



PLANNING BOARD

Tuesday, October 20, 2026 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 15, 2026, Meeting Minutes and September 17, 2026 Special Called Meeting Minutes

3. OLD BUSINESS:

- 3.1 **Consider Discussion of Public Hearing Decision for #ANNEX-2026-10-12-01 - 0 Dial Street - (Rowan County Parcel ID: 133A095) (SFR-2), #ANNEX-2026-10-12-02 - 1265 Dial Street - (Rowan County Parcel ID: 133A197) (SFR-2) and #ANNEX-2026-10-12-03 - 1160 Coldwater Street - (Rowan County Parcel ID: 133A209) (SFR-2)**

Submitted by: Angie Sands, Staff Planner

Details: Discussion of Outcome of Votes for #ANNEX-2026-10-12-01 - 0 Dial Street - (Rowan County Parcel ID: 133A095) (SFR-2), #ANNEX-2026-10-12-02 - 1265 Dial Street - (Rowan County Parcel ID: 133A197) (SFR-2) and #ANNEX-2026-10-12-03 - 1160 Coldwater Street - (Rowan County Parcel ID: 133A209) (SFR-2)

Recommended Action: None

3.2 **Consider Discussion of Board of Aldermen Decision to Approve Town of Landis Unified Development Ordinance**

Submitted by: Angie Sands, Staff Planner

Details: Discussion of Outcome to Approve the Town of Landis Development Ordinance

Recommended Action: None

4. **NEW BUSINESS:**

[4.1](#) **Consider Recommendation to Board of Aldermen for a Voluntary Annexation Petition for Non-Contiguous Property - 1330 Flat Rock Rd. China Grove NC - (Rowan County Parcel ID: 123 167) and Corresponding Ordinance #ZMA-2026-12-14-01 - Single Family Residential - 2 - (SFR-2)**

Submitted by: Angie Sands, Staff Planner

Details: Consider Voluntary Annexation Petition for Non-Contiguous Property - 1330 Flat Rock Rd. China Grove NC - (Rowan County Parcel ID: 123 167) - Ordinance #ANNEX-2026-12-14-01 and Corresponding Ordinance #ZMA-2026-12-14-01 - Single Family Residential -2 (SFR-2)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-12-14-01 for the Annexation of Property - 1330 Flat Rock Rd - (Rowan County Parcel ID: 123 167) and Corresponding Ordinance #ZMA-2026-12-14-01 to Amend the Official Zoning Map of the Landis Development Ordinance - Single Family Residential - 2 (SFR-2).

4.2 **Consider the Discussion of Current Code Enforcement Cases and Enforcement Actions**

Presented By: Shawn Hill, Chief of Police

Details: Chief Shawn Hill will provide the Planning Board with an update on current code enforcement cases within the Town of Landis, including active violations, enforcement actions taken, and the status of ongoing cases.

The discussion will focus on current enforcement efforts, challenges encountered, and steps being taken to bring properties into compliance with Town ordinances. This update is intended to keep the Planning Board informed of ongoing code enforcement activities throughout the Town.

4.3 **Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(4) to Discuss Economic Development**

5. **REPORTS:**

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

[5.2](#) Code Enforcement Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment



PLANNING BOARD

Tuesday, September 15, 2026 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 Michelle Gray

Members Absent: Member Glenn Corriher, Member Scott Faw, Member Deborah Cox, Alternate Member Beryl Alston, Alternate Member Jade Bittle

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Staff Planner/Deputy Clerk Angie Sands

Madam Chair Drumm determined no quorum and called a Special Called Meeting for Thursday September 17, 2026, at 6:00 PM.

1.3 Pledge of Allegiance

1.4 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of August 18, 2026, Meeting Minutes

3. OLD BUSINESS:

3.1 Consider Recommendation of Rules of Procedure for Landis Planning Board and Board of Adjustment

Submitted by: Phil Collins, Planning Director

Details: Consider Recommendation of the Updated Rules of Procedure for Landis Planning Board and Board of Adjustment.

