	-----------------------------



DOWNTOWN MASTER PLAN

CONCEPT 2 - REAR PARKING & PARK PLAN - ENLARGEMENT

- 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 - DMP Concept 2 - Rear Parking & Park Plan 20240109.PDF
Package: Landis_DMP_20240109



Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

SUBMITTED BY: Angie Sands, Deputy Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: New Business

SUBJECT: **Consider Election of Planning Board Chairman and Vice-Chairman**

DETAILS:



Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

SUBMITTED BY: Rick Flowe, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Consideration

AGENDA SECTION: New Business

SUBJECT: Consider Discussion of ZMA #2024-04-08-1 (Irish Creek Phase 2)

DETAILS:

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

Ordinance #ZMA-2024-04-08-1

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 the zoning map amendment to the property of Atlantic American Properties, Inc., being the owner(s) of the certain land areas hereinafter described as a portion of Rowan County Tax Parcel 132-0130000002 and Connor Louise K Trustee, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel 132 01303 together consisting of approximately 142.64 acres as illustrated in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Single Family Residential - 3” (SFR-3) is consistent with the Future Land Use Map as amended from time to time and originally appearing on page 19 of the Town’s Comprehensive Land Use Plan 2040 (the Plan), as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents.

Part 3. Designation of Zoning Designation.

That portion of Rowan County Parcel ID 132-0130000002 together with Parcel 132 01303, as shown in Attachment “A” attached hereto shall be designated “Single Family Residential - 3” (SFR-3) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 8th day of April 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

SUBMITTED BY: Rick Flowe, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Consideration

AGENDA SECTION: New Business

SUBJECT: Consider Discussion of ZMA #2024-04-08-2 (1275 & 1285 Mt. Moriah Church Rd.)

DETAILS:

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

Ordinance #ZMA-2024-04-08-2

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of Mt. Moriah Apartments LLC 1484 S Beverly Dr. #114, Los Angeles, CA 90035-3043, being the owners of the certain land area(s) hereinafter known as Rowan County Tax Parcel(s) 130B095 and 130B315 located at 1275 & 1285 Mt. Moriah Church Road as described in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Mixed Use 1 District” (MU-1) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the subject property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel ID 130B095 and 130B315, as shown in Attachment “A” attached hereto shall be designated “Mixed Use 1 District” (MU-1) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 8th day of April 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Being Tract 1 and Tract 2, consisting of 2.51 acres, and being all of the property described in a "Final Plat of Minor Subdivision for Ferrell and Betty James," a map of said property being on file in the Office of the Register of Deeds for Rowan County in Map Book 9995, Page 5849, specific reference thereto being hereby made for a more complete description thereof by metes and bounds.





Item Cover Page

MEETING TYPE: Planning Board

DATE: March 12, 2024

SUBMITTED BY: Rick Flowe, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Consideration

AGENDA SECTION: New Business

SUBJECT: **Consider Discussion of Development Agreement for Landis85
(Old Beatty Ford Road Business Park)**

DETAILS: