



PLANNING BOARD

Tuesday, June 18, 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 May 15, 2024, Meeting Minutes

3. OLD BUSINESS:

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

4. NEW BUSINESS:

- [4.1](#) Consider Zoning Map Amendment 2024-07-15-1 - Two-Ten concrete Plant to IND
- [4.2](#) Consider Zoning Map Amendment 2024-07-15-2 - DC Linn Park - Akers Parcel to CIV
- [4.3](#) Consider Zoning Map Amendment 2024-07-15-3 - Golden - Coldwater at E. Mills to MU2

5. BOARD OF ADJUSTMENT:

- 5.1 Consider Quasi-Judicial Training Session on Special Use Permits

6. REPORTS:

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

7. CLOSING:

7.1 Adjournment



PLANNING BOARD

Wednesday, May 15, 2024 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madame Chair Catherine Drumm called the meeting to order at 6:03 PM

1.2 Determination of Quorum

Members Present: Beryl Alston, Catherine Drumm, Jade Bittle, Scott Faw, Glenn Corriher

Members Absent: Mark Bringle

Staff Present: Deputy Town Clerk Angie Sands, Planning, Zoning & Subdivision Administrator Rick Flowe, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

Madame Chair Catherine Drumm Lead those in Attendance to the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

Madame Chair Catherine Drumm Welcomed New Member Glenn Corriher.

Planning, Zoning & Subdivision Administrator Rick Flowe also welcomed Glenn Corriher.

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.

Moved By: Scott Faw, seconded by Beryl Alston, motion passed by unanimous vote (5-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of April 9, 2024, Meeting Minutes.

A MOTION WAS MADE TO APPROVE APRIL 9, 2024, MEETING MINUTES

Moved By: Jade Bittle, seconded by Scott Faw, motion 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 Downtown Plan. Mr. Flowe talked about our downtown area being small compared to the area that Parkdale Mill has. Mr. Flowe stated that the Governing Board has been sitting on text amendment that the Planning Board recommended about six months ago, that would limit some of the uses in the downtown area so that we didn't have offices taking up that ground floor, but we could have more things like restaurants or things that were more people oriented than employment oriented. That was an initiative driven by now Alderman Nelms. Mr. Flowe said that since that's happened, the Town has learned that Parkdale is on the market again, and one of the buildings has possibly been bought by an investor. This is important because we have a very limited supply of downtown space, it's very important to look at how that works. Will it be consumed by 9-5 when people go home, and it creates a dead spot for citizens after work if the town is trying to attract restaurants. What if the downtown area was a lot bigger. If it was a lot bigger, it would not be fair to those property owners on Central to say you can only lease to certain types of businesses. It's important that we come up with an approach to talk with Parkdale, and gage where they are headed in the future. The concern that Mr. Flowe has is if the Town does not have a relationship with the property owner, we may one day look up and see that the building is abandoned. That could create a problem in trying to fulfill goals within other parts of our Downtown. Mr. Flowe stated that the building will likely become a low value storage space. The town is at a pivotal crossroad. Do we watch and wait, or do we get involved. The first thing we do to help the current property owner is take a position. If you reactivate the town will be behind the Parkdale property owner. If the Parkdale property owner puts it into the low rent market or cheap storage space, the town is concerned. It will take away from everything else. The value is not the building, it's the property. The Planning Board needs to openly formulate a strategy, with this building the town needs a certain expectation. Predominantly job creation. Without the building there's an opportunity. Mr. Flowe's suggestion for the Planning Board is to absorb the information he has shared and give some feedback at the next Planning Board meeting in June. Our town is separated by train tracks. To redevelop that block that Parkdale is on could be the downtown. The downtown on Central will always be looked at as the historic downtown. We are divided by a railroad track. Our heritage is on the east side of the track, but the future is on the west side. We must look at both sides and their own unique purposes in how that works.

4. NEW BUSINESS:

4.1 Consider Zoning Map Amendment Keller- Mt. Moriah Church Rd.

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of Zoning Map Amendment Keller- Mt. Moriah Church Rd. Over the next month the town is going to see a couple of requests for annexation into our town. We have a lot of people that want to be a part of our town because of our new policy. On Mt. Moriah Church Rd all the way to the top at the lake property is about 22 acres and the owner has submitted a petition for rezoning. The property owner has requested a Mixed-Use 2 district. If you look at that property, you'll notice a waffle pattern on the map. That is the critical area for the watershed area surrounding the lake. It is considered a high-quality water supply watershed by the State of NC. The mixed use 2 classification would be intense development, and probably not be able to do a lot of development, because the watershed rules are strict. The watershed limits your density. We told the applicant this as well and they wanted to ask for mixed use 2 anyway.

