



PLANNING BOARD

Tuesday, April 21, 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 Recognitions and Acknowledgements
- 1.5 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- [2.1](#) Consider Approval of March 17, 2026, Meeting Minutes

3. NEW BUSINESS:

- [3.1](#) Consider Approval of Petition to Annex Parcel ID: 130B12201 - 220 Church Street - ANNEX-2026-06-08
- [3.2](#) Consider Petition for Rezoning - 2879 N. Cannon Blvd. #ZMA-2026-06-08 - VSR - C-29

4. OLD BUSINESS:

- 4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ZMA-2026-04-13 - 525 Kimball Road - SFR-2 to MU-2

5. REPORTS:

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

6. CLOSING:

6.1 Adjournment



PLANNING BOARD

Tuesday, March 17, 2026 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm called the Meeting to Order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Vice – Chair Scott Faw

Members Absent: Member Deborah Cox, Alternate Jade Bittle, Alternate Beryl Alston

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

Others Present: Alderman Tony Corriher, Michelle Gray, Sam Deadmon, Randall Peterman

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, MOTION PASSED BY UNANIMOUS VOTE (3-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of February 17, 2026, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE – CHAIR SCOTT FAW, TO APPROVE THE FEBRUARY 17, 2026, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (3-0).

3. OLD BUSINESS:

3.1 Consider Discussion of Planning Board Member Applicants

Deputy Clerk/Planning Technician Angie Sands gave a brief introduction of the applicants that were present, Michelle Gray, and Sam Deadmon. She spoke to Randall Peterman that day and he said he would be there but had not shown up yet. Mrs. Sands explained to the Board Members that if they had questions to ask the applicants they could ask them to step to the podium.

Madam Chair Drumm asked Michelle Gray what her current business was in the town.

Michelle stated that she doesn't own a store front, I own a small business where my products are sold in other businesses in town. I travel as well and do shows. I make my own skin care; I have a workshop in my back yard that I work out of. My products are sold in Winston Salem and out towards the Western part of North Carolina.

Madam Chair Drumm asked if she was currently on the D.C. and Frances Linn Park Committee.

Michelle Gray stated she is the Chair of that committee. I have background in consulting as a grant writer. That was one of the things that I brought to the table for the Park Committee was finding funding for the park.

Vice-Chair Faw asked Mr. Sam Deadmon if he could tell them what his background was.

Mr. Sam Deadmon stated he has worked for numerous design build firms, and two (2) architects in Charlotte. We designed the Research Campus. My position was to make sure the buildings were built on time and correctly. I dealt directly with the Sr. Vice President of Construction of Castle and Cook. Originally, I worked for Cannon Mills in Kannapolis in their Engineering Department, then I went to Duke Power and did nuclear design. I've traveled the southeast United States to Texas all the way up to almost to D.C. to Manassas Virginia. I've worked for numerous Town Boards etc. I've built three (3) or four (4) Town Halls, a Police Station or two (2), etc., in North and South Carolina. I was born here and moved back when I got tired of traveling.

Member Glenn Corriher asked Mr. Deadmon why he would want to leave the Planning Board in 2022 and come back now.

Mr. Deadmon asked can I speak candidly.

Member Glenn Corriher stated I mean candidly. I would like to know, we have experienced personally here on this board with some situations as well.

Mr. Deadmon stated he was asked by Meredith to join the board the same time she asked Ronnie Fite to join the board. I think that Catherine came on I think when Ronnie was the Chair of the Planning Board. Rick Flowe was managing it, and we were going through 160D and trying to redo the LDO. We would be given Chapters 1, 3, and 7 to review and come back next week and talk about 1, 3, and 7. He didn't want to hear anybody's comments. I was a seat filler. I was a warm body and a seat filler. The biggest thing we had was we couldn't figure out if it should be nine (9) or seven (7) people on the Board, we could not get a quorum. So, we changed it from nine (9) to seven (7). We would still have a hard time getting a quorum. This board was so disjointed. There is so much difference now in what I'm seeing in you guys than what I saw back then. I sat in here one night after totally realizing my values and views were not valued whatsoever. I was simply there because they had to have x number of people in this Board Room. I almost chewed through my bottom lip. I told the Chairman Ronnie Fite I've got to go I've got an emergency at home. I left and he called me at home the next day and asked about my wife. I said the emergency was really my bottom lip was going to get chewed off because I can not stand to be in the room with Rick Flowe any longer. I know that's personal, but the man was not doing what needed to be done and I'm not quite sure how Catherine and the other Board members finally got 160D done but my hats off to them for making it happen. So, that's why I left the Planning Board. I was not going to be a warm body in a seat just so somebody else could voice their opinion and not care about the other people in the room and what they had to say and what their thoughts were. I looked and when you guys asked for another Board Member, I talked to Michael about it and talked to several

other folks about it and said I think I'd really like to give it a try again. Catherine walked by me one night, I was sitting here and asked if I wanted to try it again. I said yes ma'am I do. Here we are. Member Glenn Corriher stated that we have also been struggling with having a quorum. We were tonight. This is cool weather, what's going to happen when its warm weather. If you are serving a committee, you make a commitment to try to be there. I appreciate your kindness and honesty about it. To me that's a flag why does somebody doesn't want to be here and all the sudden they want to come back. That's my opinion. Other people might look at it differently. I do understand what you are talking about.

Mr. Deadmon stated that regarding his commitment, if I say I'm going to do something, I'll be there unless something is totally out of control. I have a wife and mini dachshund to deal with. I have no commitments and plan on being here at every meeting.

Member Glenn Corriher thanked Michelle Gray for all her work and dedication to the town and helping with the dedication of the new fire truck and the park.

Mr. Deadmon stated that his family has a long history here. I have a lot of kin people who worked for the Town of Landis. My dad was Fire Chief, and head linesman, electrical inspector at one time, a cousin who was Town Clerk and a lot of others that worked on the crew. I dearly love this little town. I did not lose faith in the town with previous administration failed us.

Vice-Chair Scott Faw asked if we had a third (3rd) candidate for the position.

Deputy Clerk/Planning Technician Angie Sands stated we do have a third (3rd) candidate, and we spoke on the phone today and he is supposed to be here.

After some discussion the board members stated that they would like to give him some time to get there so they could hear from him. They decided to move to the next item on the agenda to give Randall Peterman a few minutes to get there.

