



PLANNING BOARD

Tuesday, October 21, 2025 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Determination of Quorum
- 1.3 Pledge of Allegiance
- 1.4 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- [2.1](#) Consider Approval of September 16, 2025, Meeting Minutes

3. NEW BUSINESS:

- [3.1](#) Consider Discussion of Zoning Map Amendment 1335 Mt. Moriah Church Rd. Parcel # 130B09601 from SFR-2 to MU-1
- [3.2](#) Consider discussion of Zoning Map Amendment 0 W. Ryder Avenue Parcel # 130 331 from SFR-3 to MU-1.
- 3.3 Consider Discussion of Classes for Planning Board Members

4. REPORTS:

- [4.1](#) Planning & Zoning Reports (Included in Packet)
- [4.2](#) Code Enforcement Report

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, September 16, 2025 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Deborah Cox, Vice-Chair Scott Faw, Member Jade Bittle, Member Glenn Corriher Alternate Beryl Alston, Alternate Mark Bringle

Staff Present: Planning Director Phil Collins, Planning Technician/Deputy Clerk Angie Sands, Assistant Chief of Police Kevin Young

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADOPT THE AGENDA AS PRESENTED, PASSED BY UNANIMOUS VOTE (5-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of August 19, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER DEBORAH COX, SECONDED BY JADE BITTLE TO APPROVE THE MINUTES, PASSED BY UNANIMOUS VOTE (5-0).

3. NEW BUSINESS:

3.1 Consider Discussion of Civic Zoning Definition and Allowed Uses

Madam Chair Catherine Drumm gave a brief overview of what she thinks Civic Zoning means to her. She believes that civic zoning should be churches, schools, government or other institutional uses.

Those types of places say nonprofit. I personally would like to see the word nonprofit added to the definition of civic zoning. However, if you look at the number of listed uses those would have to be moved into another zoning district. I would also like to see something saying that if the property is sold if the buyer were not a nonprofit organization, they would have to have the property rezoned.

Vice-Chair Faw asked if this is something that we could give to the planning staff to come back with something in writing for the Planning Board to consider.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO HAVE THE PLANNING STAFF TO MAKE THE CHANGES THAT THE PLANNING BOARD HAVE DISCUSSED TONIGHT AND BRING IT BACK TO THE PLANNING BOARD BEFORE RECOMMENDING TO THE BOARD OF ALDERMEN. MOTION DIED DUE TO LACK OF SUPPORT.

Madam Chair Catherine Drumm suggested that we strike out multi-family and sending it back for further revision by the staff.

Member Jade Bittle stated she has issues with business being in the Civic zoning.

Member Deborah Cox suggested that we have the planning staff to work on it and see the broad picture and then we can discuss it and decide on what they bring to us.

A MOTION WAS MADE BY MEMBER JADE BITTLE TO STRIKE MULTI-FAMILY FROM CIVIC ZONING AND REQUEST THE PLANNING STAFF GO THROUGH THE DEFINITION AND LISTED USES TO AMEND THOSE TO BETTER FIT FOR NONPROFIT ORGANIZATIONS, SECONDED BY VICE-CHAIR SCOTT FAW, MOTION PASSED BY UNANIMOUS VOTE (5-0).

3.2 Consider Discussion to Update LDO to Include a TIA for Any Development that has 30 or More Front Doors

Planning Director Phil Collins gave a brief overview of what TIA means. TIA stands for traffic impact analysis. And I am looking into the process of how it works.

Madam Chair Drumm stated that she thought that if it is one hundred doors or more the town must pay for the traffic impact analysis, and we would like to have it be thirty doors and have the developer pay for the traffic impact analysis.

Director Collins stated that he was not positive and that he wanted to further investigate this issue.

A MOTION WAS MADE BY MEMBER JADE BITTLE TO RECOMMEND THAT WE DROP THE FRONT DOORS FROM ONE HUNDRED TO THIRTY OR MORE FRONT DOORS FOR TRAFFIC IMPACT ANALYSIS TO BE DONE, SECONDED BY VICE-CHAIR SCOTT FAW, MOTION PASSED BY UNANIMOUS VOTE (5-0).