Recommended Action: Review the Proposed Rules of Procedure for Planning Board and Board of Adjustment, Discuss any Recommended Revisions or Additions, Recommendation to the Board of Aldermen.

4. NEW BUSINESS:

4.1 Consider Recommendation to Board of Aldermen for a Voluntary Annexation Petition for Non-Contiguous Property - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064)

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Non-Contiguous Property - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064)

Recommended Action: Motion to Recommend Ordinance # ANNEX-2026-11-09-01 for the Annexation of Property - 801 N. Chapel Street - (Rowan County Parcel ID: 163 064) and Corresponding Ordinance #ZMA-2026-11-09-01 to Amend the Official Zoning Map of the Landis Development Ordinance.

4.2 Consider Discussion of Major Subdivision of S. Beaver Street - Parcel 108 045 and 108 189

Submitted by: Phil Collins, Planning Director

Details: The applicant is requesting to subdivide two existing parcels within the Residential Main Street Transition (RMST) zoning district into a total of four residential lots. The proposed subdivision will utilize the existing street network, and no new roads will be constructed as part of this project.

Recommended Action: *No Action Needed*

4.3 Consider Recommendation to Update the Landis Development Ordinance

Submitted by: Phil Collins, Planning Director

Details: Full Review and Rewrite of the existing ULDO, engagement with stakeholders and the public, and coordination with the Planning Board, which will serve as the project steering committee. The Project Objectives Include: Improve Clarity, Organization, and Usability of the Ordinance. Ensure Consistency with the Towns Adopted Land Use Plan and Policy Framework. Address issues and barriers in the current Ordinance Identified by staff and decision-makers. Modernize standards and Procedures to reflect best practices. Enhance transparency and usability for residents, applicants, and the development community. Provide implementation tools that support efficient and consistent decision making.

Recommended Action: Motion to Recommend Full Review and Rewrite of the existing ULDO

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Reports (Included in Packet)

CLOSING:

Adjournment

Madam Chair Drumm closed the meeting at 6:00 PM due to no quorum.

Respectfully Submitted,

Angie Sands, Deputy Town Clerk



SPECIAL CALLED PLANNING BOARD MEETING

Thursday, September 17, 2026 at 6:00 PM

Landis Board Room

AGENDA

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Recommended Action: Review the Proposed Rules of Procedure for Planning Board and Board of Adjustment, Discuss any Recommended Revisions or Additions, Recommendation to the Board of Aldermen.

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Submitted by: Phil Collins, Planning Director

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Recommended Action: Motion to Recommend Full Review and Rewrite of the existing ULDO

5. **REPORTS:**

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5.2 Code Enforcement Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment



CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Landis, North Carolina:

I, Victoria Martin, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

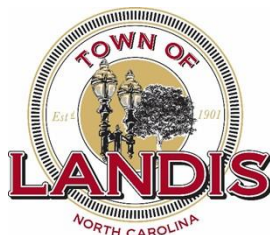
I further find that the area meets the standards for a non-contiguous area as specified in G.S. 160A-58.1(b), in that:

- a. The petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area in relation to the primary corporate limits.
- b. The petition includes the names and addresses of all owners of real property lying in the area described therein.
- c. The petition includes the signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S. 160A-58.1(a).
- d. The nearest point on the proposed satellite corporate limits is no more than three (3) miles from the primary corporate limits of the Town;
- e. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any municipality other than the Town;
- f. The satellite area is so situated that the Town will be able to provide the same services as are provided within its primary corporate limits;
- g. To the extent that the proposed satellite area contains any portion of a subdivision, the entire subdivision is included;
- h. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits of the Town, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town (this subdivision does not apply to the Town of Landis).

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Landis, this 5th day of November 2026.

(Seal)

Victoria Martin, Town Clerk



Resolution #2026-11-05-01

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-58.1

WHEREAS, a petition requesting annexation of an area described in said petition was received on October 7, 2026, by the Board of Aldermen; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of deems it advisable to proceed in response to this request for annexation:

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Landis that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Board of Aldermen the result of (his/her) investigation.

