



PLANNING BOARD

Tuesday, September 16, 2025 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. APPROVAL OF MINUTES FOR MEETING(S):

- [2.1](#) Consider Approval of August 19, 2025, Meeting Minutes

3. NEW BUSINESS:

- 3.1 Consider Discussion of Civic Zoning Definition and Allowed Uses
- 3.2 Consider Discussion to Update LDO to Include a TIA for Any Development that has 30 or More Front Doors
- [3.3](#) Consider Zoning Map Amendment 0 W. Hoke Street Parcel # 106 115 From SFR-3 to RMST
- 3.4 Consider Discussion of Pinnacle Lot 9 TRC Review

4. REPORTS:

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

5. CLOSING:

5.1 Adjournment



PLANNING BOARD

Tuesday, August 19, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

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

1.2 Determination of Quorum

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

STAFF PRESENT: Planning Director Phil Collins, Chief of Police Matthew Geelen, Planning Technician/ Deputy Clerk Angie Sands.

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 SCOTT FAW, SECONDED BY DEBORAH COX TO APPROVE THE AGENDA, MOTION PASSED BY UNANIMOUS VOTE (7-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of July 15, 2025, Meeting Minutes

A MOTION WAS MADE BY DEBORAH COX, SECONDED BY GLENN CORRIHER TO APPROVE THE JULY 15, 2025, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (7-0).

3. OLD BUSINESS:

3.1 Consider Discussion to Reduce Planning Board Members from Seven (7) to Five (5) with Two (2) Alternates.

Madam Chair Catherine Drumm gave a brief overview of the reason that the Board of Aldermen asked that the change from seven (7) Planning Board Members to five (5). In the past we have had some issues with having a quorum and reducing the number of members from seven (7) to five (5), which would mean that we only need three (3) members present to have a quorum. The alternates would still come to the Planning Board Meetings, and if a member was absent, the alternate would be there to replace the person who was absent. Member Beryl Alston and Member Mark Bringle have volunteered to be alternates.

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY JADE BITTLE TO REDUCE THE PLANNING BOARD MEMBERS FROM SEVEN (7) TO FIVE (5) WITH TWO (2) ALTERNATES, WITH BERYL ALSTON AND MARK BRINGLE VOLUNTEERING TO BE THE ALTERNATES. MOTION PASSED BY UNANIMOUS VOTE (7-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Satellite Annexation 1273 Cannon Farm Road

Planning Director Phil Collins gave a brief overview of the property and location. The property is just north of the town limits and is about 1.6 acres. The applicants have a need for water and have asked to be annexed into Landis due to that need. This is considered a satellite annexation which is regulated by 160A-58 of the General Statutes. This lays out several characteristics that the area needs to have and this property does have that. The next action will be for the Board of Aldermen to receive the petition and set the Public Hearing. The property will be annexed, and a zoning will be assigned to that property. The applicants plan to build a house on the property and tap on to water and sewer with the Town of Landis.

Madam Chair Catherine Drumm had a concern about the property being so far out on Cannon Farm Road and asked how it could be annexed to Landis.

Planning Director Phil explained that the property backs up to Irish Creek and that is how we can move forward with the satellite annexation.

A MOTION WAS MADE BY SCOTT FAW, SECONDED BY JADE BITTLE TO RECOMMEND THE PETITION FOR SATELLITE ANNEXATION OF 1273 CANNON FARM ROAD TO GO TO THE BOARD OF ALDERMEN. MOTION PASSED BY UNANIMOUS VOTE (7-0).

After the motion the question was asked by the applicant about being annexed into Kannapolis.

Planning Director Phil Collins explained to the Board Members that Rowan GIS shows that the property is on the Kannapolis ETJ. This is an area that is in the county but has that cities zoning, and typically that city will annex them. However, the Town of Landis has an agreement for services with Irish Creek that boundary changes.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Monthly Report

CLOSING:

Adjournment

A MOTION WAS MADE BY SCOTT FAW TO ADJOURN THE MEETING AT 6:19 PM, SECONDED BY JADE BITTLE, MOTION PASSED BY UNANIMOUS VOTE (7-0).

Respectfully Submitted,

Angie Sands, Deputy Clerk



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 Dave Brown being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 106 115 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Residential Main Street Transition” (RMST) 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 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 106 115 described in Attachment “A” attached hereto shall be designated “Residential Main Street Transition” (RMST) 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 Towan County Parcel ID 106 115 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.

This Ordinance shall be effective immediately upon its adoption.

Adopted on this 10th day of November 2025

s/_____
Meredith Bare Smith, Mayor

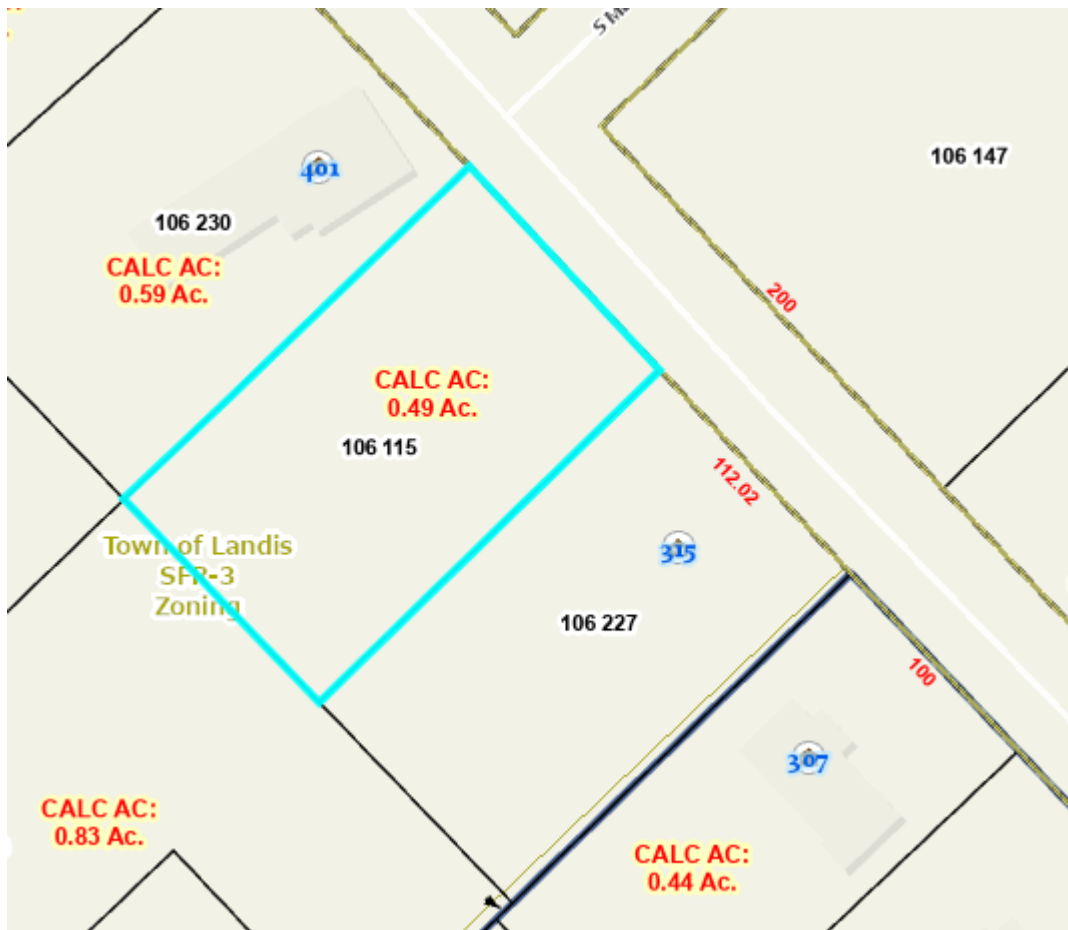
s/_____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 106 115

Tax Map: 106 Parcel : 115

BEING designated as Lot 1, on a Plat as recorded in the Rowan County Register of Deeds Office in Book 9995 Page 10971. The same consisting of .49 acres and being 21,549 square feet, according to a survey prepared by Control Point, Inc.





