



PLANNING BOARD

Tuesday, December 10, 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 November 19, 2024, Meeting Minutes

3. NEW BUSINESS:

- [3.1](#) Consider Zoning Map Amendment - Town of Landis - W Taylor Street

4. REPORTS:

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

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, November 19, 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

Present: Madam Chair Catherine Drumm, Vice Chair Scott Faw, Member Jade Bittle, Member Beryl Alston, Member Glenn Corriher

Absent: Member Deborah Cox, Member Mark Bringle

Town Employees Present: Town Manager Michael Ambrose, Deputy Clerk/Planning Technician Angie Sands, Public Works Director Blake Abernathy, Police Chief Matthew Geelen, Planning, Zoning, & Subdivision Coordinator Rick Flowe

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

No Recognitions or Acknowledgements at this time.

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY SCOTT FAW, SECONDED BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of October 8, 2024, Meeting Minutes

A MOTION WAS MADE BY JADE BITTLE TO APPROVE THE OCTOBER 8, 2024, MEETING MINUTES, SECONDED BY SCOTT FAW, MOTION PASSED UNANIMOUSLY (5-0)

3. NEW BUSINESS:

3.1 Consider Zoning Map Amendment -Town of Landis - Coldwater Street

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of Tax Parcel ID: 133A103 and 133A105 located between 1000 and 1040 Coldwater Street. This is town owned property that are being sold.

Town Manager Michael Ambrose added that the property is being sold in two separate transactions to the same owner. The parcels have been approved for purchase by the Board of Alderman in October 2024, we want to zone the property SFR-2, before the sale is complete and the applicant is aware and understands this process.

A MOTION WAS MADE BY SCOTT FAW TO APPROVE #ZMA-2024-12-09, SECONDED BY BERYL ALSTON, MOTION PASSED UNANIMOUSLY (5-0).

3.2 Recess to Attend a Technical Review w/Staff - Landis Ridge Phase 2 - Preliminary Plat

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY GLENN CORRIHER, TO RECESS PLANNING BOARD MEETING AT 6:06 PM, TO ATTEND A TECHNICAL REVIEW W/STAFF ON LANDIS RIDGE- PHASE 2 PRELIMINARY PLAT. MOTION PASSED UNANIMOUSLY (5-0).

Mr. Flowe gave a brief overview of Landis Ridge Phase 2. This phase shows the street infrastructure that will be added to the first phase street infrastructure. This drawing shows all the buildings, they are generic place holders. At some point after the lots are created, the specific buildings will be applied for. Phase 1 has three buildings being constructed. Phase 2 has 3 buildings shown, 1 of which we actually have the sketch site plans for. The second and third buildings in phase 2 are place holders, which means they could be a little smaller or different depending on the developer’s deals they work out with someone looking to lease or build. I am looking for input on two things. One is the preliminary plat. This is just extending Street B out.

A MOTION WAS MADE BY JADE BITTLE, SECONDED BY SCOTT FAW TO RECONVIENE THE PLANNING BOARD MEETING AT 6:17 PM MOTION PASSED UNANIMOUSLY (5-0).

4. REPORTS:

4.1 Planning & Zoning Reports (Included in Packet)

No questions concerning the Planning and Zoning Reports.

5. CLOSING:

5.1 Adjournment

Madam Chair Catherine Drumm Adjourned the meeting at 6:22 PM.

Respectfully Submitted,

Deputy Clerk Angie Sands

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

Ordinance #ZMA-2025-01-13

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 107 056 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 107 056 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 107 056 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 13th day of January 2025.