3.3 Consider Zoning Map Amendment 0 W. Hoke Street Parcel # 106 115 From SFR-3 to RMST

Planning Director Phil Collins gave a brief overview of the property and its current zoning of SFR-3. The developer requested the zoning amendment due to wanting to split the lot, and it would need to be a little narrower, and RMST is the next step. In my mind it is a little bit of a concern for spot zoning due to the property not being connected to any other RMST districts, however it is two residential districts.

Madam Drumm stated that she did not see where this would fit that zoning due to no other RMST properties.

Planning Technician/Deputy Clerk Angie Sands stated that only two lots over that whole section is zoned RMST. The developer wants to build 2 Charleston-style houses on this property, and the property is four feet short with the SFR-3 zoning. Changing the zoning to RMST will allow him to build both houses.

A MOTION WAS MADE BY MEMBER JADE BITTLE, SECONDED BY VICE-CHAIR SCOTT FAW, TO RECOMMEND TO THE BOARD OF ALDERMEN THE ZONING MAP AMENDMENT OF PARCEL # 106 115 FROM SFR-3 TO RMST, MOTION PASSED BY UNANIMOUS VOTE (5-0).

3.4 Consider Discussion of Pinnacle Lot 9 TRC Review

Planning Director Phil Collins gave a brief overview of the plans for Pinnacle Lot 9. These plans are under site plan review currently. This is a parking lot that is being added for extra storage for trucks. This has been going on for four years from what we understand and was approved. Pinnacle wanted to add some storm water features. The plans had to go back through plan review, and some issues were caught concerning the storm water. Town Manager Ambrose wanted Planning Board to review the plans to see if they had anything to add. The perennial stream is what is causing the issue. This requires a buffer that is very extensive, and the property is in the watershed. Four years ago, they did what's called a low arm. I'm not sure if the stormwater regulations were different back then, but coming back to review, our stormwater engineer wants to see the buffer here. This will make them have to make some changes that will cost more money. The engineer did mention that they could do a minor variance. This is what we have currently for you to look at to see if you have any suggestions.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Monthly Report

CLOSING:

Adjournment

A MOTION TO ADJOURN AT 6:42 PM WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER DEBORAH COX, PASSED BY UNANIMOUS VOTE (5-0).

Respectfully Submitted,

Angie Sands, Deputy Clerk

Ordinance #ZMA-2025-12-08-1

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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map of the Landis Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130B09601 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed Use-1” (MU-1) is not 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 designated as “Neighborhood”. However, the proposed zoning designation would allow development of the subject property in a manner consistent with the existing development pattern of properties to the east, south and west.

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 130B09601 described in Attachment “A” attached hereto shall be designated “Mixed Use -1” (MU-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 130B09601 described in Attachment “A” attached hereto shall be designated in the “Mixed Use” 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 on this 8th day of December 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 130B09601

All that parcel of land situated in the City of China Grove, Rowan County, North Carolina and more particularly described as follows:

Lying about one mile west of Landis, on the South side of Tuckassegee Ford Road, and more particularly described as follows:

BEGINNING at an iron in the south margin of the Tuckassegee Ford Road, the northeast corner of the property of the Landis Baptist Church, and runs thence with the margin of said road, North 62 deg. 14 min. East 200 feet to an iron, the northwest corner of the Leach property; thence with the line of the said Leach property, South 27 deg. 15 min. East 200 feet to an iron in the line of the property of the Landis Baptist Church; thence with the line of said Church's property, South 63 deg. 31 min. West 200 feet to an iron in the said church's property, thence with the line of said church property, North 27 deg. 17 min. West 195.5 feet to the BEGINNING, as shown on the map of the property of Mr. W.B. Aull and others, dated October 22, 1973, by A.C. Brown, Registered Surveyor.



Ordinance #ZMA-2025-12-08-2

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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map of the Landis Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130 331 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed Use -1” is not 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 designated as “Neighborhood”. However, the subject property is adjacent to an existing area designated as “Mixed Use” and this action would be an extension of that district.