Madame Chair Catherine Drumm asked Planning, Zoning & Subdivision Administrator Rick Flowe if the apartments across the road was mixed use 1 and if the Board of Alderman had voted for that. Mr. Flowe answered yes. Mr. Flowe recommended mixed use 1.

A MOTION WAS MADE TO RECOMMEND MIXED USE 1 FOR ZONING MAP AMENDMENT KELLER- MT. MORIAH CHURCH RD.

Moved by Scott Faw, seconded by Beryl Alston, passed by unanimous vote (5-0).

A MOTION WAS MADE TO RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING AT 6:50 PM.

Moved by Scott Faw, seconded by: Jade Bittle passed unanimously (5-0).

5. BOARD OF ADJUSTMENT:

A. INTRODUCTION:

A.1 Call Meeting to Order

A MOTION WAS MADE AT 6:50 PM TO CALL THE BOARD OF ADJUSTMENT MEETING TO ORDER.

Moved by: Jade Bittle, seconded by Beryl Alston, passed unanimously (5-0).

A.2 Determination of Quorum

Members Present: Beryl Alston, Catherine Drumm, Jade Bittle, Scott Faw, Glenn Corriher

Members Absent: Deborah Cox, Mark Bringle

Staff Present: Deputy Town Clerk Angie Sands, Planning, Zoning, & Subdivision Administrator Rick Flowe, Assistant Police Chief Kevin Young

Others Present: Nadine Cherry

A.3 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED

Moved by Scott Faw, seconded by Beryl Alston, motion passed unanimously (5-0).

B. NEW BUSINESS:

B.1 Consider Quasi-Judicial Training Session

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of what Quasi-Judicial means. Board of Adjustment is a court-like body, with very limited subject matter. It is a requirement of local governments to have such a board. Board of Adjustment is only about facts. There are three types of activities that the Board of Adjustment are charged with. Two of those roles appear in Article 6 in the LDO. The third role appears in Article 7 of the LDO, called the special use permit, such as heavy industry such as asphalt plant, battery manufacturing. Something with waste or pollution. Article 6 is about variances. Mr. Flowe gave an example of a variance. If someone owns a house that has a stream in the back of the property, and it has been eroding over the last 50 years and the person wants to put a garage on the property. Because the stream is eroding, and I meet the normal setbacks for that district it will put the garage too close to the stream and might cause it to have issues 10 years down the road. The property owner can ask for a variance of 3 feet. The other people will be heard at the meeting. The Board of Adjustments job is to be able to distinguish the facts.

C. CLOSING:

C.1 Adjournment

A MOTION WAS MADE TO ADJOURN BOARD OF ADJUSTMENT MEETING AT 7:10 PM.
Moved by Jade Bittle, seconded by Beryl Alston, motion passed unanimously (5-0).

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

A MOTION WAS MADE TO RECONVENE THE PLANNING BOARD MEETING AT 7:11 PM.
Moved by Scott Faw, seconded by Beryl Alston, motion passed unanimously (5-0).

6. REPORTS:

6.1 Planning & Zoning Reports (Included in Packet)

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of the Reports in the Packet. No discussion on the reports.

Vice-Chair Scott Faw asked if the June 11, 2024, Planning Board Meeting could be moved.

A MOTION WAS MADE TO MOVE THE JUNE 11, 2024, PLANNING BOARD MEETING TO JUNE 18, 2024, AT 6:00 PM.
Moved by Jade Bittle, seconded by Scott Faw, motion passed unanimously (5-0).