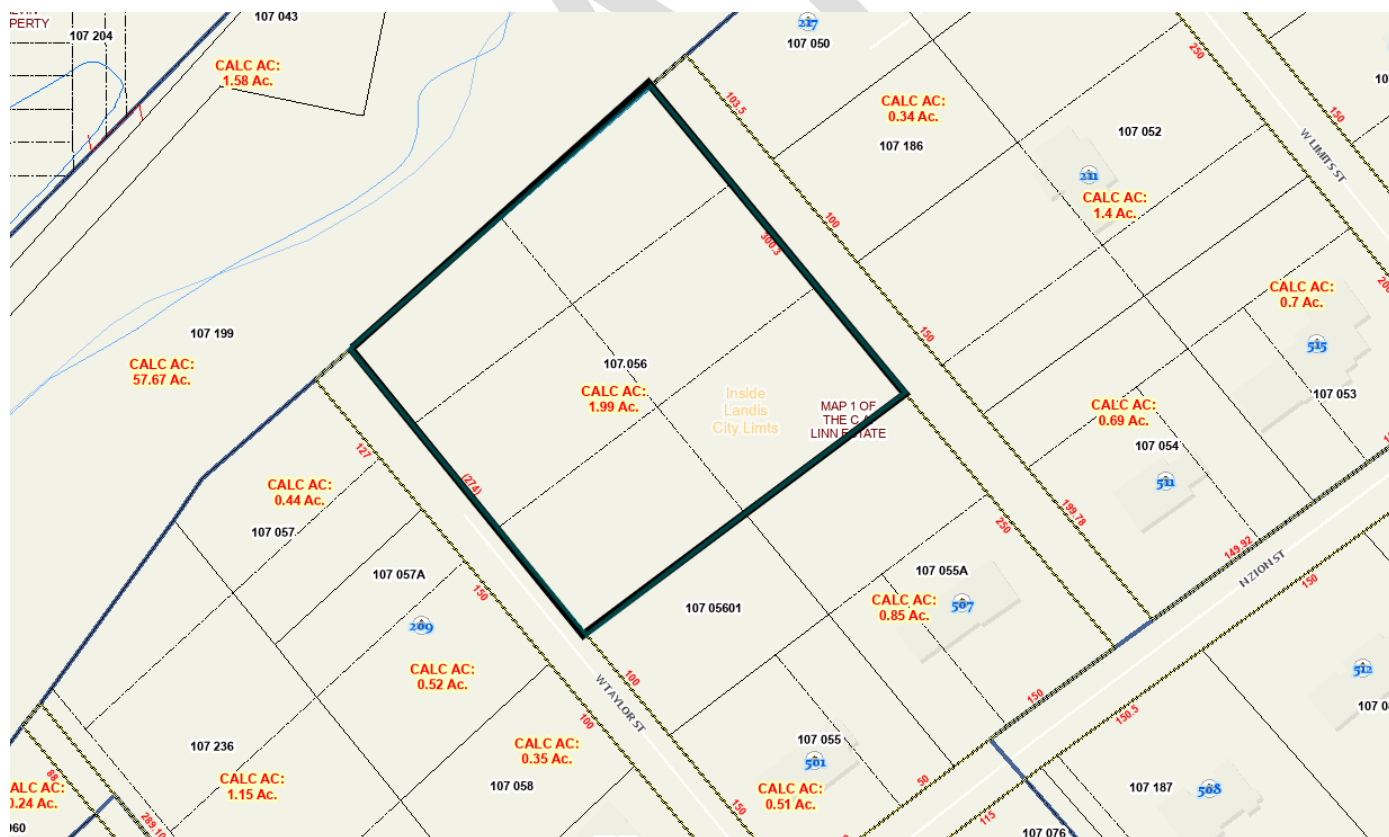
s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

TRACT ONE: Being Lots Nos. 31, 32, 33, 39, 40 and 41 as shown on Map No. 1 of the C.A. Linn Estate by J.D. Justice dated September 1, 1939, recorded in Register of Deeds office and better described as follows: BEGINNING at a stake, at edge of Linn Mills Co. line (now or formerly) and edge of unnamed street; thence with the unnamed street, South 39-35 East 280.5 feet to a stake, corner of Lot No. 34; thence with line of Lot No. 34, North 52-38 East 150 feet to a stake, at back corner of Lot No. 34; thence with back line of Lot No. 34, South 39-35 East 100 feet to a stake; thence South 52-38 West 50 feet to a stake, on line of Lot No. 34 and back corner of Lot No. 35; thence with line of Lot No. 35, North 39-35 West 150 feet to a stake at edge of Zion Street; thence with Zion Street, North 52-38 East 200 feet to corner of Zion and unnamed street; thence with unnamed street, North 39-35 West 550.3 feet to a stake on Linn Mills Company line (now or formerly); thence with Linn Mills Company line (now or formerly), South 48-38 West 300 feet to the Beginning.

