



## PLANNING BOARD

Tuesday, October 08, 2024 at 6:00 PM

Landis Board Room

## AGENDA

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**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 September 10, 2024, Meeting Minutes

### **3. OLD BUSINESS:**

- 3.1 Consider Downtown Master Plan - Presentation of Redevelopment Analysis for Parkdale Site

### **4. NEW BUSINESS:**

- 4.1 Consider Master Sign Plan for First Reformed Church of Landis

### **5. REPORTS:**

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

### **6. CLOSING:**

- 6.1 Adjournment



## PLANNING BOARD

Tuesday, September 10, 2024 at 6:00 PM  
Landis Board Room

## MINUTES

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**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, Glenn Corriher, Jade Bittle, Deborah Cox, Beryl Alston, Scott Faw

**Members Absent:** Mark Bringle

**Staff Present:** Town Manager Michael Ambrose, Planning, Zoning & Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Assistant Police Chief Kevin Young

#### 1.3 Pledge of Allegiance

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

#### 1.4 Recognitions and Acknowledgements

No Recognitions or Acknowledgements

#### 1.5 Adoption of Agenda

**A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.**

Moved By: Scott Faw, seconded by Jade Bittle, motion passed with unanimous vote (6-0)

### 2. APPROVAL OF MINUTES FOR MEETING(S):

#### 2.1 Consider Approval of August 12, 2024, Meeting Minutes

**A MOTION WAS MADE TO APPROVE AUGUST 12, 2024, MEETING MINUTES.**

Moved By: Deborah Cox, seconded by Scott Faw, passed by unanimous vote (6-0).

### 3. OLD BUSINESS:

### 3.1 Consider Discussion of Downtown Plan

Planning Zoning & Subdivision Administrator gave a brief overview of Parkdale Steps 1 and 2 that Planning is working on to Present in the October meeting. Step 1 will be in a controllable video of Conceptual Patterns and Ideas.

## 4. NEW BUSINESS:

### 4.1 Consider Zoning Map Amendment Re Annexation - Simmons - West Davis Street

Mr. Flowe gave a brief overview of the Zoning Map Amendment Re Annexation – Simmons – West Davis Street. The Property Owner owns two parcels and is requesting to bring the property into the town limits and designate to SFR3. The owner is looking to build two homes or one home and an accessory dwelling. They want to be in the town limits so that they have water and sewer to the home site.

**A MOTION WAS MADE TO APPROVE ZMA 2024-10-14-1, ZONING MAP AMENDMENT REAMENDMENT RE ANNEXATION – SIMMONS – WEST DAVIS STREET.**

Moved By: Deborah Cox, seconded by Scott Faw, motion passed with unanimous vote (6-0).

### 4.2 Consider Zoning Map Amendment - Legendre - South Chapel Street

Mr. Flowe gave a brief overview of Zoning Map Amendment – Legendre – South Chapel Street.

This request is for Zoning Map Amendment for property that was recently annexed. They initially had a larger piece of property that was five parcels and some of that property was in town, and some was out of town. The request was to be able to change things to annex in the part that was out of town. The initial zoning applied to all of that was brought into town was the same as what was in the town which is RMST. The owners are looking to take a small portion of one of those parcels about .15 acres, that is across Beaver Street from the remainder of the property. The property to the right of it is owned by the town and is zoned civic. The request of the owners is to zone this .15-acre property to civic, for the purpose of being able to host some special events there from time to time. The property owners have an old building on the property that they want to move to this location in which to host these events. I would rather let the property owner describe their events that they would like to be able to have here and the frequency, which would all follow under the LDO, so it would be limited.

Katelyn Legendre gave a brief overview of the old barn that is currently in her back yard. She and her husband would like to move it over to Beaver Street and use it as a Studio Store Front. Katelyn sells antiques my business name is Back at Momma’s Antiques. We go through old barns and farmhouses and collect items, similar to the show American Pickers. We look to move the building over, give it a new foundation, and siding, it will be a complete revamp. We have a designated area of about 600 square feet for parking. We don’t need sewer or water. If we can zone it civic following the rules of LDO we could have a sale every 40 days about 6 per year, open Friday, Saturday and Sunday with hours 9 – 5.

Member Scott Faw asked if Mrs. Legendre had pictures.

Mrs. Legendre did have pictures of the current barn and what she expects it to be when completed.

Madam Chair Catherine Drumm asked the definition of civic.

Mr. Flowe stated civic is general public interest. Not the general commercial 5 days a week type of commercial. There are provisions in article 15, for certain types of special events or public interest, functions in the civic area, seasonal things, sidewalk sales things of that nature, where there doing things on a temporary basis. It keeps it soft and low impact on the neighborhood.