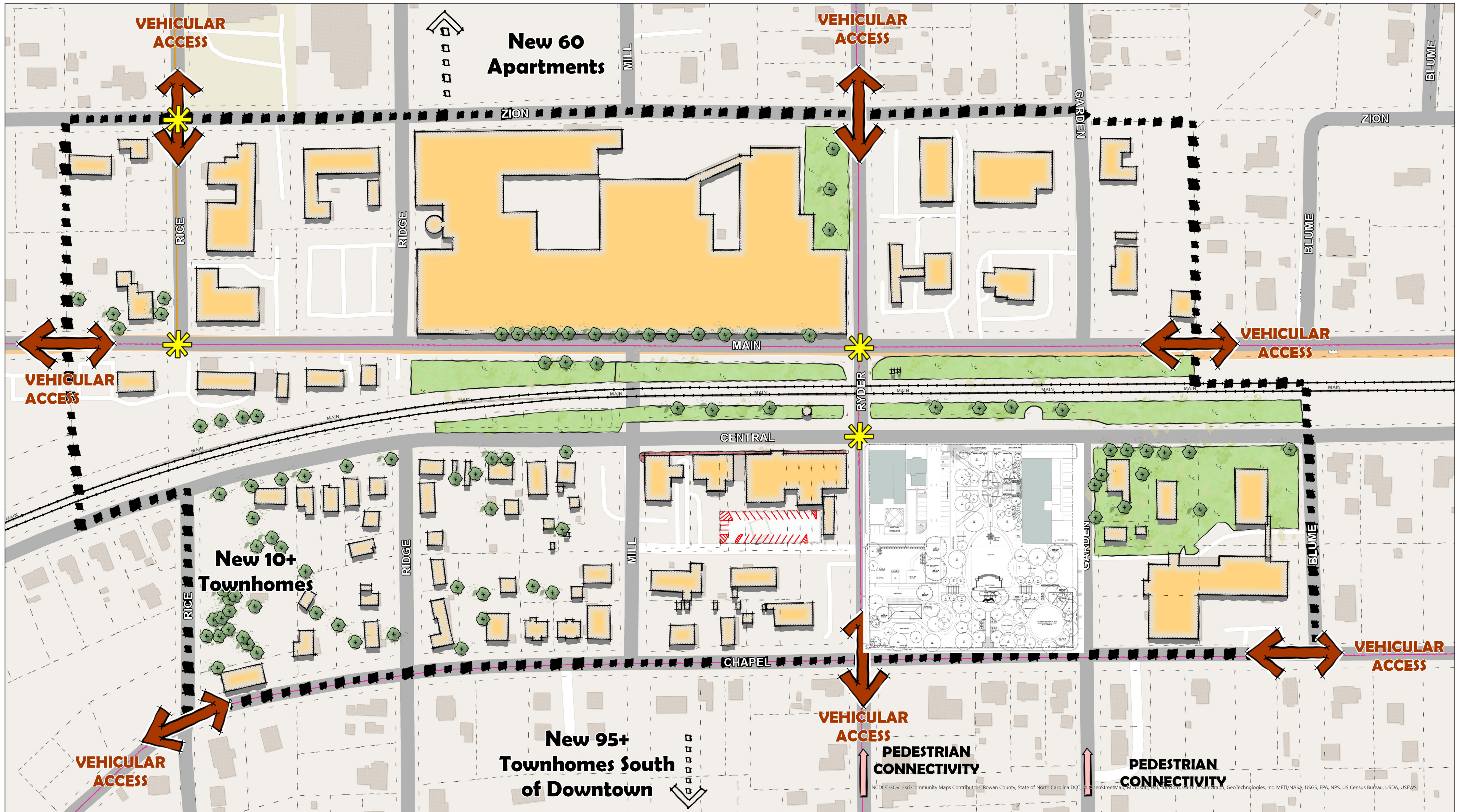
7. CLOSING:

7.1 Adjournment

A MOTION WAS MADE TO ADJOURN THE PLANNING BOARD MEETING AT 7:24 PM.
Moved by Jade Bittle, seconded by Beryl Alston, motion passed unanimously (5-0).