Location Maps from Rowan County GIS:



Case Number	Violation Address	Owner or Occupant	Status or Conditions
MINIMUM HOUSING			
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Ordinance adopted to Vacate and Close the dwelling. Notices were posted as UNFIT and Notice to Vacate by a date not later than October 16, 2024. On 11-14-24 the house was confirmed to be vacant. Will prepare for abatement of yard and boarding of the structure.
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Hearing held on 11-07-24 but the owners did not attend. Pending issue of Order.
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing condtions. Renovations near complete. CLOSED 11-14-24.
HC-24-25	207 West Garden Street	Gregory Stillwagon	Fire damaged D/W mobile home. Working with the owner on renovation. Met on site with contractor today and reminded them of need for permits and no residential use until in compliance. Monitoring.
NUISANCES			
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 progress continuing. Condition are getting worse again. Final notice issued with deadline of 12-04-24.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Notice issued with deadline of 08-27-24. Front and side yards mowed and cleaned up. Rear yard is progressing slowly due to excessive vines and other vegetation. Will continue to monitor.
PN-24-09	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Dilapidated accessory building due to fallen tree. No action by owners to abate. Ownership changed. New notice issued and the Chief working with the realtor for compliance. CLOSED 10-30-24.
PN-24-22	302 East Ridge Avenue	David Hernandez Bautista	overgrowth, trash and debris. Notice issued with mowing completed, pending action by owner on the trash and debris. CLOSED 11-14-24.
PN-24-24	805 Coldwater Street Ext	IGVK Properties LLC (Owner) Dollar General Store (Tenant)	overgrowth at rear of store. Notice issued with deadline of 11-24-24.
PN-24-25	513 South Valley Street	Daniel Michael Nowokunski Jr & Erin Victoria Nowokunski	overgrowth, trash and debris along with one or more junked/nuisance vehicles. Grass has been mowed, but all else remains. Notice issued with deadline of 12-01-24.
ABANDONED-JUNKED-NUISANCE VEHICLES			

Case Number	Violation Address	Owner or Occupant	Status or Conditions
ZONING			
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 measures. Met on site with owner on 08-08-24. Final Notice issued with deadline of 11-30-24.
Non-Residential Buildings			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convenience store. Severe defects and dilapidation. Inspection conducted. Hearing scheduled for 10-03-24 @ 3:00 pm. Owner did not attend. Pending issue of Order to Repair or Demolish.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted.. Hearing scheduled for 10-03-24. Owners were in attendance. Pending issuance of Order to Repair or Demolish.

ZTown 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

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 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	


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 4, Item 4.1

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 5-16-22 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-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>

Section 4, Item 4.1

<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</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 12-19-23 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>

Section 4, Item 4.1

<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>

Section 4, Item 4.1

<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 4, Item 4.1

				<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 4, Item 4.1

Exemption, Recombination, annexation 7-15-24 PUB. HRNG 	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
Landis Ridge Phase 2	Ryan Beedle and Jackson Shaw		Industrial Park	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
PLANS IN CONSTRUCTION/ REVIEW				
SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23	William N. West Owner Crete Solutions	220 OLD BEATTY FORD RD	CONCRETE PLANT ANNEX REQ. FOR 7-15-24 PUB. HRNG 	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
SITE 01-23 BYRNE PROP	SHANNON SPARKS SURVEYOR BYRNE PROP. INC	KIMBALL ROAD MAP 123B 115	TOWNHOMES 9 PROPOSED	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

<p>KIMBALL RD PERMIT ISSUED 11-30-23</p>			<p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>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 \$325 PARTIAL 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 12-28-22 FOR 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>TOWNHOMES</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 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.</p>
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#04-22 RICE ST. TWNHMS
CONT.

4-26-23 RF review, waiting on stormwater review to 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 RFLOWE
 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)
 2-8-24 PERMIT ISSUED FOR 5 TOWNHMS
 2-14-24 Rec'd NCDEQ permit to construct water system.
 2-14-24 Rec'd NCDEQ water system approval
 2-21-24 NCDEQ permit to construct wastewater system.

LANDIS DEVELOPMENT PLANS UNDER REVIEW

				3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,800 4-29-24 SEWER CERT REQUEST	Section 4, Item 4.1
W. Garden Race Shop				11-19-24 Paid Sketch Plan Review \$270 & Site Plan Review \$530 - CESI	