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 331 described in Attachment “A” attached hereto shall be designated “Mixed Use -1” (MU-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 130 331 described in Attachment “A” attached hereto shall be designated in the “Mixed Use - 1” 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 on this 8th day of December 2025.

s/
Meredith Bare Smith, Mayor

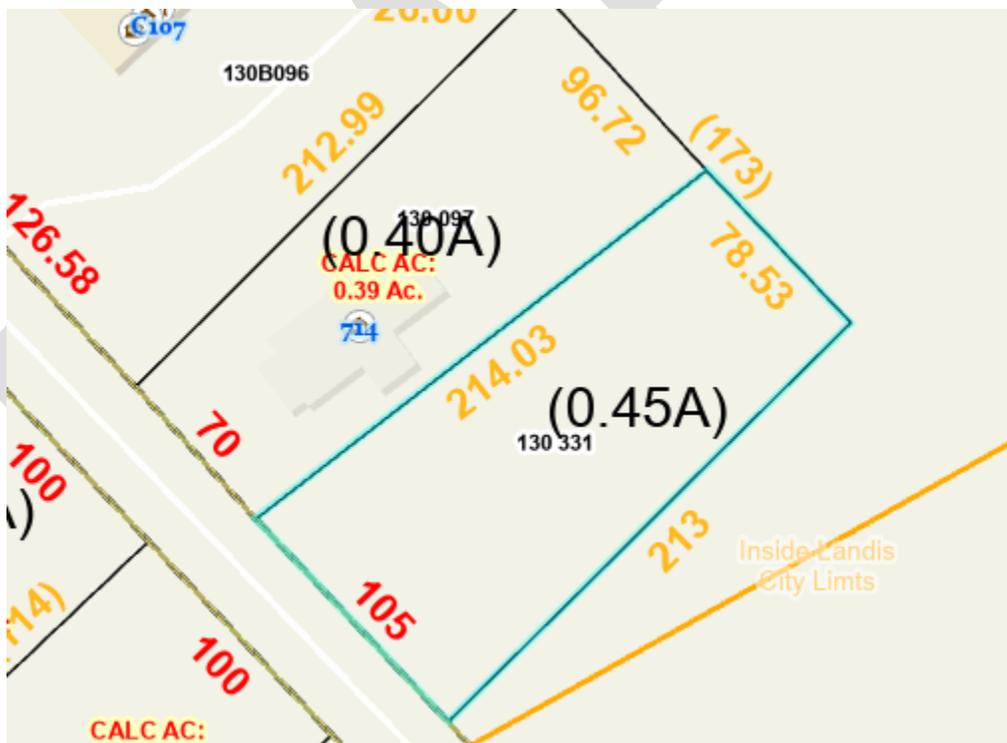
s/
Madison Stegall, Town Clerk

Attachment “A”

Location Map from Rowan County GIS showing Parcel 130 331

TRACT TWO:

BEGINNING at an existing iron pipe in the Northern margin of Ryder Avenue; and running thence with the Northern margin of Ryder Avenue, North 42 degrees 30 minutes 00 seconds West 105.00 feet to a new iron pin in the line of Betty L. Watts; thence running with Watts' line, North 53 degrees 17 minutes 24 seconds East 214.03 feet to a new iron pin in the line of the Town of Landis; thence running with the line of the Town of Landis, South 42 degrees 30 minutes 00 seconds East 78.53 feet to an existing iron pipe; thence continuing with the line of the Town of Landis, South 46 degrees 11 minutes 17 seconds West 213.00 feet to the point of **BEGINNING**, comprising 0.45 acre, as shown on a survey map prepared by Deal's Land Surveying and dated January 12, 2000.





Permits Issued Report

01/01/2025 - 09/26/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
	7/17/2025		1600 PINNACLE WAY DR	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZN-25-01	1/6/2025	Residential	225 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Complete
ZN-25-02	1/6/2025	Residential	229 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-03	1/6/2025	Residential	233 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-04	1/6/2025	Residential	237 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-05	1/6/2025	Residential	241 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-06	1/9/2025	Residential Addition	215 CHURCH ST	6. COMPLETE	N/A	HUIZAR, BERNARDO	Complete
ZN-25-07	1/15/2025	Accessory Building	2220 WEST A ST	6. COMPLETE	N/A	WOODWARD, SONNY	Building Construction
ZN-25-08	1/27/2025	Residential	304 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-09	1/27/2025	Residential	306 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-10	1/31/2025	Fence	1030 CHERRY BARK PLACE	6. COMPLETE	N/A	KOWALSKI, NICOLE	Building Construction
ZN-25-11	2/5/2025	Fence	1055 KIMBALL RD	6. COMPLETE	N/A	SELLERS, CRAIG	Building Construction

ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-13	2/13/2025	Accessory Building	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-14	2/13/2025	Residential	819 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-15	2/26/2025	Sign	1685 S MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-16	3/6/2025	Accessory Building	985 MT. MORIAH CHURCH RD	6. COMPLETE	N/A	GODBEE, JAMES	Clearing/Grubbing
ZN-25-17	3/11/2025	Driveway	609 S. VALLEY ST	6. COMPLETE	N/A	FREEMAN, RHETT	Complete
ZN-25-18	3/12/2025	Driveway	1055 WOODFIELD DR	6. COMPLETE	N/A	ADNER, BRIAN	Complete
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-20	3/13/2025	Sign	1705-A S. MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Building Construction
ZN-25-22	3/20/2025	Temporary Use	0 Edgewater Park CT	6. COMPLETE	The Brook Church	The Brook Church	Complete
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-24	3/27/2025	Driveway	212 W. LIMITS ST	6. COMPLETE	N/A	LAST NAME, FIRST NAME	Building Construction
ZN-25-25	4/1/2025	Sign	119 S CENTRAL DR	6. COMPLETE	FLETCHER & GAINES	PHILCOX PROPERTIES LLC	Complete
ZN-25-26	4/2/2025	Fence	103 N MERIAH ST	6. COMPLETE	N/A	GORE, JAREES	Complete
ZN-25-27	4/4/2025	Demolition	314 E RYDER ST	6. COMPLETE	N/A	LAMBERT, SAMATHA	Complete
ZN-25-28	4/14/2025	Fence	1205 S HIGHLAND AVE	6. COMPLETE	N/A	SANDIFER, BRYAN	Complete

ZN-25-29	4/23/2025	Driveway	120 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ZAGATA, PATRICIA	Complete
ZN-25-30	4/23/2025	Driveway	250 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLENN CORRIHER	Building Construction
ZN-25-31	4/23/2025	Driveway	320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	MARLOWE, JERRY	Building Construction
ZN-25-32	4/23/2025	Driveway	430 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LINN, THOMAS	Building Construction
ZN-25-33	4/23/2025	Driveway	440 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HULL, MARK	Building Construction
ZN-25-34	4/23/2025	Driveway	450 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ALVAREZ, MARI A	Building Construction
ZN-25-35	4/23/2025	Driveway	520 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLOVER, JAMES	Building Construction
ZN-25-36	4/23/2025	Driveway	530 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROACH, MELANI E	Building Construction
ZN-25-37	4/23/2025	Driveway	770 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HANCOCK, PATRICK	Complete
ZN-25-38	4/23/2025	Driveway	790 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BYERS, JAMES	Complete
ZN-25-39	4/23/2025	Driveway	810 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	EDWARDS, CONSTANCE	Complete
ZN-25-40	4/23/2025	Driveway	820 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROBERTS, SHANE	Complete
ZN-25-41	4/23/2025	Driveway	940 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BARE CARL	Complete
ZN-25-42	4/23/2025	Driveway	950 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	WILHOIT, PAUL	Complete
ZN-25-43	4/23/2025	Driveway	960 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	CUELLO, SARIEL	Complete
ZN-25-44	4/23/2025	Driveway	1130 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	REED, ROBERT	Complete

ZN-25-45	4/23/2025	Driveway	1170 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LOVER, PAUL	Complete
ZN-25-46	4/23/2025	Driveway	1290 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SEXTON, CHRISTOPHER	Complete
ZN-25-47	4/23/2025	Driveway	1320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SALAZAR, ANAY	Complete
ZN-25-48	4/23/2025	Driveway	1340 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BROWN, CLARA	Complete
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-51	4/25/2025	Driveway	784 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	STEFANICK, ANDREW	Building Construction
ZN-25-52	4/25/2025	Driveway	970 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS, NC	ALMANZA, JOSE & MARTA	Complete
ZN-25-53	4/25/2025	Driveway	304 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-54	4/25/2025	Driveway	306 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-55	4/29/2025	Sign	512 W. RYDER AVE	6. COMPLETE	N/A	LANDIS BAPTIST CHURCH	Complete
ZN-25-56	5/2/2025	Accessory Building	770 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	N/A	HANCOCK, NEIL	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-59	5/12/2025	Temporary Use	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-61	5/15/2025	Driveway	315 W. HOKE ST	6. COMPLETE	N/A	BROWN, DAVE	Complete
ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction

ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction
ZN-25-64	6/3/2025	Residential	314 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES	Building Construction
ZN-25-65	5/22/2025	Fence	713 E MILLS DR	6. COMPLETE	N/A	PROPST, CYNTHIA	Complete
ZN-25-66	5/23/2025	Fence	1215 DOGWOOD CT	5. CONSTRUCTION ADMINISTRATION	N/A	MORGAN, JEFFREY & ALLISON	Building Construction
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, ALISON	Building Construction
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	5. CONSTRUCTION ADMINISTRATION	N/A	RIVERA, MANUAL	Building Construction
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-71	6/6/2025	Demolition	3015 N CANNON BLVD	6. COMPLETE	N/A	SYKES, TONYA	Complete
ZN-25-72	6/9/2025	Temporary Use	209 E MILL ST	6. COMPLETE	N/A	WATTS, NIKKI	Complete
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		GANN, CINDY	Building Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	6. COMPLETE	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVUE ST	2. WAITING ON PAYMENT/CONTRACTOR	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	2. WAITING ON PAYMENT/CONTRACTOR	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	

ZN-26-107	9/18/2025	Fence	406 S. Correll ST	2. WAITING ON PAYMENT/CONTRACTOR	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-74	7/2/2025	Driveway	304 E TAYLOR ST	6. COMPLETE	N/A	MASON, ELIZABETH	Building Construction
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELZABETH, MASON	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-77	7/14/2025	Demolition	616 S. MAIN ST	6. COMPLETE	N/A	CROUCH, DWAYNE & ARNOLD	Demolition
ZN-26-78	7/14/2025	Demolition	202 EVERHART AVE	6. COMPLETE	N/A	MARY GRAY HILTON	Complete
ZN-26-79	7/14/2025	Demolition	207 EVERHART AVE	6. COMPLETE		HILTON, MARY GRAY	Complete
ZN-26-80	7/14/2025	Demolition	807 N. ZION ST	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-82	7/16/2025	Fence	608 S. VALLEY ST.	5. CONSTRUCTION ADMINISTRATION	N/A	MELENDEZ, MERCEDES	Building Construction
ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	5. CONSTRUCTION ADMINISTRATION	N/A	CEDENO, KHATERINE	Building Construction
ZN-26-84	7/21/2025	Fence	712 S. ZION ST	5. CONSTRUCTION ADMINISTRATION	N/A	STAUFFER, JOHN	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction

ZN-26-87	7/28/2025	Demolition	209 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-88	8/1/2025	Residential		2. WAITING ON PAYMENT/CONTRACTOR	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAROLINA BUILDERS OF CABARRUS INC	Demolition
ZN-26-90	7/31/2025	Fence	315 W. HOKE ST	6. COMPLETE	N/A	CORBITT, KERRI	Complete
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARY , HILTON	Demolition
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HILTON, MARY	Demolition
ZN-26-93	8/7/2025	Home Occupation	130 PIN OAK CT	6. COMPLETE	N/a	VENABLE, AKEILA	Complete
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES LLC	Demolition
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	0 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA1 LLC	Demolition
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	2. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 113

9/29/2025



Active Permit Report

08/26/2025 - 09/26/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVIEV ST	2. WAITING ON PAYMENT/CONTRACTOR	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	2. WAITING ON PAYMENT/CONTRACTOR	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	2. WAITING ON PAYMENT/CONTRACTOR	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction

Total Records: 12



Code Enforcement Report

08/08/2023 - 10/1/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
3330	9/30/2025	Code Enforcement - Other	211 West Rice St.	N/A	1. Internal	MINIMUM HOUSING. RETAINING WALL LOCATED AT THE STREET IS DETERIOATED AND A POTENTIAL SAFETY HAZARD.	
3329	9/30/2025	Code Enforcement - Other	1145 Kimball Rd.	N/A	1. Internal	COMPLAINANT STATED STRUCTURE WAS BEING DEMOLISHED AND THE WORK STOPPED. SEVERAL LOADS OF DIRT WERE HAULED IN. SEVERE AMOUNTS OF DEMO DEBRIS ON THE PROPERTY.	
3328	9/30/2025	Code Enforcement - Other	127 South Beaver St.	N/A	2. Citizen	COMPLAINANT STATED STRUCTURE WAS BEING DEMOLISHED AND THE WORK STOPPED. SEVERAL LOADS OF DIRT WERE HAULED IN. SEVERE AMOUNTS OF DEMO DEBRIS ON THE PROPERTY.	
3326	9/30/2025	Code Enforcement - Other	207 West Garden St.	N/A	2. Citizen	OVERGROWN LOT, TRASH, DEBRIS AND JUNK BEING STORED ON THE FRONT PORCH AND	