Member Jade Bittle asked if Mrs. Legendre would allow people to come shop the site outside of your 40-day periods?

Mrs. Legendre stated that she would look to. I do a lot of Instagram and social media, so, that would be no different than selling in my driveway. Organized sales would be six times a year.

Mr. Flowe stated if you're talking about yard sales and things of that nature, those are restricted as well. There would be limitations on the operation there. If you're storing and preparing for sales, but as far as being open that would be limited to the temporary events.

Member Jade stated it doesn't sound temporary as planned. I'm having a hard time with the word temporary when there is planned sales. Planned sales seem to be in the guidelines, as still acting as a retail store outside of those six I just feel like it would need to be commercial.

Member Deborah Cox asked if the sales would be like an auction.

Mrs. Legendre explained its basically a studio store front to display inventory and it would literally only be 6 sales. We love our neighbors, and we are trying to have a very minimal impact. We would encourage people to go into town to visit the Coffee shop and Ice Cream shop, the things we love about the town of Landis. Sales would be as advertised.

Member Jade Bittle stated in theory if you had people that wanted to come look seven days a week that could happen.

Mr. Flowe stated that would be staffs biggest concern, because looking at the activity here, promoting it digitally or offsite is different than promoting onsite. It would be a concern promoting onsite for people to come in and view would be a concern to staff that they would be exceeding the intent of the standards written in the Ordinance.

Town Manager Michael Ambrose asked what other like properties do we have as civic.

Mr. Flowe stated not quite like that. This type of temporary event is provided for in both our agricultural, mixed use, Main Street, civic and two of our commercial districts. This is the closest thing to avoid a spot zoning it's because of the civic that's adjacent to the property. A spot zone is an individual property that is restricted beyond what the other properties are restricted to or has greater privileges than the other properties.

Member Scott Faw asked about zoning the property commercial.

Mr. Flowe stated that zoning commercial would be difficult to find it consistent with the plan. It would be difficult to justify a spot zoning, giving one property owner privileges that no one else has.

Mrs. Legendre shared her business plan and pictures of what the old barn looks like now and after the rehab.

Member Glenn Corriher asked if Mrs. Legendre thought the 600 square feet of parking would be enough.

Mrs. Legendre replied that it would not be any different than parking for a yard sale.

Member Jade Bittle asked if the property was ever sold it would remain civic.

Mr. Flowe answered that is correct.

**A MOTION WAS MADE TO APPROVE ZMA 2024-10-14-2, ZONING MAP AMENDMENT  
LEGENDRE – SOUTH CHAPEL STREET**

Moved By: Scott Faw, seconded by Deborah Cox passed by (5-1) vote.

**5. REPORTS:**

**5.1 Planning & Zoning Reports (Included in Packet)**

**6. CLOSING:**

**6.1 Adjournment**

Madam Chair Catherine Drumm adjourned the meeting at 6:35 PM

Respectfully Submitted,

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Deputy Clerk Angie Sands

DRAFT

LANDIS DEVELOPMENT PLANS UNDER REVIEW


Section 5, Item 5.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p><b>SITE-07-21</b>  <b>PLANNER OFFICE</b>            (GRAY FILE DRAWER) WAS  <u>JOHNSON/WOOD- NEW</u>  <u>NAME: VILLAS AT LANDIS</u>  <b>RYDER PLACE</b>  <b>(11-8-22)</b></p>	<p>Yarbrough-Williams &amp; Hoyle            (Nest Communities, LLC/Johnson Wood Townhomes)            FEES PD:</p>	<p>Corner of E. Ryder Ave &amp; Upright Streets            Map 109 149 &amp; 133 165</p>	<p>Major            Subdivision            Duplex,            Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd  <b>10/11/21 \$100 SKETCH REVIEW</b>            10-12-21 sketch plan reviewed by RF  <b>11-16-21 \$100</b> rec'd for review  <b>11-29-21 \$2,092.11</b> rec'd for technical review of plans.            12-8-21 TECH REV TEAM MTG  <b>3-29-22 Zoning verification letter</b>  <b>4-12-22 Received updated infrastructure information- Capacity Analysis</b>  <b>6-2-22 PLANS REC'D</b>  <b>6-21-22 TRC REVIEW of PLANS</b>  <b>8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED-NEXT STEP: CONSTRUCTION PLANS</b>  <b>8-23-22 email with St. light update to plan</b>  <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE)</b>  <b>11-15-22 ENGINEER memorandum rec'd.</b>  <b>11-28-22 emailed-waiting on water/sewer plans</b>  <b>12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22</b>  <b>12-8-22 NCDOT driveway permit completed and rec'd.</b>  <b>12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments</b> ✓  <b>12-19-22 PICKED UP</b>  <b>1-3-23 ACTIVE FILE</b>  <b>1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS</b>  <b>2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR.</b>  <b>3-20-23 PUB. HEARING FOR DEV. AGREEMENT</b>  <b>3-20-23 Board Approved Dev. Agreement</b>  <b>4-12-23 revised plans rec'd</b>  <b>4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware)</b>  <b>5-16-23 Stormwater review completed.</b>  <b>NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm</b>  <b>5-17-23 DEV. PLANS &amp; DEV. AGR P/UP</b>  <b>5-23-23 1<sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</b></p>