After moving forward with the agenda, Madam Chair Drumm asked how long we should wait for Mr. Peterman to arrive.

Town Manager Ambrose stated that we should move forward.

Madam Chair asked if we should table the decision due to the third applicant not being present.

Town Manager Ambrose stated that we had tabled that decision last month and that staff recommend we move forward with the decision.

Member Glenn Corriher asked if he could make a recommendation based on prior history I want to go with Michelle.

Manager Ambrose stated that both applicants are very active in the community, and both understand the community and the Planning Board. They are both good applicants.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO RECOMMEND APPLICANT MICHELLE GRAY FOR THE OPEN POSITION ON PLANNING BOARD MEMBER, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Annexation - ANNEX-2026-05-11 - 715 S. Chapel Street

Planning Director Collins gave a brief overview of the application and request.

Vice-Chair Faw asked if they are annexed into Landis, does that mean they come into the town as tax payers.

Planning Director Collins stated yes that is correct.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO APPROVE THE RECOMMENDATION ANNEX-2026-05-11, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

4.2 Consider Discussion of Annexation - ANNEX -2026-05-11-1 1139 Dial Street

Planning Director Collins gave a brief overview of non-contiguous annexation at 1139 Dial Street. There is a small probably about twenty-five-foot break between current town limits and that property. Madam Chair Drumm asked how that would affect the property in between. Planning Director Collins stated it won't affect the property in between. They already have electricity with the town, they are asking for water.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO APPROVE THE RECOMMENDATION ANNEX-2026-05-11-1, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Reports (Included in Packet)

Sergeant Watts gave a brief overview of 2570 N. Cannon Blvd. that code enforcement case is closed and in compliance.

CLOSING:

Adjournment

A MOTION TO ADJOURN AT 6:35 PM, WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

Respectfully,

Angie Sands, Deputy Clerk



Petition for Annexation into the Landis Town Limits

Submittal Checklist

Please check the list below before you submit:

- Written metes and bounds description of the property to be annexed. *(source can be from survey or deed)*
- Map showing above written metes and bounds description of the property to be annexed in relation to the current city limits. *(source can be from Survey, Deed or Rowan County GIS Tax Map with parcel(s) included in the annexation request clearly marked)*
- Correct Parcel Identification Number(s) (PIN)
- Property Owners' Signatures, Date of Signatures, and addresses. *(All real property owners must sign the application, and such signature must be notarized. One signature for each legal ownership interest in the property. Please include signatures of new owners if ownership will change during the annexation process.)*
- Property Deed showing ownership of the property.
- Statement of vested rights claimed, if any.
- A letter authorizing a developer or agent to handle annexation petition *(if any)*

Supplemental Information (Optional, but will assist in the steps following the annexation process):

- Copy of any proposed or approved site development plans
- Appropriate application(s) for Town of Landis Planning & Zoning Commission *(e.g. Rezoning application if desired zoning is different from most similar Town zoning designation to current County zoning designation)*
- List of Current Adjacent Property Owners

PETITION REQUESTING ANNEXATION

Date: 2/18/2026

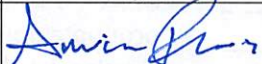
To the Board of Aldermen of the Town of Landis:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Landis.

2. The area to be annexed is contiguous to the Town of Landis and the boundaries of such territory are as follows:

Legal Description:

Being all lots Nos. 41, 42 and 43 as shown on Map No. 1 of the C.J. Deal Estate, as surveyed by J.D. Justice August 2, 1937, and recorded in Book of Maps 311 and more fully described as follows: Beginning at a stake in the intersection of Ridge Avenue and Deal Street and runs thence along the Northeastern edge of Ridge Avenue North 61-30 West, 315 feet to a stake, corner of Lot No. 44: thence with line of Lot 44 North 46-15 Ease, 270.9 feet to a stake in line of Lot No. 59; thence with Lot No. 59, South 43-45 East 300 feet to a stake in the Northwestern edge of Deal Street South West 176.1 feet to the Beginning.

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? *</u>	<u>Signature</u>
1.	Angelica Ramos	5410 Victoria Ave. ^{220 Church St.} Charlotte, NC 28269 ^{China Grove, NC} 28025		
2.				
3.				
4.				

* Part 2 NC General Statutes require petitioners of voluntary annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

PETITION MUST BE NOTARIZED
State of North Carolina
County of Rowan

Choose relative section below:

Use this section for individual landowners.

I, Angela Sands [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Angelica Ramos [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all landowners that are not individuals, such as (without limitation) corporate landowners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he/she is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purpose therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 27th day of March, 2020.

Angela Sands
Notary Public

My commission expires October 4, 2029

[SEAL of Notary Public]

Notary's Stamp:



Summary Information

1. Development Project Name: _____

2. Street Address: 220 Church Street, China Grove, NC 28023

3. Rowan County Property Identification Number (PIN) list below:

- a. PIN 130B12201
- b. PIN _____
- c. PIN _____
- d. PIN _____
- e. PIN _____
- f. PIN _____
- g. PIN _____

4. Acreage of Annexation Site: 1.53

5. Annexation site is requesting connection to Town of Landis:

- a. Water _____
- b. Sewer _____
- c. Electric X

6. Person to contact if there are questions about the petition:

- a. Angelica Santos
- b. _____
- c. Address 5410 Victoria Ave, Charlotte, NC 28269
- d. Phone # 704-661-3903
- e. Email angelicayoselin1993@icloud.com



Ordinance #ZMA-2026-06-08

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 Mac N Pops LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A04703 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “US Highway 29 Commercial District” (C-29) 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 commercial designation of both the adopted Future Land Use Map contained within the Plan and Current Official Zoning Map.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for growth and expansion of commercial 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 133A04703 described in Attachment “A” hereto shall be designated “US Highway 29 Commercial District” (C-29) 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 133A04703 described in Attachment “A” attached hereto shall be designated in “US Highway 29 Commercial District” 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 June 2026.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 133A04703

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601), and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc, (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown two (2) lines as follows: (1) North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle; thence (2) North 21 degrees 46 minutes 54 seconds West 134.87 feet (passing a bent 2" pipe at 77.66 feet which is also the common corner of Brown and Kit A Caldwell (DB 1137, PG 994), to a #5 rebar in the line of Caldwell and in the corner of South Upright Street; thence with the line of Upright Street North 34 degrees 20 minutes 00 seconds East 169.39 feet to a set iron pin in the line of Upright Street and in the line of Vicki Lumsden (DB 1168, PG 425); thence with Lumsden South 56 degrees 48 minutes 18 seconds East 308.89 feet (passing a pk nail at 4.76 feet), to a set iron pin in the corner of Lumsden and in the line of North Cannon Boulevard (US Highway 29 and 601); thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 390.60 feet (passing an existing axle at 200.01 feet) to the point and place of BEGINNING, containing 2.414 acres, more or less as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., dated December 15, 2011, by Land Development Services.