ADOPTED this 5th day of November 2026.

ATTEST:

Victoria Martin, Town Clerk

Meredith Bare Smith, Mayor



Resolution #2026-11-05-02

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the not-contiguous area described herein has been received; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the Town of Landis, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at Landis Town Hall at 6:00 PM on December 14, 2026.

Section 2. The area proposed for annexation is described as follows:

Lying and being in China Grove Township, Rowan County, North Carolina, on the east side of West Ryder Street, and the south side of Greenbrier Avenue, and being the property of the late Will C. Sherrill and more particularly described as follows:

BEGINNING at a point in the said road of West Ryder Street Ext. and running thence with the line of LeRoy Sherrill and wife, Thelma Sherrill, N. 60-06 E. (passing an iron stake in said line at 29ft) 284.65 ft., to an iron stake; thence running with the line of Mary Sherrill Lipe and husband, Ira Lipe, N. 2-44 W. 96.6 ft., to an iron stake: thence running with a line of Mary Sherrill Lipe and Husband Ira Lipe, S. 67-52 W (passing an iron stake and line 277.06 ft) 307.036ft., to an iron stake; thence S. 10-18 E. 119.93 ft to the BEGINNING, containing 0.71 acres, more or less, and surveyed by Charles E. Moon, February 1975, and being designated on said plat as Lot #5.

Parcel:

121 167

Physical Address:

1330 Flat Rock Road, China Grove, NC 28023

Section 3. Notice of the public hearing shall be published twice in the Salisbury Post, a newspaper having general circulation in the Town of Landis, at least ten (10) days prior to the date of the public hearing.

Meredith Bare Smith, Mayor

ATTEST:

Victoria Martin, Town Clerk



Resolution #2026-11-05-02

Attachment “A”
Location Map from Rowan County GIS Showing Parcel 163 064





Ordinance #ANNEX-2026-12-14-01

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF LANDIS, NORTH CAROLINA**

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

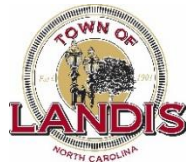
WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing The question of this annexation was held at 312 S. Main Street, Landis, NC at 6:00 PM on December 14, 2026, after due notice by Salisbury Post on December 1, 2026, and December 8, 2026.

WHEREAS, the Board of Aldermen finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the Town.
- c. The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town; and

WHEREAS, the Board of Aldermen further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Board of Aldermen further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described;



NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Landis North Carolina that;

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Landis, as of December 14, 2026.

Legal Description:

Lying and being in China Grove Township, Rowan County, North Carolina, on the east side of West Ryder Street, and the south side of Greenbrier Avenue, and being the property of the late Will C. Sherrill and more particularly described as follows:

BEGINNING at point in the said road of West Ryder Street Ext. and running thence with the line of LeRoy Sherrill and wife, Thelma Sherrill, N. 62-06 #. (passing an iron stake in said line at 29 ft.) 284.65 ft. to an iron stake; thence running with the line of Mary Sherrill Lipe and husband, Ira Lipe, N. 2-44 W. 96.6 ft., to an iron stake; thence running with a line of Mary Sherrill Lipe and husband, Ira Lipe, S. 67-52 W. (passing an iron stake said line 277.06 ft.) 307.06 ft., to an iron stake; thence S. 10-18 E. 119.93 ft., to the BEGINNING, containing 0.71 acres, more or less, and surveyed by Charles E. Moon, February 1975, and being designated on said plat as Lot #5.