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - <b>**Construction</b> authorized upon completion of fees and several other requirements.          5-30-23 Operation and Maintenance Agreement rec'd  <b>6-6-23 Sent Zoning Permit Application</b>  <b>6-16-23 Stormwater Report From Alley William Carmen &amp; King</b>  <b>7-5-23 Rec'd water system specs.</b>  <b>8-9-23 Stormwater specs reviewed ready for pickup.</b>  <b>8-10-23 stormwater reviews p/up by courier.</b>  <b>12-7-23 Dev. Petition to NCDEQ for w/s regulation exception</b>  <b>1-25-24 issued Willingness to Serve for electricity</b>  <b>2-13-24 Rec'd NCDEQ Auth. For water system</b>  <b>2-20-24 Issued Willingness to Serve water and waste</b></p>
<p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave &amp; Mt. Moriah Ch. Rd Map 130b 096</p>	<p><b>PROPOSED TOWNHOMES APARTMENTS</b></p>	<p><b>12-22-21 PAYMENT: \$100 SKETCH PLAN REV.</b>          12-28-21 RF to Engineer, email with comments re sketch plan layout.  <b>2-8-22 R. Flowe mtg w/Developer Engineer</b>          5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV.  <b>7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW</b>  <b>7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage</b>  <b>Payment: site plan rev. \$388.25</b>  <b>8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN</b>          10-19-22 rec'd revised plan          11-8-22 OVERVIEW W/PL. BD.          11-16-22 MTG W/FLOWE &amp;MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS.          12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS  <b>12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt.</b>  <b>1-3-23 ACTIVE FILE</b>  <b>2-8-23 revised plan sent by email- next step is site dev. Plan rev.</b>  <b>2-28-23 PLAN HARD COPIES REC'D</b>  <b>2-28-23 PAYMENT: \$388.25 site plan rev.</b>  <b>3-2-23 REC'D REVISED SITE PLAN</b>  <b>3-15-23 Revised Site Plan approved- next step-construction plans &amp; review</b>  <b>5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today.</b>  <b>5-18-23 per M.Siemieniec. plan del delay</b></p>

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<p>#11-21 LANDIS APTS</p>				<p>5-24-23 CONSTRUCTION PLANS REC'D                      5-31-23 FEES PAID FOR REVIEW. \$10,266.55                      **Fees include zoning permit application when ready                      **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION)                      6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES                      7-25-23 REC'D 2 SETS OF REVISED CONST PLANS                      7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL                      8-3-23 Fire Marshal reviewed plans                      8-9-23 Plans ready for p/up, emailed Engineer. ✓                      11-08-23 Rec'd Erosion &amp; Soil Sedim. From County                      11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓                      12-13-23 Stormwater calcs needed.                      5-21-24 Groundbreaking Ceremony on site                      5-23-24 Permit issued                      6-13-24 Requested addresses from County GIS                      6-27-24 Emailed request for Const. Admin Fees                      8-14-24 R Flowe called to request Const. Admin Fees                      8-22-24 Const Admin fees Paid \$20,507.60</p>
<p> <b>YEAR 2022</b></p>				
<p>Application #</p>	<p>Name (surveyor &amp;/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>	<p>LENNAR CAROLINAS –                      LAND DESIGN ENGINEER                      NOTICE OF INTENT FOR                      NEW DEVELOPER-                      SHEA HOMES                      Philip Smith- Land                      Design</p>	<p>CANNON FARM                      RD</p>	<p>430 LOTS- MU-1                      &amp; SFR-2 CZ   <b>ZMA 24-04-08-1</b>  <b>MU-1 TO SFR-3</b></p>	<p>9-6-22 REC'D PLAT W/\$3,000                      9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 <b>TOTAL \$12,720</b>                      9-13-22 PLAT OVERVIEW W/PL BD. ✓                      12-6-22 ACTIVE FILE                      3-7-23 NO ACTIVITY                      7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP.                      9-5-2023 MTG W/PL. DIR. W/NEW DEV.                      9-25-23 MTG W/PL DIR. FLOWE                      9-28-23 REC'D MEETING NOTES                      12-12-23 Rec'd form w/ZMA request no funds rec'd                      12-19-23 Rec'd partial fee for ZMA request                      1-3-24 Rec'd full funds for ZMA request- March BOA mtg                      2-13-24 Planning Bd did not meet- April BOA mtg                      2-15-24 Utilities meeting with Dev. &amp; Land Design                      2-26-24 Neighborhood Meeting for Phase II Site</p>



