



PLANNING BOARD

Tuesday, November 18, 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 October 21, 2025, Meeting Minutes

3. REPORTS:

- [3.1](#) Planning & Zoning Reports (Included in Packet)
- [3.2](#) Code Enforcement Board Report

4. NEW BUSINESS:

- [4.1](#) Consider Discussion of Adding Alternate Due to Resignation
- 4.2 Board Member Training with Assistant Director of Regional Planning, Lynne Hair from Centralina Regional Planning

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, October 21, 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 6:00PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Member Beryl Alston
Staff Present: Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Town Manager Michael Ambrose, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

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

1.4 Adoption of Agenda

A MOTION WAS MADE BY MEMBER BERYL ALSTON, SECONDED BY MEMBER GLENN CORRIHER, TO APPROVE THE AGENDA AS WRITTEN. MOTION PASSED (3-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of September 16, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON, TO APPROVE SEPTEMBER 16, 2025, MEETING MINUTES AS WRITTEN. MOTION PASSED (3-0).

3. NEW BUSINESS:

3.1 Consider Discussion of Zoning Map Amendment 1335 Mt. Moriah Church Rd. Parcel # 130B09601 from SFR-2 to MU-1

Planning Director Collins gave a brief overview of the applicants request to change the current zoning from SFR-2 to MU-1. This request originally came to us in August 2025, and the applicant requested the property be changed to Civic zoning. They have changed the request to MU-1, and this will allow them to continue the apartment project they have currently going on. I will point out it could be spot

zoning, but at the same time it's part of an area that's smaller than two (2) acres, and it's zoned differently than the adjacent properties.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON TO RECOMMEND ZONING MAP AMENDMENT FOR 1335 MT. MORIAH CHURCH ROAD PARCEL #130B09601 FROM SFR-2 TO MU-1 TO THE BOARD OF ALDERMAN, MOTION PASSED (3-0).

3.2 Consider discussion of Zoning Map Amendment 0 W. Ryder Avenue Parcel # 130 331 from SFR-3 to MU-1.

Planning Director Collins gave a brief overview of this request for zoning map amendment that originally came to us in August 2025, and the developer has asked for MU-1 for this parcel. In this case the parcel next to it is also zoned MU-1. That could be considered an extension of that district. This is a small area surrounded by other zoning districts that does allow for residential.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER BERYL ALSTON TO RECOMMEND ZONING MAP AMENDMENT FOR 0 W. RYDER AVENUE FROM SFR-3 TO MU-1 TO THE BOARD OF ALDERMAN, MOTION PASSED (3-0).

3.3 Consider Discussion of Classes for Planning Board Members

Deputy Clerk/Planning Director Angie Sands gave a brief overview of some of the training that is offered by Centralina Regional Planning. They are willing to come to the next Planning Board meeting for two (2) hours and do some training on Board of Adjustments and Planning Board duties. Phil and I will work together to get the training to fit in the areas that we feel may be beneficial to the board members.

Planning Director, Collins added the main reason for this is for Board of Adjustment training, because there could be a variance coming your way soon. The way the Planning Board and Board of Adjustments work is very different. The Planning Board is legislative, and you can accept whatever anyone wants to say. With Board of Adjustment, you have to be a little more careful of who you let speak, you must have what they call standing. We can talk about that in the training. With a Board of Adjustment case, you want to set the record because if anything is appealed it goes to superior court. The whole point of the training is to get it right.

Town Manager Ambrose stated that the Board of Adjustment makes the decision, it does not go to the Board of Alderman. The next place it goes is superior court in Rowan County; it is a court proceeding. There are rules and guidelines, and we want to make sure all Planning Board members understand those guidelines and all members must be present for this training.

A MOTION WAS MADE BY MEMBER BERYL ALSTON, SECONDED BY MEMBER GLENN CORRIHER FOR RECOMMENDATION FOR THE TRAINING FROM CENTRALINA REGIONAL PLANNING, MOTION PASSED (3-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

CLOSING:

Adjournment
A MOTION WAS MADE BY GLENN CORRIHER, SECONDED BY BERYL ALSTON TO
ADJOURN THE MEETING AT 6:21PM.

Respectfully Submitted,

Angie Sands, Deputy Clerk

DRAFT



Permits Issued Report

09/26/2025 - 10/26/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-112	9/29/2025	Driveway	702 W MILL ST	6. COMPLETE	N/A	HERNANDEZ, JULIAN	Complete
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-115	10/3/2025	Fence	506 E. RICE ST.	5. CONSTRUCTION ADMINISTRATION	N/A	SOBACINISKI, BRENDAN	Building Construction
ZN-26-118	10/9/2025	Driveway	310 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-119	10/9/2025	Driveway	312 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-120	10/9/2025	Driveway	314 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES, LLC	Complete
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-122	10/14/2025	Demolition	314 N CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Demolition
ZN-26-123	10/16/2025	Accessory Building	110 N. UPRIGHT ST	5. CONSTRUCTION ADMINISTRATION	N/A	TD ENTRIPRISE INC	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction

ZN-26-126	10/23/2025	Driveway	201 W. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT LLC	<div data-bbox="1454 65 1666 128" style="border: 1px solid black; padding: 2px;">Section 3, Item 3.1</div> Construction