Parcel:

121 167

Physical Address:

1330 Flat Rock Road, China Grove, NC 28023

Section 2. Upon and after December 14, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Landis and shall be entitled to the same privileges and benefits as other parts of the Town of Landis. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Landis shall cause to be recorded in the office of the Register of Deeds of Rowan County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

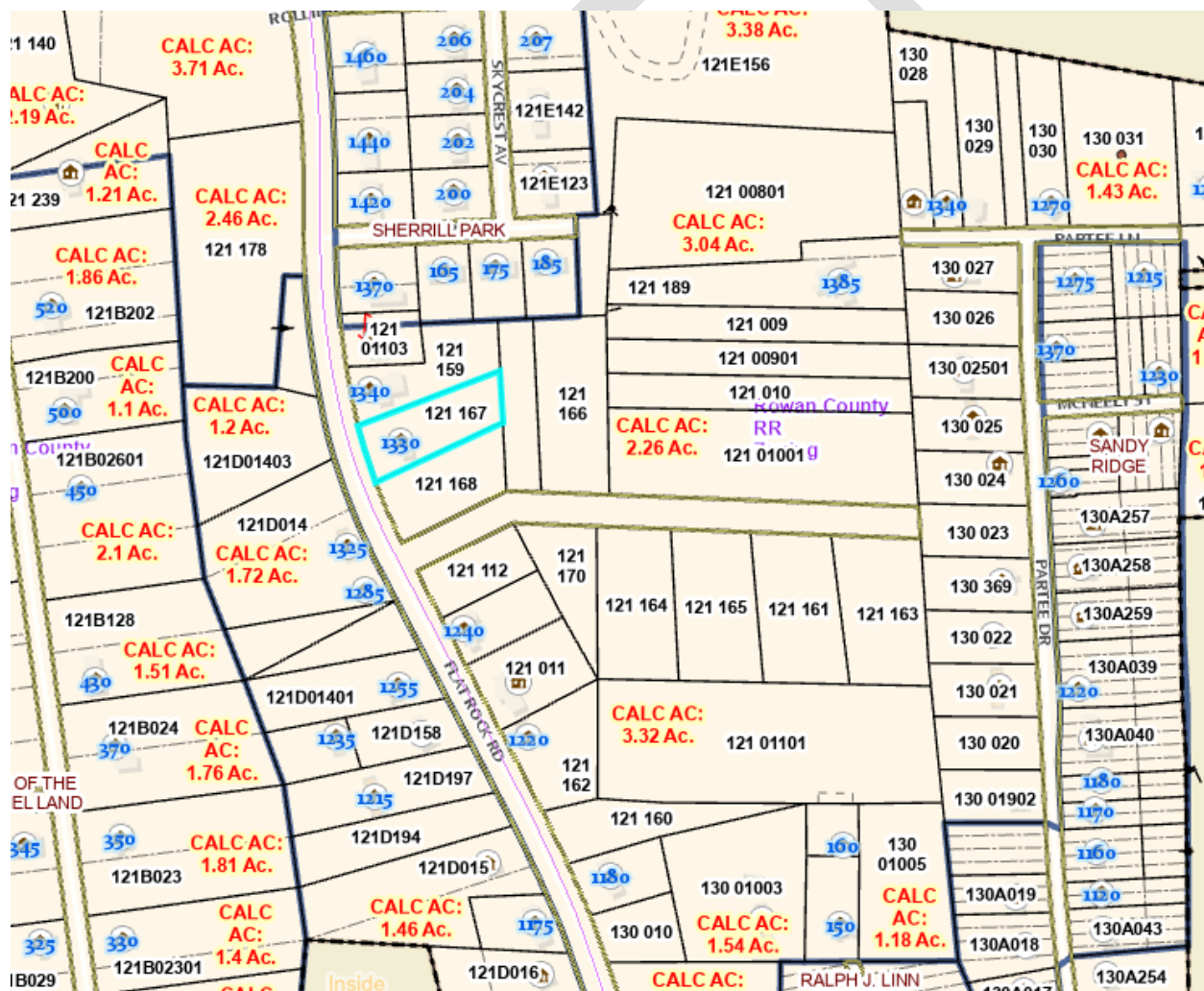
Adopted on this 14th day of December 2026

S/_____
Victoria Martin, Town Clerk

S/_____
Meredith Bare Smith, Mayor



Attachment "A"
Rowan County GIS Parcel
121 167 1330 Flat Rock Road





Ordinance #ZMA-2026-12-14-01

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

PART 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 121 167 and further described in Attachment “A” hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Single Family Residential - 2” (SFR-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 an area surrounded by residential neighborhood homes designation of both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

PART 2. Statement of Reasonableness.