Respectfully Submitted,

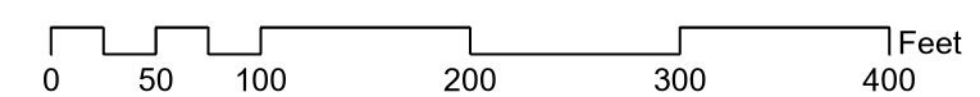
Angie Sands, Deputy Town Clerk



DOWNTOWN MASTER PLAN

CONCEPT 2 - REAR PARKING & PARK PLAN

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

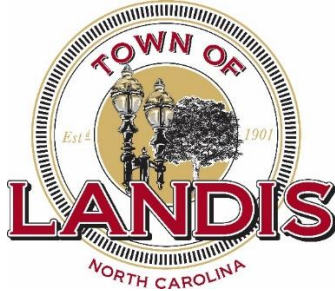


DRAFT - Jan. 9, 2024

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



MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

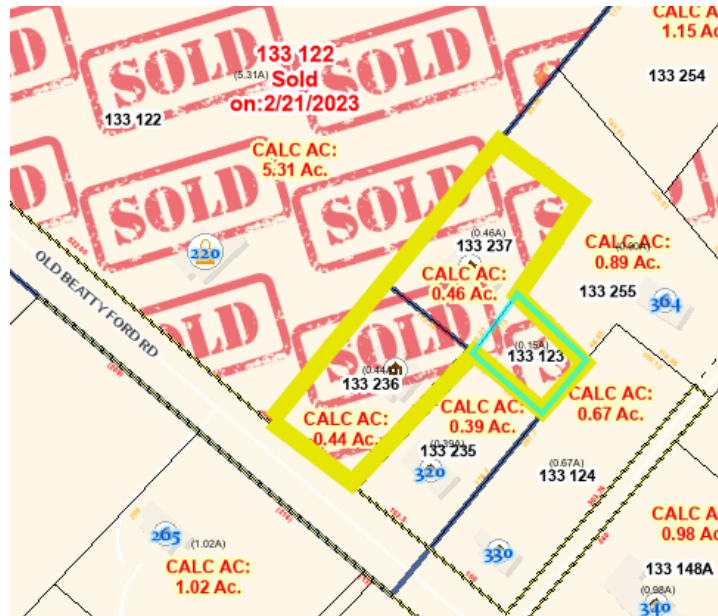
Date: May 16, 2024

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of Two-Ten Investors, Inc.

BACKGROUND

On May 10, 2024, Two-Ten Investors, Inc. the owner of property located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 1.066 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 June 10, 2024 MEETING INCLUDE:

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2024-06-10-1) 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 #2024-06-10-2) for public hearing at next regular meeting on July 15, 2024.**

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 employment/manufacturing use to the west and north is consistent with the principles of the Plan so we may anticipate a recommendation for the owner’s requested Industrial (IND) zoning designation from the Planning Board. Here is how these steps align:

- 1. Scheduled for the **June 18, 2024 Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district;
- 2. Advertise for a **Public Legislative Hearing scheduled for July 15, 2024 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 July 15, 2024 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-2024-07-15 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-07-15 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 shape-files 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).

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

Ordinance #ZMA-2024-07-15-1

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 located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) lying outside the Town Limits of the Town on the north side of Old Beatty Ford Road and described with illustration 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 “Industrial District” (IND) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Employment/Manufacturing” designation upon the adjacent 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 the local economic base of the Town while improving access to local jobs to improve the quality of life for Landis residents by enabling additional business opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123), as shown in Attachment “A” attached hereto shall be designated “Industrial District” (IND) on the Official Zoning Map.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcel ID numbers 133 236, 133 237, & 133 123 as shown in Attachment “A”, attached hereto, shall be designated “Employment/Manufacturing” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted the 15th day of July 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS showing parcels located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123):



DRAFT

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

Ordinance #ZMA-2024-07-15-2

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 Town of LANDIS, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 109 008 (PIN 5625-05-17-7618) located at the western corner of East Garden Street and North Chapel Street and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) 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 adjacent on two sides to the “Civic” designation on 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 civic uses such as parks and parking lots for citizens and businesses through the provision of diverse land use types supporting both the local economic base and employment needs of the Town for Landis residents, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 109 008 (PIN 5625-05-17-7618) described in Attachment “A” attached hereto shall be designated “Civic” (CIV) on the Official Zoning Map.

Part 4. Designation of Future Land Use Categories to Subject Properties.

The Board of Aldermen further ordains the properties consisting of Rowan County Parcel ID 109 008 (PIN 5625-05-17-7618) described in Attachment “A” attached hereto shall be designated in the “Civic” 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 15th day of July 2024.