LESS AND EXCEPT THAT .0935 ACRES CONVEYED TO D.E. MOORE FAMILY PROPERTIES, LLC FROM BROWN BROTHERS CONSTRUCTION COMPANY IN DEED BOOK 1216, PAGE 547 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601 and in the common corner of hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and the corner of Jeanette C. Brown (DB 835 PG 995); thence with Brown North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle in the common corner of Jeanette C. Brown (DB 835, PG 995) Brown Brothers Construction, and Jeanette Brown (DB 460, PT 49 and DB 476, PG 337); thence six (6) new lines with Jeanette Brown (DB 460, PG 49 and DB 476, PG 337) and Brown Brothers Construction as follows: (1) North 76 degrees 07 minutes 59 seconds East 31.74 feet to a set iron pin; thence (2) South 79 degrees 42 minutes 30 seconds East 22.34 feet to a point; thence (3) South 79 degrees 42 minutes 30 seconds East 37.15 feet to a point; thence (4) South 79 degrees 42 minutes 30 seconds East 21.71 feet to a set iron pin; thence (5) South 49 degrees 43 minutes 53 seconds East 66.53 feet to a point; thence (6) South 49 degrees 43 minutes 53 seconds East 41.47 feet to an existing axle in the corner of Jeanette Caldwell Brown (DB 460, PG 49 and DB 476, PG 337) and in the line of North Cannon Boulevard; thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 185.36 feet to the point and place of BEGINNING, containing 0.935 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., by Land Development Services, dated December 15, 2011.



Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

PLANNING STAFF REPORT
 LANDIS PLANNING AND ZONING COMMISSION
 4/21/2026

Petition: RZON2026-00002 Rezoning

Applicant Information: Jennifer Ronneburger

Owner Information: Mac N Pops LLC

Existing Zoning: Vehicle Service & Repair (VSR)

Proposed Zoning: US Highway 29 Commercial (C-29)

Existing Permitted Uses: All uses permitted in the VSR zoning district are permitted by right on the subject property.

Proposed Uses: All uses allowed in the C-29 zoning district.

Parcel ID Number: 133A04703

Property Addresses: 2877, 2879 & 2881 N Cannon Boulevard

Area in Acres: ± 1.48 ac

Site Description: Several commercial buildings are located on site and the buildings are occupied by existing businesses. The subject property is located within the protected area of the Cold Water Creek Watershed. Beaver Creek runs along the southern property line in a northwest to southeast direction.

Adjacent Land Use: The subject property is surrounded by commercial uses to the south and northeast, residential uses to the north and west and vacant property to the east (on the opposite side of N Cannon Blvd).

Surrounding Zoning: North: Residential Main Street Transition (RMST) and US Highway 29 Commercial (C-29) districts
 East: Single Family Residential (SR-2) and Rowan County Commercial, Business, Industrial (CBI) districts
 South: US Highway 29 Commercial (C-29) district
 West: Residential Main Street Transition (RMST) district

Utility Service Provider: The subject property is currently served with Landis water and sewer.

EXHIBIT A – Staff Report
EXHIBIT B – Application
EXHIBIT C – Property Deed
EXHIBIT D – Staff Maps
EXHIBIT E – Use Comparison Table
EXHIBIT F – Adjacent Property Owner Information
EXHIBIT G – Neighborhood Meeting Information

Intent of Zoning Districts

PROPOSED DISTRICT: MIXED USE (MU-2)

The US Highway 29 Commercial District (C-29) is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 29 corridor. Development standards in the C-29 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-29 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

EXISTING DISTRICT: Single Family Residential (SFR-2)

The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and its interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Town of Landis Planning & Zoning

NCDOT Review:

Philip Seitz, District Engineer, NCDOT

Fire Marshal Review:

Andrew King, Rowan County Fire Inspector/Investigator, Rowan County Fire Marshal

Fire Review:

Jason Smith, Fire Chief, Town of Landis Fire

Police Review:

Kevin Young, Assistant Police Chief, Town of Landis Police

Public Works Review:

Matthew Geelen, Public Works Director, Town of Landis Public Works

Soil and Erosion Review:

Josh Canup, Environmental Compliance Specialist, Rowan County Planning & Development

Rowan County Addressing:

Columbus Hawks, GIS Manager, Rowan County Information Technology/911

Land Use Plan Analysis

The subject property is located within an area recommended for commercial use by the Town of Landis 2040 Comprehensive Land Use Plan (Plan). The requested zoning designation is commercial which would be compatible with the commercial category of the Plan. (see Exhibit D)

Conclusions

- A potential tenant approached staff in November to locate a commercial business in one of the buildings on site and it was found that the current zoning of the property would not permit the proposed use. After further research it was found that another business on site is also not permitted by the existing zoning district. Staff further considered the existing and proposed uses and found that the US Highway 29 Commercial district would permit the existing and proposed uses. The applicant decided to move forward with a request to rezone the property.
- This section of North Cannon Boulevard is listed in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). The current right of way width is 100 feet. The projected right of way is 110 feet. Therefore, it is projected that the applicant will need to dedicate 5 feet of right of way along the frontage in the future.

This is a conventional rezoning request; therefore, all uses permitted in the C-29 zoning district would be allowed on the subject property if approved. The Planning and Zoning Board should consider all the information provided and determine if the proposed rezoning is consistent with the Board’s vision for this section of the Town of Landis.



PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF LANDIS, NORTH CAROLINA

Applicant/Owner(s):

Name(s)	Jennifer Ronneburger / GoPermit
Address	9061 Woodlark Terrace Boynton Beach FL 33472
Telephone	631-882-4718
E-Mail	Jen@gopermit.us

Project and Property Information:

Property Location/Address	2879 N Cannon Blvd Landis NC 28088
Existing Zoning Map District	VSR (Vehicle Services/Repair)
Proposed Zoning Map District	US-29 (Highway 29 Commercial)

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are:

We are requesting the change of zoning use due to the fact that the previous tenant has vacated and the use of the VSR zoning district is no longer valid for the location.

The request to rezone the property to the Highway 29 Commercial zone is because that is the correct zoning for the property since the previous tenant has vacated.

(Use additional sheets if necessary)





TOWN OF LANDIS

312 S MAIN ST
LANDIS, NC 28088
+1 704-857-2411

<https://TOWNOFLANDISNC.GOV>

Acct Number: Planning

Subtotal		\$2,992.00
Service Fee	3.50%	\$104.72

Total \$ 3,096 ⁷²

PAYMENT ID: Q30ZSPQ439590

[Hide Details](#)

Card: Visa 8309
November 14, 2025, 4:34 PM
Method: TELEPHONE ORDER
Auth ID: 02185G
Reference ID: 531800517129
Authorizing Network: VISA

DATE	VISA
November 14, 2025 4:34 pm	VISA 8309

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[Clover](#)



MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
133	A	047	03					33

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 7/27/2023 3:00
 Fee Amt: \$26.00 Page Section 3, Item 3.2
 Revenue Tax: \$0.00
 Rowan, NC
 J. E. Brindle Register of Deeds

BK 1427 PG 154

Exhibit C

NORTH CAROLINA SPECIAL WARRANTY DEED

Parcel: 133A04703

Revenue Stamps: \$0.00

General description for the index: 2881 N Cannon Blvd, Kannapolis, NC 28083

This instrument was prepared by: Moretz Law Group, P.A. (ZMM)

THIS INSTRUMENT PREPARED BY MORETZ LAW GROUP, PA, A LICENSED NORTH CAROLINA LAW FIRM. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

STATE OF NORTH CAROLINA
 COUNTY OF ROWAN

THIS SPECIAL WARRANTY DEED is made and entered into this the 25 day of July, 2023, by and between **Edward H. McAfee and wife, Patra McAfee**, Grantor, whose address is 341 Beckwick Lane, Concord, NC 28025; and **MAC N POPS, LLC**, a North Carolina limited liability company, Grantee, whose address is 341 Beckwick Lane, Concord, NC 28025.

WITNESSETH:

That the Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the Grantor by the Grantee, the receipt and sufficiency of which hereby are acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, said party's successors and assigns, the following described property to wit:

SEE ATTACHED EXHIBIT A. This instrument prepared by, Moretz Law Group, P.A, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceedings.

Submitted electronically by "Moretz Law Group, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Rowan County Register of Deeds.

TO HAVE AND TO HOLD said property and all privileges and appurtenances to
belonging to the Grantee, said party's successors and assigns, forever.

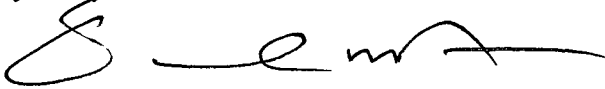
And the Grantor covenants that said party has done nothing to affect such title to the
aforesaid property as was received by said party and, except for and subject to the matters set forth
herein, agrees to warrant and defend the title to said property against the lawful claims of all
persons claiming by, through or under said party, but no further, other than the following
exceptions:

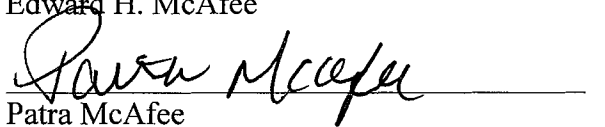
Any and all valid covenants, conditions, easements, rights of way and restrictions of record,
ad valorem taxes for the current year.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1391, Page 308.

All or a portion of the property herein conveyed **does not** include the primary residence of
a Grantor.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed in
such form as to be binding, this the day and year first above written.



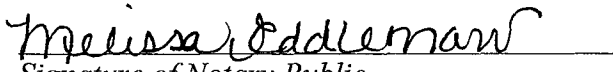
Edward H. McAfee


Patra McAfee

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I certify that the following person personally appeared before me this day, acknowledging to me
that he signed the foregoing document for the purpose stated therein, in the capacity indicated
therein: **Edward H. McAfee**

Date: 7/25/23



Signature of Notary Public

(Affix notary seal)



Melissa Eddleman

Notary's printed or typed name
My commission expires: 9-19-25

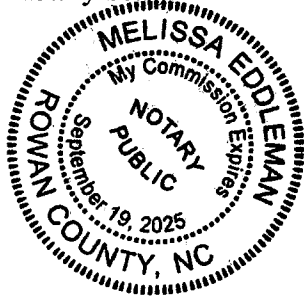
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein, in the capacity indicated therein: **Patra McAfee**

Date: 7/25/23

Melissa Eddleman
Signature of Notary Public

(Affix notary seal)



Melissa Eddleman
Notary's printed or typed name
My commission expires: 9-19-25

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 610), and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown two (2) lines as follows: (1) North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle; thence (2) North 21 degrees 46 minutes 54 seconds West 134.87 feet (passing a bent 2" pipe at 77.66 feet which is also the common corner of Brown and Kit A Caldwell [DB 1137, PG 994]), to a #5 rebar in the line of Caldwell and in the corner of South Upright Street; thence with the line of Upright Street North 34 degrees 20 minutes 00 seconds East 169.39 feet to a set iron pin in the line of Upright Street and in the line of Vicki Lumsden (DB 1168, PG 425); thence with Lumsden South 56 degrees 48 minutes 18 seconds East 308.89 feet (passing a pk nail at 4.76 feet), to a set iron pin in the corner of Lumsden and in the line of North Cannon Boulevard (US Highway 29 and 601); thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 390.60 feet (passing an existing axle at 200.01 feet) to the point and place of BEGINNING, containing 2.414 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., dated December 15, 2011, by Land Development Services.