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

PART 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 121 167 described in Attachment “A” attached hereto shall be designated “Single Family Residential - 2” (SFR-2) 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 121 167 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

PART 5. Effective Date.

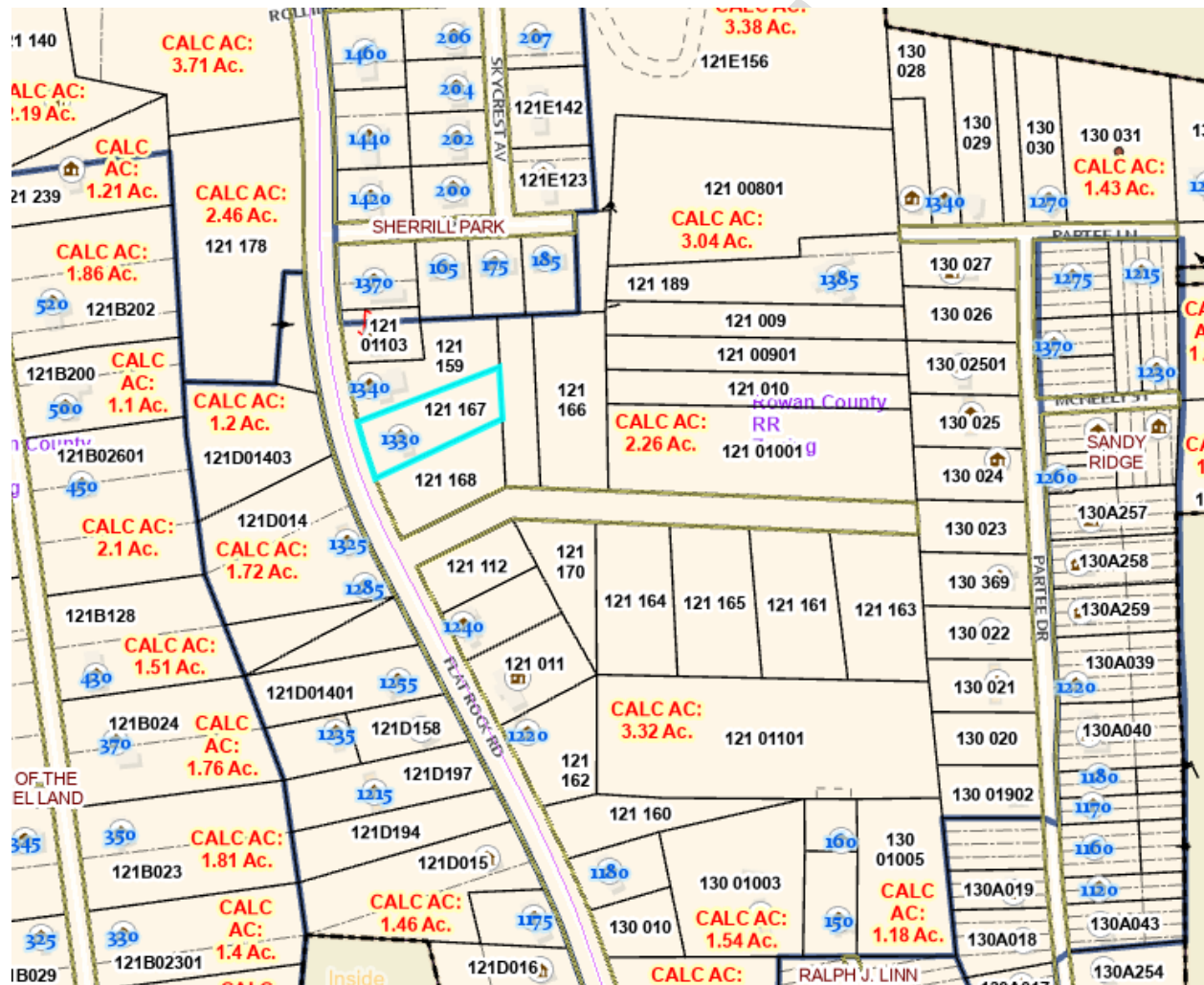
The Ordinance shall be effective immediately upon its adoption.