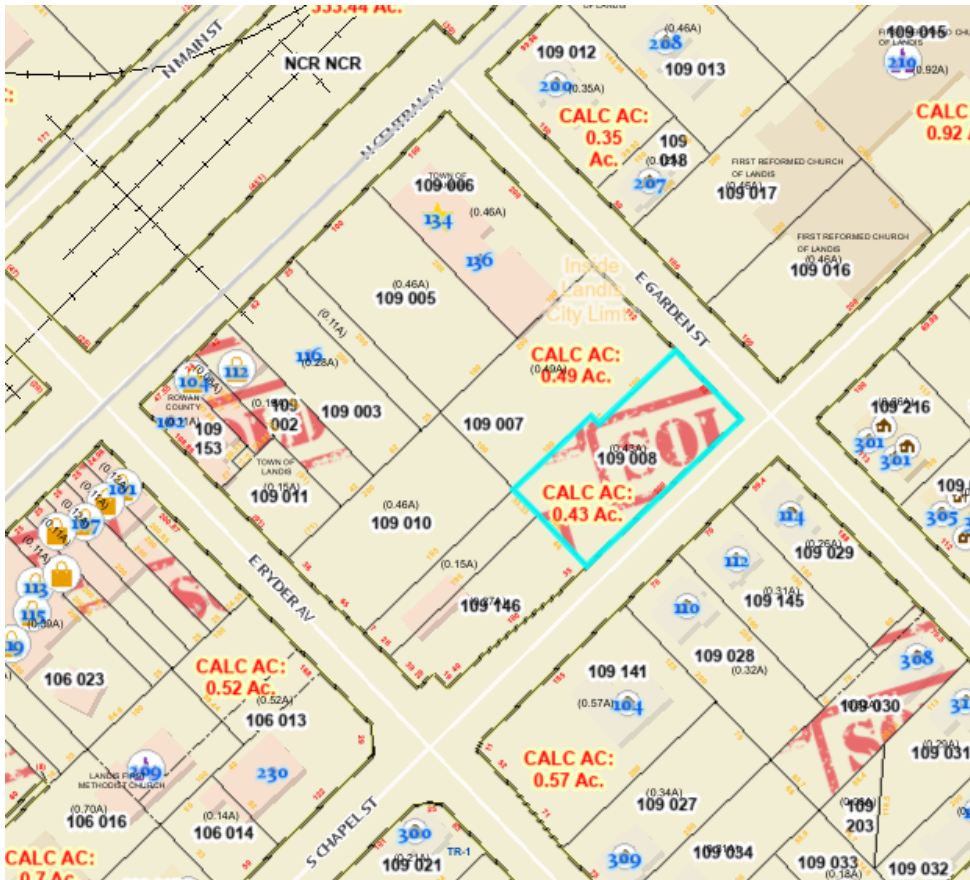
s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

One lot lying in the Town of Landis, N. C.; Beginning at the intersection of Chapel and Garden Streets; thence with Garden Street North 44 deg. West 88 feet to a stake a new corner; thence a new line South 46 deg. West 100 feet to a stake, another new corner; thence North 47 deg. West 12 feet to a stake on line of G. C. Turner; thence with Turner's line South 46 deg. West 100 feet to a stake; thence South 44 deg. East 100 feet to a stake on Chapel Street; thence with Chapel Street North 46 deg. East 200 feet to the point of beginning.

Enlarged Area Map for Reference



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

Ordinance #ZMA-2024-07-15-3

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 STABLE-1 LLC, 15135 RAMAH CHURCH RD., HUNTERSVILLE, NC 28078-4015, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) located at the northeastern corner of Coldwater Street and East Mills Drive and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed-Use 2” (MU-2) 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 the “Commercial” designation on the adopted Future Land Use Map contained within the Plan and is presently designated “US Highway 29 Commercial District” (C-29) on 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 and non-residential uses through the provision of diverse land use types supporting both the local residential and employment needs of the Town for Landis residents, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) described in Attachment “A” attached hereto shall be designated “Mixed-Use 2” (MU-2) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 15th day of July 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

BEING Lot No. 2 as shown on Sheet No. 2, Map of the Division of Mrs. E. G. Mills Estate, Rowan County, NC made by Thomas Hudson and J. F. Almond, Surveyors, December 1959 and recorded in Book of Maps 9995, Page 935-A in the Rowan County Register of Deeds Office, reference to which is hereby made.

Enlarged Area Map for Reference



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

Section 6, Item 6.1

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

LANDIS DEVELOPMENT PLANS UNDER REVIEW


Section 6, Item 6.1

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</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</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
<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 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 2-15-24 Utilities meeting with Dev.& Land Design 2-26-24 Neighborhood Meeting for Phase II Site</p>

<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>				<p>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 1-24-24 TRC mtg held – examined plans 2-13-24 Meeting with Developer and Eng. Review of TRC</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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<p><u>DEV #10-22</u> <u>LANDIS RIDGE</u></p>				<p>2-14-24 Address from Rowan Cty GIS for constr.: 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</p>
<p>ALL 2023 2023 PROJECTS. NOW IN CONSTRUCTION PHASE</p>				
<p><u>2024</u> <u>2024</u> <u>2024</u> <u>2024</u> <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>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>
<p>EXEMPT #02-24 EXEMPTION PLAT 5-28-24</p>	<p>DELTA LAND SERVICES</p>	<p>W LAUREL STREET</p>		<p>EXEMPTION PLAT</p>