Permits Issued Report

07/26/2025 - 08/25/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/22/2025	Residential	508 PINE ST	1. NEW	N/A	WISE 1 LLC	Building Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction
ZN-26-87	7/28/2025	Demolition	209 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-88	8/1/2025	Residential		1. NEW	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAROLINA BUILDERS OF CABARRUS INC	Demolition
ZN-26-90	7/31/2025	Fence	315 W. HOKE ST	6. COMPLETE	N/A	CORBITT, KERRI	Complete
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARY , HILTON	Demolition
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HILTON, MARY	Demolition
ZN-26-93	8/7/2025	Home Occupation	130 PIN OAK CT	6. COMPLETE	N/a	VENABLE, AKEILA	Complete
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	1. NEW	N/A	CASTRO PROPERTIES LLC	Demolition
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	0 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction

ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA1 LLC	Section 4, Item 4.1
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	1. NEW	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 16

8/25/2025



Active Permit Report

01/01/2025 - 08/25/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-13	2/13/2025	Accessory Building	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-14	2/13/2025	Residential	819 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Building Construction
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-56	5/2/2025	Accessory Building	770 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	N/A	HANCOCK, NEIL	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-59	5/12/2025	Temporary Use	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction

							Section 4, Item 4.1	
ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Construction	
ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction	
ZN-25-64	6/3/2025	Residential	314 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES	Building Construction	
ZN-25-66	5/23/2025	Fence	1215 DOGWOOD CT	5. CONSTRUCTION ADMINISTRATION	N/A	MORGAN, JEFFREY & ALLISON	Building Construction	
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, ALISON	Building Construction	
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	5. CONSTRUCTION ADMINISTRATION	N/A	RIVERA, MANUAL	Building Construction	
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction	
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction	
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		GANN, CINDY	Building Construction	
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUZIAR, BERNARDO	Complete	
ZN-26-101	8/22/2025	Residential	508 PINE ST	1. NEW	N/A	WISE 1 LLC	Building Construction	
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELIZABETH, MASON	Building Construction	
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction	
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction	
ZN-26-82	7/16/2025	Fence	608 S. VALLEY ST.	5. CONSTRUCTION ADMINISTRATION	N/A	MELENDEZ, MERCEDES	Building Construction	
ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	5. CONSTRUCTION ADMINISTRATION	N/A	CEDENO, KHATERINE	Building Construction	
ZN-26-84	7/21/2025	Fence	712 S. ZION ST	5. CONSTRUCTION ADMINISTRATION	N/A	STAUFFER, JOHN	Building Construction	
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction	

ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Section 4, Item 4.1
							Construction
ZN-26-88	8/1/2025	Residential		1. NEW	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAROLINA BUILDERS OF CABARRUS INC	Demolition
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARY , HILTON	Demolition
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HILTON, MARY	Demolition
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	1. NEW	N/A	CASTRO PROPERTIES LLC	Demolition
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	0 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA1 LLC	Demolition
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	1. NEW	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 42



Code Enforcement Report

07/25/2025 - 08/25/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
2689	7/29/2025	Code Enforcement - Other	303 W HOKE ST	N/A	1. Internal	MINIMUM HOUSING WINDOWS BUSTED OUT DETERIORATED SIDING AND FASCIA REINSPECTION BY CODE ENFORCEMENT OFFICER ON 7/23/25 WITH NO CHANGE NOTICE OF HEARING PREPARED ON 7/23/25 AND HEARING SET FOR 8/06/25. NO ONE WAS PRESENT AT HEARING. NEED FINDING OF FACT. 8/13/2025 - REINSPECTION, OVERGROWTH HAS BEEN CUT.	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 4, Item 4.2	
						Notes/Comments	Closed
2690	7/29/2025	Code Enforcement - Other	402 E RYDER AVE	N/A	2. Citizen	NOTICE OF VIOLATION HAS BEEN SENT. 8/11/25 - SPOKE WITH HOMEOWNER WHO ADVISED HE WOULD BEGIN TO CLEAN UP THE PROPERTY AND MAKE THE REPAIRS TO THE STRUCTURE.	

Showing 1 to 2 of 2 entries

08/26/2025