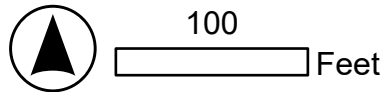
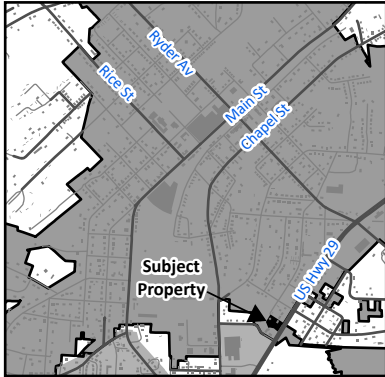
LESS AND EXCEPT that .0935 acres conveyed to D.E. Moore Family Properties, LLC from Brown Brothers Construction Company in Deed Book 1216, Page 547 and more particularly described as follows:

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601 and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle in the common corner of Jeanette C. Brown (DB 835, PG 995), Brown Brothers Construction, and Jeanette Caldwell Brown (DB 460, PG 49; and DB 476, PG 337); thence six (6) new lines with Jeanette Brown (DB 460, PG 49 and DB 476, PG 337) and Brown Brothers Construction as follows: (1) North 76 degrees 07 minutes 59 seconds East 31.74 feet to a set iron pin; thence (2) South 79 degrees 42 minutes 30 seconds East 22.34 feet to a point; thence (3) South 79 degrees 42 minutes 30 seconds East 37.15 feet to a point; thence (4) South 79 degrees 42 minutes 30 seconds East 21.71 feet to a set iron pin; thence (5) South 49 degrees 43 minutes 53 seconds East 66.53 feet to a point; thence (6) South 49 degrees 43 minutes 53 seconds East 41.47 feet to an existing axle in the corner of Jeanette Caldwell Brown (DB 460, PG 49 and DB 476, PG 337) and in the line of North Cannon Boulevard; thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 185.36 feet to the point and place of BEGINNING, containing 0.935 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., by Land Development Services, dated December 15, 2011.

Town of Landis
Zoning Map Amendment
RZON2026-00002



Applicant: Jennifer Ronneburger
Owner: Mac N Pops LLC
Address: 2879 N Cannon Blvd
Rowan Parcel ID: 133A04703
Request: Vehicle Services/Repair
(VSR) to Highway 29 Commercial
(US-29)



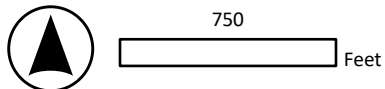
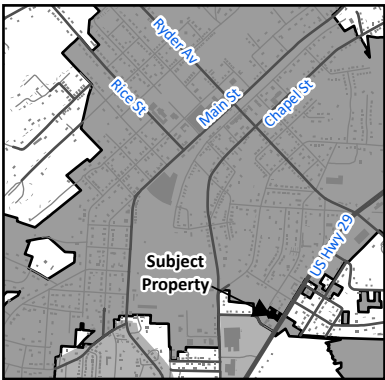
The Town of Landis shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Landis Planning and Development April, 2026.



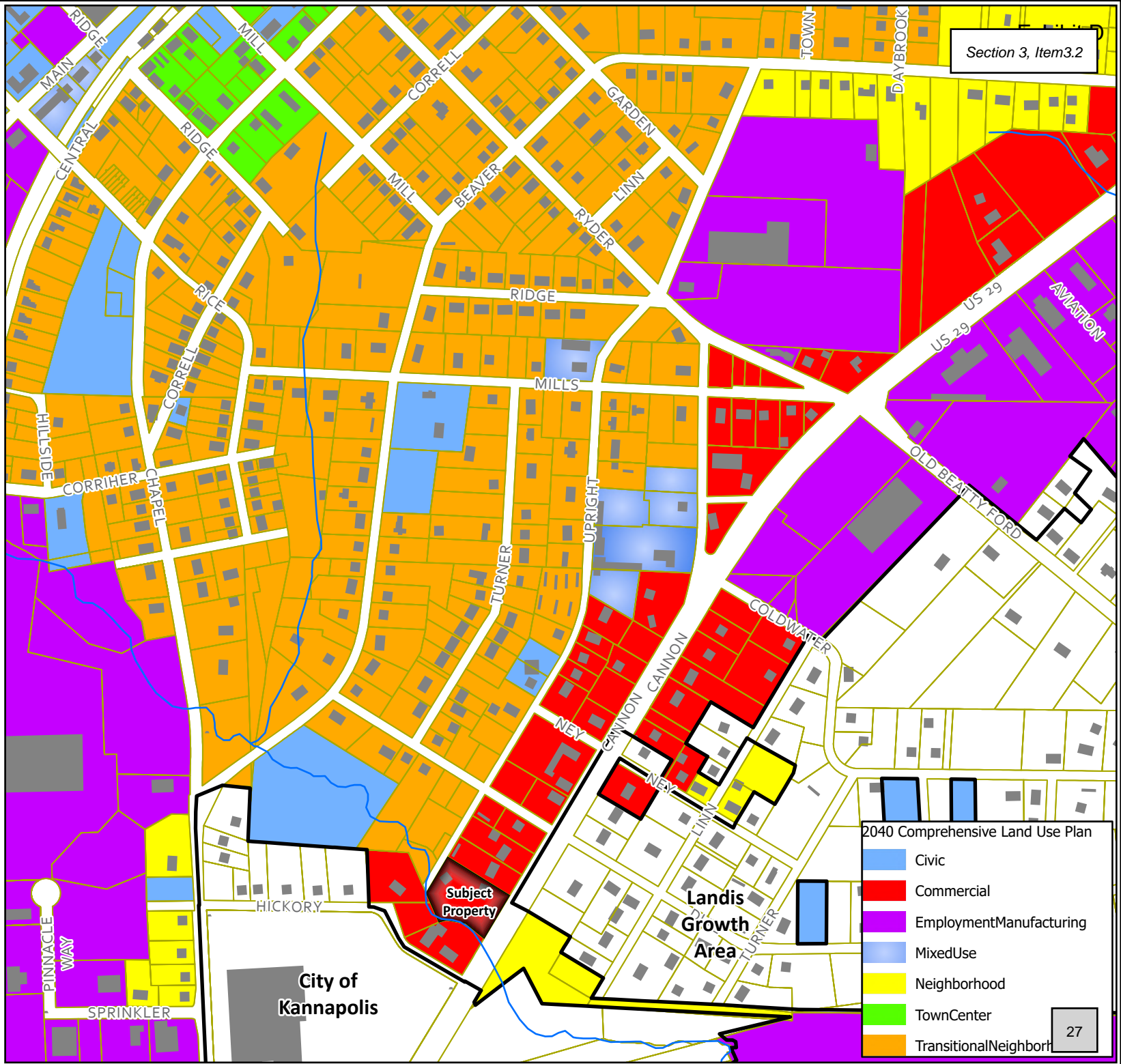
Town of Landis
Zoning Map Amendment
RZON2026-00002