<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>				<p>3-6 &amp; 3-7 Water/Sewer Plans rec'd          4-08-2024 PUB. HRNG ZMA- approved          4-16-24 Irish Crk Development Team met with P/Z          5-10-24 rec'd revised lot drawing          7-16-24 Teams meeting re phase 2 plans          8/6-24 Feed Paid          8-12-24 Phase 2 presented to Planning Board, TRC starts          8-26-24 Pub Wrks Info Reqst.          9-3-24 PP Plat Review          9-4-24 TRC</p>
<p><b>SITE DEV #10-22-</b>  <b>LANDIS RIDGE</b>  <b>LANDIS 85</b>  <del>OLD BEATTY FORD RD</del>  <del>INDUSTRIAL SITE</del></p> <p><b>NAME CHANGE:</b>  <u>LANDIS RIDGE</u>  <u>LANDIS 85</u></p> <p><b>DEV #10-22</b>  <b>LANDIS RIDGE</b></p> <p><del>OLD BEATTY FRD RD</del>  <del>IND. SITE</del>  <del>LANDIS 85</del></p>	<p>RYAN BEADLE/JACKSON-SHAW-          LIPE, MILLS, DEAL          PROPERTIES</p>	<p>OLD BEATTY          FORD RD          INDUSTRIAL SITE</p>	<p><u>ANNEX &amp; ZMA</u>  <u>LOTS:</u>          MAP 140,          PARCELS:          003,167, 138,          169 &amp; 170          11-14-22- BD          APPROVED          ANNEXATION          ZONING: IND          2-13-23 BD TO          CONSIDER          ANNEXATION          WITH PUB.          HEARING ON          MARCH 20, 2023          -BD APPROVED</p>	<p><b>9-13-22 REC'VD PAYMENT \$600 ZMA REQ.</b> ANNEX W/ ZMA          NOV.8 &amp; 14 2022 MTGS  <b>11-14-22 BD APPROVED</b> ANNEX &amp; IND ZONING          12-6-22 ACTIVE SITE- PLANS DEVELOPING          12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D          12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR:          1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22)          2) &amp; ZTA (TEXT AMEND.)  <b>1-3-2023 ACTIVE FILE</b>  <b>1-09-23 ANNEXATION REQ. TABLED UNTIL FEB</b>  <b>2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR</b>  <b>MARCH PUB HEARING.</b>  <b>3-1-23 SITE PLAN REV. W/ DEV &amp; PUB. WORKS</b>  <b>3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW &amp; PREL PLAT</b>  <b>REVIEW: \$4,801.75</b></p> <p><b>3-20-23 Pub. Hearing Annexation additional properties, req.</b>  <b>IND zoning. BOARD APPROVED</b>          4-11-23 Plan revisions received.          4-26-23 Plan review completed with comments.          4-27-23 R Beadle picked up Dev. Copy with comments.          5-25-23 Zoom mtg w/R Flowe          6-13-23 NCDOT scoping documents received          8-2-23 rec'd updated site dev. Plans from Developer          8-2-23 rec'd NCDOT updated TIA scoping docs link          9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &amp; 5          ON REVIEW TABLE FOR TRC- REVIEWED          10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST          10-23-23 PLANNING BOARD MTG UPDATE ✓          11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE  <b>11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW</b>  <b>11-30-23 WAITING ON CONSTRUCTION PLANS</b></p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