<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>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 ANNEXATION AND RECOMB. FOR 7-15-24 HRG</p>
<p>SITE 03-23 PINNACLE PARKING LOT SITE PLAN</p>	<p>CESI ENGINEERING JASON MARTINEZ(SITE)</p>	<p>1600 PINNACLE WAY DR.</p>	<p><u>NEW DRIVEWAY- PARKING LOT EXPANSION</u></p>	<p>7-12-23 PLANS RECEIVED W/FEE PD \$875 8-1-23 PLAN REVIEW R FLOWE- MEETING RESULTS: NEW PLANS WILL BE SUBMITTED ASAP. 9-6-23 PLANS SUBMITTED 9-12-23 PLAN REV. RFLOWE AND T. WALTERS- REVIEW CONTINUES 9-19-23 RFLOWE & TWALTERS SIGNED OFF ON PLANS. EMAILED ALL- DEV. SET READY AT FRONT DESK. 9-25-23 PLANS P/UP 9-27-23 NCDOT APPROVAL, SIGNED DRIVEWAY PERMIT</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> 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</p>

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				<p>8-1-23 rec'd revised plan</p> <p>8-8-23 Pl. Bd to review Dev. Agreement for Kimbar Landing</p> <p>9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED</p> <p>9-27-23 DEV. AGREEMENT SIGNATURE BY DEV.</p> <p>10-18-23 CONSTR. PLANS REC'D.</p> <p>10-18-23 PAYMENT OF \$325 PARTIAL CONSTR PLAN REVW</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>
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<p>#04-22 RICE ST. TWNHMS CONT.</p>				<p>5-3-23 Emailed screenshot of comments- Waiting 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 2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50 2-8-24PER 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. 2-21-24 NCDEQ permit to construct wastewater system. 3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66 4-29-24 SEWER CERT REQUEST</p>
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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. Preparing Memorandum and Ordinance to Close to be presented at the July Council meeting.
HC-21-08	317 East Corriher Street	Gail D Jackson	unsafe and unsanitary conditions inside and outside the house. Conducted inspection with warrant. Hearing held with decision she will continue with clean up and I will conduct periodic inspections until compliance is met. Follow up inspection delayed due to her health conditions.
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Researh 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-24-02	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.
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.
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.

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. 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.
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 and am preparing the report and will schedule the hearing soon.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-20	103 Church Street	Stephen A & Paatricia G Stancil	Substandard housing conditions. Conducted inspection and am preparing the report and will schedule the hearing soon.
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. Will follow up again on the 6th
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. Pending abatement by the Town.
PN-23-20	504 East Corriher Street	Edwin Ray Jones	report of dumping of concrete and similar materials in the gulley 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. Pending notice.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-22	209 West Hoke Street	Margaret Morris Lisk	various forms of trash and debris. Notice issued. Several follow up inspections show slow but continued progress. Will follow up again on June 6th.
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 one of the owners responded relating the structures would be removed soon. No further actions by the owners, Pending other enforcement actions.
PN-24-02	404 Blume Street	Straight Path Real Estate Solutions LLC	Erosion control issue causing mud slides and damage to the adjoining property. Pending additional research for possible notice of violation.
PN-24-04	707 & 709 West Ridge Avenue	Bernardo Huizar	Trash, debris, building material debris, junked/nuisance vehicles and possible business use of the property. Notice issued and abated by owner. Pending determination of possible business operation.
PN-24-05	107 North Meriah Street	James A Hall Jr Heirs	trash, debris, and other similar items along with junked/nuisance vehicles again. Pending new notice of violation.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
ABANDONED-JUNKED-NUISANCE VEHICLES			
MVO-24-01	110 Upright Street	T D Enterpris Inc	All outside violations have been abated by the tenant and owners. Case will remain open to monitor.
MVO-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Abandoned business with multiple junked/nuisance vehicles remaining. Notice issued and all vehicles have been removed. CLOSED 05-08-24.
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. Will initiate further enforcement actions.
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 on 04-30-24. Will continue to monitor.
Non-Residential Buildings			

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convenience 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.