Applicant: Jennifer Ronneburger
Owner: Mac N Pops LLC
Address: 2879 N Cannon Blvd
Rowan Parcel ID: 133A04703
Request: Vehicle Services/Repair (VSR) to Highway 29 Commercial (US-29)



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2040 Comprehensive Land Use Plan

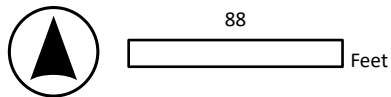
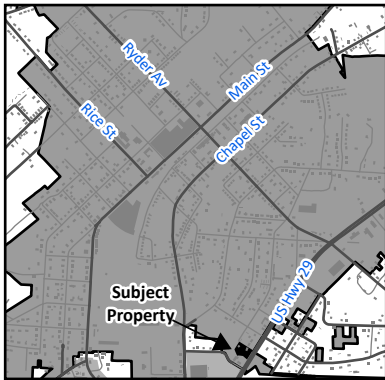
	Civic
	Commercial
	Employment/Manufacturing
	Mixed Use
	Neighborhood
	Town Center
	Transitional Neighborhood

Section 3, Item 3.2

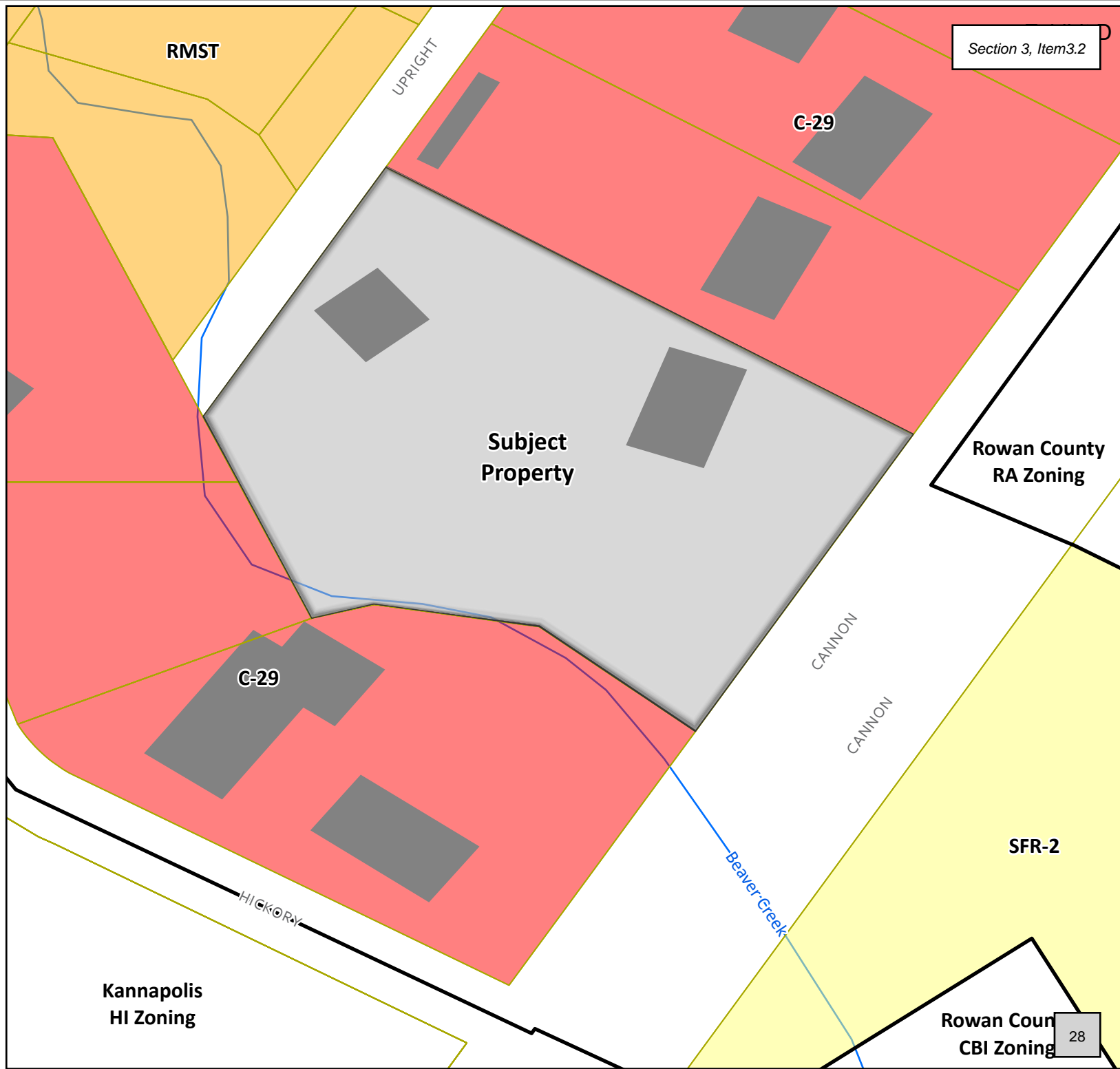
Town of Landis
Zoning Map Amendment
RZON2026-00002



Applicant: Jennifer Ronneburger
Owner: Mac N Pops LLC
Address: 2879 N Cannon Blvd
Rowan Parcel ID: 133A04703
Request: Vehicle Services/Repair
(VSR) to Highway 29 Commercial
(US-29)