<p><b><u>DEV #10-22</u></b> <b><u>LANDIS RIDGE</u></b></p>				<p><b>12-21-23 Rec'd revised Const. plans &amp; all documents</b></p> <p><b>12-21-23 FUNDS REC'D \$36,136 FEES.</b></p> <p><b>1-2-24 DIGITAL FILES REC'D</b></p> <p><b>1-24-24 TRC mtg held – examined plans</b></p> <p><b>2-13-24 Meeting with Developer and Eng. Review of TRC</b></p> <p><b>2-14-24 Address from Rowan Cty GIS for constr.: #619</b></p> <p><b>3-12-24 REC'D REV. CONST. PLANS &amp; CALCS</b></p> <p><b>WAITING ON ENG. REVIEW</b></p> <p><b>3-27-24PRE-CONSTRUCTION MEETING HELD</b></p> <p><b>4-24-24 PERMIT FOR TEMP CONST. OFFICE</b></p> <p><b>5-1-24 PERMIT FOR BLDGS 1A, 1B, &amp; 2</b></p> <p><b>5-8-24 STORMWATER AUTHORIZATION TO PROCEED</b></p> <p><b>6-13-24 rec'd Eng. Water Main report &amp; 2 complete sets of partial revisions to plans.</b></p> <p><b>6-18-24 RF accepted the partial plans</b></p> <p><b>6-20-24 Developer p/up their plan set</b></p> <p><b>6-27-24 Emailed request for Const. Admin Fees</b></p> <p><b>7-9-2024 Site inspection</b></p> <p><b>7-12-24 rec'd Construction Admin fees of \$51,552.00</b></p>
	<b>2023</b>	<b>ALL '23</b>	<b>PROJECTS NOW IN CONSTRUCTION</b>	<b>PHASE</b>
<b><u>2024</u></b>	<b><u>2024</u></b>	<b><u>2024</u></b>	<b><u>2024</u></b>	<b><u>2024</u></b>
Application/ Site #	Name (surveyor & owner)	Job Address	Type/# of lots	Status, FEES PD
SITE 01-24	DOMINION ENERGY	MT MORIAH CH RD		<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN</p> <p>2-7-24 PLANS REC'D</p> <p>5-2-24 R.O.W PERMIT REQUESTED</p> <p>5-28-24 REC'D HARD COPY OF PLANS</p> <p>5-30-24 EMAILS TO INCLUDE PUB. WORKS</p> <p>6-4-24 REC'D UPDATED PLANS BY EMAIL</p> <p>7-10-24 Pub.Works working with Dominion Energy on encroachments</p> <p>7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled</p> <p>8/16 Rqst for encroachments</p> <p>8/27 Site Plan Review apln submitted, waiting on fees</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

				9/26/24 Permits issued and fees paid
SITE 02-24	OCAMPO	US 29		2-28-24 ELECTRONIC SITE PLAN REC'D 3-5-24 REC'D \$325 SITE PLAN REV. FEE 4-3-24 Rec'd hard copies of site plan waiting on building elevations. 7-11-24 Rec'd complete site plans with building elevations 7-23-24 Site plan review by RFlowe - 07-24-24messedged Engineer with notes from RFlowe 8-14-24 Review for follow up comments with R Flowe
ZMA	Legendre	627 S Chapel	RMST to CIV	Legislative Hearing 10/14/24
Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	Paid \$100 on 7-16-24
Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
<b>PLANS IN CONSTRUCTION/ REVIEW</b>				
<b>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b>	<b>William N. West Owner Crete Solutions</b>	220 OLD BEATTY FORD RD	<u>CONCRETE PLANT</u>  <u>ANNEX REQ. FOR</u> ✓	<b>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.</b> 4-26-23 RF review & staff rev. complete comments on plans 4-27-26 Owner/Dev. Bill West p/up set w/comments. 5-9-23 Rec'd partial set of plans- advised need complete sets. 5-10-23 rec'd 2 complete sets of plans w/revisions 5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. <b>Site work active.</b> 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD

			<p><u>7-15-24 PUB. HRNG</u></p>	<p>5-10-24 Request ANNEXATION AND RECOMB. FOR HRG 6-11-24 RF conducted site inspection</p>
<p><b>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</b></p>	<p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES 9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW &amp; CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. &amp; CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC &amp; PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325 PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING</p>
<p><b>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22 FOR SITE DEV.</b></p>	<p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p>	<p><b>221 E RICE STREET</b></p>	<p>TOWNHOMES</p>	<p>1-12-22 MTG R FLOWE PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812 6-21-22 TRC MTG TO REVIEW PLAN- Location: IN map cage 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW 11-22-22 TRC COMMENTS COMPLETE 11-30-22 PLANS W/COMMENTS READY FOR P/UP 12-5-22 plans p/up by developer for review/revisions 12-13-22 REC'D REVISED PLANS</p>