Adopted on this 14th day of December 2026.

S/ _____
S/ _____
Victoria Martin, Town Clerk

Meredith Bare Smith, Mayor

Attachment "A"
Rowan County GIS Parcel ID: 121 167





Active Permit Report

09/01/2026 - 09/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-27-251	9/4/2026	Driveway	123 S. BEAVER ST.	09. CONSTRUCTION ADMINISTRATION	N/A	THREE PILLARS PROPERTY VENTURES	Building Construction
ZN-27-254	9/11/2026	Residential	210 W. TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	SARA & CORTES DONATE	Building Construction
ZN-27-270	9/29/2026	Non-Residential	1400 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	KUEHNE + NAGEL	JSC-CCI LANDIS I LLC	Building Construction

Total Records: 3



Permits Issued Report

08/31/2026 - 09/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-27-272	9/29/2026	Non-Residential	704 W. BLUME ST.	11. COMPLETE	LANDIS SUBSTATION	TOWN OF LANDIS	Complete
PF-27-271	9/28/2026	Pool Fill	511 N. ZION ST.	01. NEW	N/A	KELLER, JEFFREY	Pool Fill
ZN-27-270	9/29/2026	Non-Residential	1400 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	KUEHNE + NAGEL	JSC-CCI LANDIS I LLC	Building Construction
PF-27-267	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-266	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-265	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-264	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-263	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-262	9/16/2026	Pool Fill	409 N ZION ST.	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-261	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-260	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-259	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-258	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
PF-27-257	9/16/2026	Pool Fill	409 N ZION ST	11. COMPLETE	N/A	DRYE, JOY	Complete
EAS-27-256	9/16/2026	Non-Residential	316 E CORRIHER ST	11. COMPLETE	N/A	ADRIANA OCAMPO	Complete
PF-27-255	9/16/2026	Pool Fill	310 TOWN ST	11. COMPLETE	N/A	BERKOBEN, BRITTANY	Complete

ZN-27-254	9/11/2026	Residential	210 W. TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	SARA & CORTES DONATE	Building Construction
ZN-27-252	9/4/2026	Driveway	210 KIMBALL ROAD	01. NEW	N/A	BYRNE PROPERTIES INC	Clearing/Grubbing
ZN-27-251	9/4/2026	Driveway	123 S. BEAVER ST.	09. CONSTRUCTION ADMINISTRATION	N/A	THREE PILLARS PROPERTY VENTURES	Building Construction
ZN-27-250	8/31/2026	Residential	413 W RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction

Total Records: 20

10/6/2026



Permits Issued Report

01/01/2026 - 09/30/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction
ZN-26-173	4/16/2026	Temporary Use	0 E Ridge, E Rice, S Central, E Rice, Hillside	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction
ZN-26-174	4/16/2026	Temporary Use	Dogwood Dr, Colonial Dr, N Meriah St, Gallant Cir, Lake Dr	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction

ZN-26-175	5/27/2026	Temporary Use	0 AVIATION DR/CANNON BLVD	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER LINES	Kinetic	Building Construction
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION	N/A	SWARTHOUT, CONSTANCE	Building Construction
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	02. WAITING ON PAYMENT/CONTRACTOR	N/A	SOUTHROWAN COMMUNITY CHURCH	Planning Director Review
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction
ZN-26-201	6/4/2026	Residential	471 KIMBALL LOOP	09. CONSTRUCTION ADMINISTRATION	N/A	GADDIS BROS PROPERTY HOLDINGS LLC	Building Construction
ZN-26-206	6/17/2026	Deck	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	WINDSTREAM	Building Construction
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction
ZN-26-221	6/30/2026	Residential Addition	702 W MILL STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-223	6/29/2026	Residential	0 W ROUND STREET	09. CONSTRUCTION ADMINISTRATION	NA	DAVE BROWN	Clearing/Grubbing
ZN-26-224	6/30/2026	Pool	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-27-226	7/9/2026	Non-Residential	205 RICHWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-229	7/13/2026	Residential	123 S BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PANEPINTO	Building Construction
ZN-27-230	7/27/2026	Residential	1308 JEFFERSON ST	09. CONSTRUCTION ADMINISTRATION	N/A	FAGGART, JOHNNY RAY	Building Construction
ZN-27-231	7/22/2026	Pool	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Clearing/Grubbing
ZN-27-232	7/27/2026	Demolition	602 N. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	GRANADOS, FRANCISCO	Demolition

ZN-27-233	7/23/2026	Fence	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Building Construction
ZN-27-234	7/28/2026	Accessory Building	405 S. CORRELL ST.	09. CONSTRUCTION ADMINISTRATION	N/A	SMITH, JOSHUA	Building Construction
ZN-27-235	7/30/2026	Deck	202 GALLANT CIR	09. CONSTRUCTION ADMINISTRATION	N/A	JACKSON, COCHOAN	Building Construction
ZN-27-236	8/4/2026	Residential	324 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP LLC	Building Construction
ZN-27-237	8/4/2026	Residential	326 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP, LLC	Building Construction
ZN-27-238	8/4/2026	Residential	340 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNRPROPERTY GROUP, LLC	Building Construction
ZN-27-239	8/4/2026	Residential	342 TURNER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SNR PROPERTY GROUP, LLC	Building Construction
ZN-27-240	8/5/2026	Residential	601 HILLSIDE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	WATTS, PACEY	Building Construction
ZN-27-241	8/17/2026	Sign	1365 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	THE DEPOT AT LANDIS	DYNAMIC DEVELOPERS	Building Construction
ZN-27-242	8/17/2026	Sign	1365 MT. MORIAH CH. RD	09. CONSTRUCTION ADMINISTRATION	THE DEPOT AT LANDIS	DYNAMIC DEVELOPERS	Building Construction
ZN-27-245	8/26/2026	Fence	415 W. RYDER AVE.	09. CONSTRUCTION ADMINISTRATION	N/A	GUIMOND, RACHELLE	Building Construction
ZN-27-246	8/19/2026	Residential	205 KIMBALL ROAD	09. CONSTRUCTION ADMINISTRATION	N/A	BYRNE PROPERTIES INC	Building Construction
ZN-27-247	8/21/2026	Accessory Building	306 E RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	OEHLER, JARET	Building Construction
ZN-27-249	8/27/2026	Non-Residential	611 S. ZION ST.	09. CONSTRUCTION ADMINISTRATION	N/A	BLACK, GEORGE	Building Construction
ZN-27-250	8/31/2026	Residential	413 W RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-27-251	9/4/2026	Driveway	123 S. BEAVER ST.	09. CONSTRUCTION ADMINISTRATION	N/A	THREE PILLARS PROPERTY VENTURES	Building Construction
ZN-27-254	9/11/2026	Residential	210 W. TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	SARA & CORTES DONATE	Building Construction

ZN-27-270	9/29/2026	Non-Residential	1400 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	KUEHNE + NAGEL	JSC-CCI LANDIS I LLC	Building Construction