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Use Comparison Table

L=listed use S=special use A=use listed with additional standards	C-29	VSR
Section 1 - General Uses of the following:		
ABC Store (liquor sales)	L	
Alteration, Clothing Repair	L	
Ambulance, Fire, Rescue Station	L	
Amusement/Water Parks, Fairgrounds (10.2-5)	S	
Antique Store	L	
Apparel Sales (Clothing, Shoes, Accessories)	L	
Appliance Repair, Refrigerator or Large (10.1-37)		A
Appliance Store	L	
Arts and Crafts Store	L	
Auto Supply Sales (10.1-37)	L	A
Automobile Dealers (10.1-37)		A
Automobile Rental or Leasing		L
Automobile Repair Services (Major) - (10.1-4)		A
Automobile Repair Services (Minor) - (10.1-4)		A
Automobile Towing and Storage Services (10.1-5)		A
Bakery		
Bank, Savings and Loan, or Credit Union (10.1-6)	A	
Barber Shop	L	
Batting Cage, Indoor	L	
Beauty Shop	L	
Bicycle Assembly (Bike Shop) - (10.1-37)	A	A
Boat Repair (10.1-4)		A
Boat Sales (10.1-37)		A
Bookstore	L	
Bowling Lanes (bowling alley)	L	
Bulk Mail and Packaging	L	
Bus Terminal	L	
Camera Store	L	
Candy Store	L	
Car Wash (10.1-9)	A	A
Clothing, Shoe and Accessory Store	L	
Club or Lodge (10.1-12)	A	
Coin Operated Amusement	L	
Communication or Broadcasting Facility, without Tower	L	
Computer Sales and Service	L	
Convenience Store (with gasoline pumps)	L	
Convenience Store (without gasoline pumps)	L	
Dance School	L	
Day Care Center for Children or Adults (6 or more) - (10.1-14)	A	
Day Care Center, Home Occupation for less than 6 children (10.1-15)	A	
Department, Variety or General Merchandise Store	L	
Drive Through Window as Accessory Use	A	

Use Comparison Table

L=listed use S=special use A=use listed with additional standards	C-29	VSR
Drugstore/Pharmacy, without Drive Through Window	L	
Equipment Rental & Leasing (no outside storage)	L	L
Equipment Rental (w/fenced outside storage) - (10.1-37)		A
Equipment Repair, Heavy (10.1-4)		A
Fabric or Piece Goods Store	L	
Fences & Walls (see 2.13)	L	L
Fire, Ambulance, Rescue Station	L	
Floor Covering, Drapery, and/or Upholstery Sales (10.1-37)	A	
Florist	L	
Funeral Home without Crematorium	L	
Furniture Framing (10.1-37)	L	A
Furniture Repair Shop (10.1-37)	L	A
Furniture Sales	L	
Gift or Card Shop	L	
Golf Course, Miniature	L	
Grocery Store (10.1-37)	A	
Group Care Facility (10.2-8)	S	
Hardware Store (10.1-37)	A	A
Hobby Shop	L	
Home Furnishings Sales (10.1-37)	A	
Home Occupation (10.1-21)	A	
Hotel or Motel	L	
Jewelry Store	L	
Junked Motor Vehicle Storage as Accessory Use (10.1-22)		A
Kennels or Pet Grooming w/Outdoor Pens or Runs (10.1-23)	A	
Kennels or Pet Grooming, No Outdoor Pens or Runs	L	
Laboratory, Medical or Dental	L	
Laundromat, Coin-Operated	L	
Laundry or Dry Cleaning	L	
Lighting Sales and Service (10.1-37)	A	
Market Showroom (Furniture, Apparel etc.) (10.1-37)	A	
Martial Arts Instructional Schools	L	
Medical, Dental or Related Office	L	
Motion Picture and/or Television Production (10.1-37)	A	
Motorcycle Sales (new & used), Parts and Service (10.1-37)		A
Moving and Storage Service (10.1-37)		A
Museum or Art Gallery	L	
Musical Instrument Sales	L	
Newsstand	L	
Nursing Home, Assisted Living (10.1-25)	A	
Office Machine Sales	L	
Accounting, Auditing or Bookkeeping Services	L	
Administrative or Management Services	L	

Use Comparison Table

L=listed use S=special use A=use listed with additional standards	C-29	VSR
Advertising Agency	L	
Architect, Engineer or Surveyor's Office	L	
Dental, Medical or Related Office	L	
Employment Agency, Personnel Agency	L	
Finance or Loan Office	L	
General Contractors Office w/ Fenced Outside Storage		L
General Contractors Offices without Outside Storage	L	L
Government Office	L	
Home Occupation (10.1-21)	A	
Insurance Agency (w/on-site claims inspections)	L	
Insurance Agency (without on-site claims inspections)	L	
Medical, Dental or Related Office	L	
Office Uses Not Otherwise Classified	L	
Real Estate Office	L	
Service Contractors Offices w/Fenced Outside Storage		L
Service Contractors Offices without Outside Storage	L	L
Stock, Security or Commodity Broker	L	
Travel Agency	L	
Optical Goods Sales	L	
Paint and Wallpaper SalesA (10.1-37)		
Parks and Recreation Facilities, Public (10.1-26)	A	
Parking Lots or Structures	L	
Pawnshop or Used Merchandise Store (10.1-35)	A	
Pest or Termite Control Services (10.1-37)	A	A
Pet Store	L	
Pharmacy/Drugstore	L	
Photofinishing Laboratory	L	
Photography, Commercial	L	
Photography Studio	L	
Physical Fitness Center, Health Club	L	
Police Station	L	
Post Office	L	
Printing and Publishing Operation (10.1-37)	A	
Printing, Photocopying and Duplicating Services (10.1-37)	A	
Recorded Media Sales (Record/Compact Disc/Tape)	L	
Recreational Vehicle Sales (new and used) - (10.1-37)		A
Restaurant (w/drive-thru window acc. use - see 10.1-17)	L	
Retail Sales Not Otherwise Listed (10.1-37)	A	
Satellite Dish As Accessory Use	L	L
Service Contractors Offices without Outside Storage	L	L
Service Station (Automobile Repair Services, Minor) (10.1-4)	A	A
Service Station (Automobile Repair Services, Major) (10.1-4)		A
Shoe Repair or Shoeshine Shop	L	