<p>#04-22 RICE ST. TWNHMS CONT.</p>			<p>12-15-22 PLANS REVIEWD BY RFLOWE APPROVED                  READY FOR PICK UP (EMAILED)                  12-19-22 PICKED UP by developer                  12-19-22 rec'd zoning permit appl by email.                  12-28-22 rec'd address from county                  12-28-22 issued zoning permit # ZN-22-81  <b>4-18-23 Rec'd 1 new page to plans.</b>  <b>4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.</b>                  5-2-23 STORMWATER REVIEWED                  5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet.                  5-16-23 REC'D 2 COMPLETE SET OF PLANS                  5-16-23 PLANS APPROVED –DEV. To p/up <b>NEXT STEP:</b>                  PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM                  5-19-23 PLANS P/UP                  5-24-23 Pre-Construction meeting - <b>**Construction authorized upon completion of fees and several other requirements</b>  <b>6-6-23 Const. Admin Fees Pd: \$1,180.50</b>  <b>6-30-23 UPDATED PLANS REVIEWED-APPROVED</b>  <b>7-6-23 REC'D MATERIALS LIST</b>  <b>SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.</b>  <b>REVIEW OF W/S, BLDG ELEVATION</b>  <b>FEES PD:</b>  <b>PREL PLAT \$450, SKETCH PLAN\$100, UNITS \$100</b>  <b>SITE WORK ACTIVE</b>  <b>10-11-23 REC'D UTILITY AS BUILTS</b>  <b>10-16-23 PLANS ACCEPTED BY RFLOWE</b>  <b>10-17-23 EMAILED DEV. READY FOR PICK UP</b>  <b>10-18-23 FINAL PLAT- MYLAR REC'D</b>  <b>10-19-23 R FLOWE SIGNED PLAT</b>  <b>10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE</b>  <b>10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations</b>  <b>11-8-23 Rec'd mylar – waiting on State permits</b>  <b>11-16-23 mtg w/state rep re approvals</b>  <b>11-20-23 application submitted with NCDEQ</b>  <b>11-21-23 REC'D \$350 FINAL PLAT FEE</b>  <b>12-5-23 final plat rec'd</b>  <b>12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)</b></p>
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LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

				<p>12-21-23 Rec'd Subdivision Bond copy 2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10 X \$35) 2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35) 2-8-24 PERMIT ISSUED FOR 5 TOWNHMS 2-14-24 Rec'd NCDEQ permit to construct water system. 2-14-24 Rec'd NCDEQ water system approval 2-21-24 NCDEQ permit to construct wastewater system. 3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66 4-29-24 SEWER CERT REQUEST</p>
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**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2024**

Section 5, Item 5.1

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Job Address</b>	<b>Permit Use</b>
ZN-24-01	01-03-24	NIBLOCK	2411 CALLAGHAN CT	NEW SFR
ZN-24-02	01-09-24	JAMES/PAR 3	112 N CENTRAL AVE #ZN-23-40 REVISED.W/TOWN AGREEMENT – ADDITION	
ZN-24-03	01-10-24	TARLTON	109 S CORRELL ST	ACCESS. BLDG
ZN-24-04	01-10-24	ADKINS	400 N BEAVER ST	NEW DECK
ZN-24-05	01-11-24	LESARGE	510 N CENTRAL AVE	FENCE
ZN-24-06	01-11-24	ROBLES	212 W LIMITS ST	NEW SFR
ZN-24-07	01-17-24	TRINITY LUTHERAN	108 W RICE ST	NEW SIGN
ZN-24-08	01-23-24	SOTELO	1020 LINN ST	REMODEL & ADDITION
ZN-24-09	02-07-24	NIBLOCK	959 TAMARY WAY	NEW SFR
ZVL-24-01	02-07-24	PZR.COM	OLD BEATTY FORD RD PROJ.	ZONING VERIF. LETTER
ZN-24-10	02-08-24	RUTLEDGE	503 S CENTRAL AVE	REMODEL
ZN-24-11	02-08-24	JOURNEY CAP	207 E RICE ST	TOWNHOME
ZN-24-12	02-08-24	JOURNEY CAP	209 E RICE ST	TOWNHOME
ZN-24-13	02-08-24	JOURNEY CAP	211 E RICE ST	TOWNHOME
ZN-24-14	02-08-24	JOURNEY CAP	215 E RICE ST	TOWNHOME
ZN-24-15	02-08-24	JOURNEY CAP	219 E RICE ST	TOWNHOME
ZVL-24-02	02-14-24	STANDARD TITLE	PARKDALE MILL PROP	ZONING VERIF. LETTER
ZN-24-16	02-15-24	NIBLOCK	1060 IRISH CREEK DR	NEW SFR
ZN-24-17	02-27-24	EASTER	503 WINDWARD LN	ACCESS.- DECK
ZN-24-18	03-07-24	REAUME	115 W GARDEN ST	NEW BUSINESS
ZN-24-19	03-21-24	CAROLINA BUILDERS	220 W LIMITS ST	NEW SFR
ZN-24-20	03-27-24	KRAVICE	703 S MAIN ST	FENCE
ZVL-24-03	04-17-24	HICKS & WOOLFORD	130 OVERCUP CT	ZONING VERIF. LETTER
ZN-24-21	04-23-24	NIBLOCK	2440 CALLAGHAN CT	NEW SFR
ZN-24-22	04-23-24	NIBLOCK	2420 CALLAGHAN CT	NEW SFR
ZN-24-23	04-24-24	SHIRLEY	1015 WOODFIELD DR	FENCE
ZN-24-24	04-24-24	FRAMPTON CONST.	619 OLD BEATTY FORD RD.	TEMP. PORTABLE OFFICE (LANDIS RIDGE)
ZN-24-25	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-26	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-27	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-28	05-01-24	WOODWARD	2220 WEST A STREET	FENCE
ZN-24-29	05-23-24	LANDIS APTS.	1365 MT. MORIAH CHURCH RD	APARTMENTS
ZVL-24-04	05-30-24	LUCK	412 E TAYLOR ST	ZONING VERIF. LETTER
ZN-24-30	05-30-24	ADNER	1055 WOODFIELD DR	NEW SFR
ZN-24-31	06-04-24	NIBLOCK	1040 IRISH CREEK DR	NEW SFR