Total Records: 13

10/27/2025



Permits Issued Report

01/01/2025 - 10/26/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025		1600 PINNACLE WAY DR	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
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	6. COMPLETE	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	6. COMPLETE	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Complete
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	6. COMPLETE	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Complete
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, MARIA	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, MELANIE	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	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
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	6. COMPLETE	N/A	MORGAN, JEFFREY & ALLISON	Complete
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	6. COMPLETE	N/A	PROPST, ALISON	Complete
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	6. COMPLETE	N/A	RIVERA, MANUAL	Complete
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	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction

ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	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-26-112	9/29/2025	Driveway	702 W MILL ST	6. COMPLETE	N/A	HERNANDEZ, JULIAN	Complete
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-115	10/3/2025	Fence	506 E. RICE ST.	5. CONSTRUCTION ADMINISTRATION	N/A	SOBACINISKI, BRENDAN	Building Construction
ZN-26-118	10/9/2025	Driveway	310 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-119	10/9/2025	Driveway	312 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES LLC	Complete
ZN-26-120	10/9/2025	Driveway	314 N CORRELL ST	6. COMPLETE	N/A	BETTER PATH HOMES, LLC	Complete
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-122	10/14/2025	Demolition	314 N CENTRAL AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Demolition
ZN-26-123	10/16/2025	Accessory Building	110 N. UPRIGHT ST	5. CONSTRUCTION ADMINISTRATION	N/A	TD ENTRIPRISE INC	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction

ZN-26-125	10/21/2025	Residential	201 E. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-126	10/23/2025	Driveway	201 W. RICE ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT LLC	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	N/A	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.	6. COMPLETE	N/A	MELENDEZ, MERCEDES	Complete
ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	6. COMPLETE	N/A	CEDENO, KHATERINE	Complete
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: 126

10/27/2025



Code Enforcement Report

09/25/2025 - 10/25/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
3330	9/30/2025	Minimum Housing Code Violation	211 West Rice St.	N/A	1. Internal	MINIMUM HOUSING. RETAINING WALL LOCATED AT THE STREET IS DETERIOATED AND A POTENTIAL SAFETY HAZARD. SPOKE WITH THE OWNER WHO STATED HE JUST PURCHASED THE PROPERTY. HE SAID TREE ROOTS ARE CAUSING THE WALL TO BE PUSHED OUT AND THAT HE WILL BE HAVING THE TREE CUT DOWN AND WOULD BE REPLACING THE WALL. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.	
3329	9/30/2025	Junk Vehicles	1145 Kimball Rd.	N/A	1. Internal	OVERGROWN GRASS AND SEVERAL JUNK VEHICLES ON PROPERTY. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 11/05/25.	

3326	9/30/2025	Minimum Housing Code Violation	207 W Garden St	N/A	2. Citizen	OVERGROWN LOT, TRASH, DEBRIS AND JUNK BEING STORED ON THE FRONT PORCH AND AROUND THE PROPERTY.	
3081	9/3/2025	Junk Vehicles	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	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE.	
2689	7/29/2025	Minimum Housing Code Violation	303 W HOKE ST	N/A	1. Internal	SPOKE WITH THE OWNER, THE CONTRACTOR WILL BE ON SITE THIS WEEK TESTING FOR ASBESTOS AND WILL BE DEMOLISHING THE HOUSE. SPOKE WITH THE HOMEOWNER, SOME ASBESTOS WAS FOUND. GETTING ESTIMATES FOR REMOVAL.	
2496	7/11/2025	Junk Vehicles	806 S ZION ST	N/A	1. Internal	JUNK VEHICLES. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025. FINDING OF FACT PREPARED.	
1800	5/16/2025	Junk Vehicles	104 W ROUND ST	N/A	2. Citizen	PROGRESS CONTINUES TO BE MADE. HEARING SCHEDULED FOR 11/05/25.	

1479	4/15/2025	Minimum Housing Code Violation	217 SOUTH BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEULE A NEW NOTICE OF HEARING.
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	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 10/22/25.
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. BOARD OR ALDERMAN VOTED TO CONDEM STRUCTURE ON 10/20/25. POSTED NOTIFICATION. FINDING OF FACT POSTED AND MAILED.
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.

						REINSPECTION, NO CHANGE. REACHED OUT TO THE OWNER'S ATTORNEY.	
5	9/23/2024	Minimum Housing Code Violation	111 EVERHART AVE	N/A	1. Internal	PREPARED ORDINANCE. HOUSE TO BE DEMOLISHED BY OWNER.	

Total Records: 14

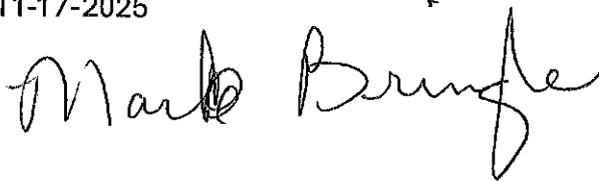
10/27/2025

To Whom it may concern,

I have started an aerospace company and still working for the race team, both demand an extremely large amount of travel. So, Unfortunately, I will have to resign from my position on the Landis Planning Board. I have enjoyed my many years on the board and made many friendships that I value dearly. I wish you all nothing but the best and thank you for allowing me to be part of your committee.

Mark Bringle

11-17-2025

A handwritten signature in black ink that reads "Mark Bringle". The signature is written in a cursive style with a large, stylized initial "M".