						AROUND THE PROPERTY.	
3325	9/30/2025	Code Enforcement - Other	314 North Central Ave.	N/A	1. Internal	OVERGROWN LOT. TRASH, DEBRIS AND JUNK AROUND THE PROPERTY.	
3093	9/3/2025	Code Enforcement - Other	107 CHURCH ST	N/A	1. Internal	JUNK PROPERTY	
3081	9/3/2025	Code Enforcement - Other	214 S UPRIGHT ST	N/A	1. Internal	JUNK PROPERTY BEING STORED IN THE YARD. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025. NO VISIBLE SIGNS OF CHANGE.	
2690	7/29/2025	Code Enforcement - Other	402 E RYDER AVE	N/A	2. Citizen	FINDING OF FACT TO BE CREATED. HOMEOWNER CAME TO HEARING. ADVISED HIM WAHT ELSE NEEDED TO BE DONE. NEEDS F.O.F. GAVE HIM 60 DAYS. TWO F.O.F.'S PREPARED. REINSPECTION, MORE PROGRESS HAS BEEN MADE.	
2689	7/29/2025	Code Enforcement - Other	303 W HOKE ST	N/A	1. Internal	HOMEOWNER SCHEDULED TO DEMO THE PROPERTY. NO VISIBLE SIGNS OF CHANGE. SPOKE WITH THE OWNER, THE CONTRACTOR WILL BE ON SITE THIS WEEK TESTING FOR ASBESTOS AND WILL BE DEMOLISHING THE HOUSE.	

2496	7/11/2025	Code Enforcement - Other	806 S ZION ST	N/A	1. Internal	JUNK VEHICLES. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025.	
2102	6/11/2025	Code Enforcement - Other	165 E RYDER AVE	N/A	1. Internal	A NOTICE OF VIOLATION HAS BEEN SENT	
1800	5/16/2025	Code Enforcement - Other	104 W ROUND ST	N/A	2. Citizen	PROGRESS CONTINUES TO BE MADE	
1479	4/15/2025	Code Enforcement - Other	217 SOUTH BEAVER ST	N/A	2. Citizen	FINDING OF FACT TO BE CREATED	
1164	3/10/2025	Code Enforcement - Other	990 COLONIAL DR	N/A	2. Citizen	NOTICE OF VIOLATION HAS BEEN SENT FOR ANIMAL	
38	9/24/2024	Minimum Housing Code Violation	214 EVERHART AVE	N/A	1. Internal	ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.	
37	9/24/2024	Minimum Housing Code Violation	216 EVERHART AVE	N/A	1. Internal	PROPERTY HAS BEEN CLOSED AND VACATED. PUBLIC HEARING SET FOR OCTOBER 20TH. OVERGROWTH HAS BEEN REMOVED, SIDING REPAIRED IN ONE SPOT. TOWN VOTED TO CONDEMN THE STRUCTURE. THE BRUSH HAS BEEN CUT AND IS SITTING IN THE DRIVEWAY. REPAIRS ARE	

						ALMOST COMPLETE.	
31	9/24/2024	Minimum Housing Code Violation	205 EVERHART AVE	N/A	1. Internal	PUBLIC HEARING SET FOR OCTOBER 20TH. STRUCTURE MISSING FACIA BOARD AROUND THE FRONT. PORCH SUPPORT RAILES DETERIORATED CAUSING POTENTIAL DANGER. SIDING MISSING, BROKEN, BARE WOOD EXPOSED. ROOF NEEDS TO BE REPLACED OR REPAIRED. NOTICE OF HEARING PREPARED AND SCHEDULED FOR 10/03/2025.	
9	9/23/2024	Minimum Housing Code Violation	2570 N CANNON BLVD	CORNER MART	1. Internal	MORE SIDING HAS BEEN REPLACED AND PROGRESS IS BEING MADE. REIINSPECTION, MORE SIDING HAS BEEN REPLACED.	
5	9/23/2024	Minimum Housing Code Violation	111 EVERHART AVE	N/A	1. Internal	ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. 9/05/2025 - PREPARED ORDINANCE FOR REVIEW.	

Total Records: 19

10/1/2025