Use Comparison Table

L=listed use S=special use A=use listed with additional standards	C-29	VSR
Shooting Range, Indoor (10.2-13)	S	
Shopping Center (10.1-37)	A	
Sign (Accessory Use as permitted by Article 17)	L	L
Sign fabricating (10.1-37)	A	A
Sporting Goods Store (10.1-37)	A	
Sports and Recreation Clubs, Indoor	L	
Stationery Store	L	
Swim and Tennis Club (10.1-29)	A	
Swimming Pool As Accessory Use	L	
Television, Radio or Electronics Sales & Repair	L	L
Temporary Construction Storage and/or Office (10.1-30)	A	A
Theater (indoor)	L	
Tire Sales, Motor Vehicle (10.1-4)		A
Towers, Telecommunications and/or Broadcast (10.2-14)	S	
Truck and Utility Trailer Rental and Leasing (10.1-37)		A
Utility Metering Station (10.1-37)	A	A
Utility Pumping Station (10.1-37)	A	A
Utility Substation (10.1-37)	A	A
Vending Machine - Outdoor (with or without advertising	L	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L	
Video Media Rental and Sales	L	
Vocational, Business or Secretarial School	L	
Wedding and Events Venue	L	
Wireless Facility, Micro (10.1-32)	A	A
Wireless (telecommunication) Facilities, Concealed (10.1-33)	A	A
Wireless (telecommunication) Facilities, Collocated (10.1-34)	A	
Wireless Support Structure (telecommunication tower) - (10.2-14)	S	
Yard Sale (no more than 3 per year) - (Sect. 15.3)	L	L
Manufacturing & Industry		
Light Industrial Uses		
Bakery, Soap & Wax/Candle Products	L	
Bicycle Parts and Accessories (10.1-37)		A
Sign manufacture (10.1-37)		A
Heavy Industrial Uses		
Fabricated Metal Products (10.1-37)		A
Foundries Producing Iron & Steel Products/Materials (10.1-37)		A
Metal Fasteners (Screws, bolts, etc.) - (10.1-37)		A
Wholesale Trade		
Flowers, Nursery Stock and Florist Supplies (10.1-37)	A	
Lumber and Other Construction Materials with fenced storage (10.1-37)	A	
Machinery, Equipment and Supplies (10.1-37)	A	A
Machinery, Farm and Garden (10.1-37)	A	A
Plastics Materials (10.1-37)	A	

Use Comparison Table

L=listed use S=special use A=use listed with additional standards	C-29	VSR
Scrap & Waste Materials - Recycling collection & sorting Only (10.1-37)		A
Apparel	L	
Beer, Wine or Distilled Alcoholic Beverages (10.2-4)	S	
Books, Periodicals and Newspapers	L	
Furniture and Home Furnishings	L	
Groceries and Related Products	L	
Hardware, Wholesale Dealer	L	L
Lumber, Millwork and Veneer (10.1-37)	A	
Paper and Paper Products (10.1-37)	A	
Plumbing and Heating Equipment (10.1-37)	A	
Sporting and Recreational Goods and Supplies	L	
Wallpaper and Paint Brushes	L	



Permits Issued Report

02/28/2026 - 03/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON, THELMA	Building Construction
ZN-26-155	3/4/2026	Driveway	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-156	3/4/2026	Driveway	325 N CHAPEL ST	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-157	3/6/2026	Driveway	211 W RICE ST	11. COMPLETE	N/A	CAD COMMUNITY DEVELOPMENT	Complete
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Building Construction

Total Records: 5

3/30/2026



Active Permit Report

01/01/2025 - 03/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025	Site Plan	1600 PINNACLE WAY DR	09. CONSTRUCTION ADMINISTRATION	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	12 - PROJECT NOT APPROVED BY GOVERNING BOARD	N/A	BROWN, DAVE	
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	09. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	09. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-26-101	8/29/2025	Residential	508 PINE ST	09. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	09. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building 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-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	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-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-152	2/3/2026	Accessory Building	317 W. DAVIS ST.	09. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC	Building Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON, THELMA	Building Construction

ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	09. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	09. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 44



Code Enforcement Report

01/01/2020 - 03/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
4723	2/25/2026	Code Enforcement - Other	1109 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, OPERATING A BUSINESS WITHOUT PROPER PERMITS. OPEN STORAGE OF TRACTOR TRAILERS AND BUSES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4722	2/25/2026	Code Enforcement - Other	100 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/15/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4721	2/25/2026	Code Enforcement - Other	106 W FIRST ST	N/A	1. Internal	MINIMUM HOUSING, MISSING SIDING ON FRONT OF STRUCTURE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4719	2/25/2026	Code Enforcement - Other	919 S ZION ST	N/A	2. Citizen	OPEN STORAGE OF JUNK PROPERTY AND CAMPER ON PROPERTY THAT APPEARS TO HAVE SOMEONE LIVING IN IT. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. NEEDS NEW NOTICE OF HEARING DUE TO WRONG ADDRESS ON LETTER.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4718	2/25/2026	Code Enforcement - Other	205 EVERHART AVE	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK DRIVEWAY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/15/2026.
4647	2/18/2026	Code Enforcement - Other	214 EVERHART AVE	N/A	2. Citizen	MOLD IN HOUSE AND IN CRAWLSPACE . REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4480	2/4/2026	Code Enforcement - Other	209 W TAYLOR ST	N/A	1. Internal	STRUCTURE THAT PREVIOUSLY BURNED AND HAS BEEN SITTING FOR MORE THAN 90 DAYS. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. JUNK VEHICLE HAS BEEN REMOVED. HEARING SCHEDULED FOR 4/1/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4477	2/4/2026	Code Enforcement - Other	400 S UPRIGHT ST	N/A	1. Internal	TRASH, DEBRIS, JUNK AND OPEN STORAGE AROUND THE TRAILER PARK. DOORS FALLING OFF, ROOF DAMAGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/1/2026.
4376	1/7/2026	Code Enforcement - Other	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/1/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4173	1/7/2026	Code Enforcement - Other	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. PORPERTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED FOR 4/1/2026.
4151	1/2/2026	Code Enforcement - Other	401 W RICE ST	N/A	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 FOR 4/01/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4016	12/17/2025	Code Enforcement - Other	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERRTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTIO N, PROGRESS CONTINUES. REINSPECTIO N, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED.
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE. ANOTHER SECONDARY STRUCTURE HAS BEEN DEMOLISHED AND EVERYTHING IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
1479	4/15/2025	Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTIO N, NO VISIBLE SIGNS OF CHANGE. SCHEDULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LEFT VOICEMAIL. SENT NOTICE OF PENALTY. TRUCK ONSITE WITH JUNK LOADED IN IT. FINDING OF FACT BEING COMPLETED.

Total Records: 14

3/26/2026