ZN 24-32	06-05-24	SIDES	405 RICE STREET	NEW DECK	Section 5, Item 5.1
ZN-24-33	06-12-24	SIMMONS	307 W DAVIS STREET	NEW DRIVEWAY	
ZN-24-34	06-27-24	PRUETTE	920 TAMARAY WAY	NEW SFR	
ZN-24-35	06-27-24	NIBLOCK	2301 TULLY MORE WAY	NEW SFR	
ZN-24-36	07-02-24	GRAHAM	606 W MILL ST	ACCESS BLDG	
ZN-24-37	07-09-24	FACKLER	889 IRISH CREEK DR	ACCESS STRUCTURES	
ZN-24-38	07-09-24	NEXT PROJECT LLC(QUIJADA)	512 W BLUME ST (DRIVE 321 N KIMMONS)	ADDITIONS & DRIVEWAY	
ZN-24-39	07-11-24	KAMANNIS	110 N UPRIGHT ST	RE-ESTABLISH POWER TO BLDG	
ZN-24-40	07-16-24	BALL	619 N KIMMONS	ROOF ADDITION (COVER PATIO)	
ZN-24-41	07-24-24	TOWN	(110 N CENTRAL)	D C LINN PARK	
ZN-24-42	07-24-24	Benton	2248 Tullymore	Pool	
ZN-24-43	07-25-24	Victory Builders	208 N Correll ST	NEW SFR	
ZN-24-44	07-25-24	Victory Builders	210 N Correll ST	NEW SFR	
ZN-24-45	07-25-24	Victory Builders	212 N Correll ST	NEW SFR	
ZN-24-46	07-30-24	Clayre Caceres	605 S. Landis	ACCESS Structures	
ZN-24-47	07-31-24	Manuel Abel Rivera	111 Church St	Adding Porch	
ZN-24-48	8-15-24	Allison Collins	127 S. Central	Change of use and sign	
ZN-24-49	8-29-24	Jodie Borger	513 S Chapel	Access Struct and drivwy	
ZN-24-50	9-10-24	Brylan and Cindy Gann	2379 Limerick	Inground Pool and Fence	
ZN-24-51	9-12-24	Dominion Energy	1445 Mt Moriah Church Rd	Encroachment- utility line	
ZN-24-52	9-12-24	Terri Frohmiller	2216 Tully More	Accessory Structure	
ZN-24-53	9-19-24	Samantha Lambert	106 S Correll St	Driveway Replacement	



# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>MINIMUM HOUSING</b>			
HC-20-02	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (Ryder Place Development)	abandoned dilapidated mobile office or classroom structures. Both units have been demolished, awaiting completion of clearance of all debris. Abated by Town and lien documents completed. CLOSED August 1, 2024
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close presented at the August 12, 2024 Council meeting and tabled until the September meeting. Ordinance adopted on September 9th to Vacate and Close the dwelling. Notices posted.
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Hearing postponed and will be rescheduled soon.
HC-24-21	111 Church Street	Manuel Abel Rivera Tinoco and others	Substandard housing conditions. Inspection conducted with the new owners. Owners intend to clean up and repair the mobile home to live in. Follow up inspection on 08-22-24. CLOSED
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing condtions. Inspection scheduled for 08-22-24 11:00.
HC-24-23	704 West Ridge Avenue	Kimberly Dell Greene	Residential use of a camper. Notice issued andowner called. Met with owners on site on 08-29-24. No campers on site now, CLOSED

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-24	402 East Ryder Street	Larry & Zubecca Brown	Possible abandoned house. Inspection scheduled for 08-29-24 @ 11:00.
HC-24-25	207 West Garden Street	Gregory Stillwagon	Fire damaged D/W mobile home with at least two men living in it. Working with owner and Police department to arrange to remove them. Working with the owner on clean up and preparing for renovation. Pending.
<b>NUISANCES</b>			
PN-23-18a	316 North Beaver Street, accessed from North Upright	Villas at Landis Ddevelopment LLC	demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. No new dumping. Pending further action.
PN-23-20	504 East Corriher Street	Edwin Ray Jones	report of dumping of concrete and similar materials in the gulley behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property and appear to be mostly large logs and other tree debris. Notice issued with deadline of 09-16-24.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-05	107 North Meriah Street	James A Hall Jr Heirs	trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with with some progress. Second notice issued with deadline of 08-25-24. Site visit and inspection delayed due to sever storm. Pending follow up.
PN-24-06	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Notice issued with deadline of 06-30-24. Abated by Town. Lien documents completed. CLOSED 08-01-24.
PN-24-07	1106 South Highland Ave	Elizabeth Beaver Tapp	Nuisance issues. Attempted to discuss matter with the occupant with negative results. Advised I would be issuing and notice and provide a copy of the ordinance to her. Notice issued with deadline of 09-23-24.
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Notice issued with deadline of 08-27-24. Front and side yards mowed and cleaned up. Rear yard in process. Also see HC-24-24.

## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-09	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Dilapidated accessory building due to fallen tree. No action by owners to abate. Ownership changed. New notice issued with deadline of 09-30-24.
PN-24-10	1050 Mt Moriah Church Road	Crystal, LLC	Overgrowth, trash and various form of debris. Yard has been mowed and cleaned up. CLOSED 08-01-24.
PN-24-11	VL South Upright and Dial St	Larry W Page Family Limited Partnership	overgrowth. Notice issued with deadline of 08-27-24. Release for abatement.
PN-24-12	2270 West A Street	Luis Santos Jimenez	overgrowth. Notice issued with deadline of 09-23-24.
PN-24-13	309 Turner Street	Clarence M & Karen S Vincent	overgrowth. Notice issued with deadline of 09-23-24.
PN-24-14	110 North Upright Street	T D Enterprise Inc	overgrowth. Notice issued with deadline of 09-23-24.
PN-24-15	213 North Upright Street	Kenneth J Nolt	overgrowth. Partially mowed, will monitor progress.
PN-24-16	207 West Garden Street	Gregory Stillwagon	overgrowth. In contact with the owner. Will monitor progress.
PN-24-17	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Report of overgrowth. Pending.
PN-24-18	311 East Garden Street	Elizabeth Viola S Fant	overgrowth. Notice issued with deadline of 09-23-24.
PN-24-19	VL East Ryder Ave @ Coldwater Street	Villas at Landis Ddevelopment LLC	overgrowth. Notice issued with deadline of 09-25-24.
PN-24-20	VL North Cannon Blvd @ Old Beatty Ford Road (133-289)	Joseph A Gray and Alyson K Gray	overgrowth. Notice issued with deadline of 09-25-24.



# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-21	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Notice issued with deadline of 09-25-24.
PN-24-22	302 East Ridge Avenue	David Hernandez Bautista	overgrowth, trash and debris. Notice issued with deadline of 09-25-24.
<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>			
<b>ZONING</b>			
Z-23-02	303 Buford Drive	Fon Ernest	Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measures. Met on site with owner on 08-08-24. Pending follow notice for violations.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
Z-24-02	512 West Blume Street	Next Project LLC c/o Rosa Quijada	construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor.
Z-24-03	409 North Ziono Street	John Whitfield Drye & Joy Goodman Drye	inground swimming pool without fence. Notice issued with deadline of 10-21-24.
<b>Non-Residential Buildings</b>			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing postponed and will be rescheduled soon.
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing postponed and will be rescheduled soon.