Section 5, Item 5.1

Total Records: 46

10/6/2026



Code Enforcement Report

01/01/2024 - 10/1/2026

Work Date	Work Type	Location of Issue	Request Type	Notes/Comments
12/17/2025	Code Enforcement - Other Violation	107 N MERIAH ST	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES. REINSPECTION, APPEARS MORE JUNK HAS BEEN BROUGHT IN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, MORE JUNK HAS BEEN MOVED TO THE STREET.
1/2/2026	Code Enforcement - Other Violation	401 W RICE ST	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED.
1/7/2026	Code Enforcement - Other Violation	525 KIMBALL RD	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. PORPRTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
1/7/2026	Code Enforcement - Other Violation	702 DIAL ST	1. Internal	MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED ORDINANCE.
2/25/2026	Code Enforcement - Other Violation	100 S MAIN ST	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PROPERTY HAS BEEN PUT UP FOR SALE BY ANOTHER COMPANY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE, WILL REACH OUT TO THE ATTORNEY AGAIN. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED. NO RESPONSE FROM THE ATTORNEY.
4/27/2026	Code Enforcement - Other Violation	602 NORTH CHAPEL ST	1. Internal	TWO SINK HOLES ON PROPERTY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING HELD, NO ONE PRESENT. TOWN IS SUPPOSED TO BE REPAIRING SINK HOLE.
4/27/2026	Code Enforcement - Other Violation	316 EAST CORRIHER ST	1. Internal	TWO SINK HOLES ON PROPERTY. SPOKE WITH SURVEYOR WHO IS TRYING TO CREATE AN EASMENT FOR THE TOWN, REFERRED HIM TO THE ZONING DEPT. HEARING HELD, NO ONE PRESENT. OWNER STATED TOWN IS SUPPOSED TO BE REPAIRING SINK HOLE.
5/13/2026	Code Enforcement - Minimum Housing Code Violation	311 E GARDEN ST	1. Internal	MINIMUM HOUSING, STRUCTURE IS UNSECURED, FASCIA AND SOFFIT DETERIORATED. SPOKE WITH OWNER WHO ADVISED IT IS IN PROBATE AND SHOULD BE OUT IN JULY. ADVISED SHE WOULD MAKE THE MINIMUM REPAIRS WHEN IT IS OUT OF PROBATE AND WILL BE PUT ON THE MARKET. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, THE LEFT SIDE OF STRUCTURE IS BEING PAINTED. REINSPECTION, SUPPORT BEAMS AND INSIDE OF CARPORT HAVE BEEN PAINTED.
8/27/2026	Code Enforcement - High Grass Complaint	PID 133 289 CANNON BLVD	2. Citizen	HIGH GRASS AROUND THE BILLBOARD. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
9/3/2026	Code Enforcement - High Grass Complaint	400 EAST GARDEN ST	1. Internal	HIGH GRASS AND SEVERE OVERGROWTH ON STRUCTURE, OVERTAKING THE PORCH. SOFIT AND FASCIA ON THE LEFT SIDE IS DETERIORATED, FALLING OFF AND MISSING. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
9/10/2026	Code Enforcement - High Grass Complaint	111 NORTH UPRIGHT ST	1. Internal	HIGH GRASS AND FASCIA AND SOFFIT DAMAGE AND MISSING
9/21/2026	Code Enforcement - High Grass Complaint	406 WEST RIDGE AVE	2. Citizen	
10/1/2026	Code Enforcement - High Grass Complaint	106 SOUTH CHAPEL ST	1. Internal	HIGH GRASS
10/1/2026	Code Enforcement - Other Violation	217 SOUTH BEAVER ST	1. Internal	HIGH GRASS, TRASH, JUNK IN CARPORT, FENCE AROUND POOL IS FALLING IN, GUTTERS ON THE REAR OF STRUCTURE ARE FALLING OFF. NEEDS NOTICE OF VIOLATION. REINSPECTION, SOME JUNK APPEARS TO HAVE BEEN MOVED. REINSPECTION, DUMPSTER ON SITE.
10/1/2026	Code Enforcement - High Grass Complaint	616 SOUTH MAIN ST	1. Internal	HIGH GRASS, NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
10/1/2026	Code Enforcement - Junk Vehicles	1005 SOUTH ZION ST	2. Citizen	SEVERAL VEHICLES IN THE BACKYARD AND ONE TO THE RIGHT SIDE OF STRUCTURE. NEEDS NOTICE OF VIOLATION. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.

Total Records: 16

Section 5, Item5.2