# PLANNING BOARD

Tuesday, June 16, 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 May 19, 2026, Meeting Minutes

**3. NEW BUSINESS:**

3.1 **Consider Recommendation to accept the Road Dedication of Armstrong Street in Landis Ridge**

**Submitted by:** Phil Collins, Planning Director

**Details:** Consider Recommendation to accept the Road Dedication of Armstrong Street in Landis Ridge

**Recommended Action:** Motion for Recommendation to accept the Road Dedication of Armstrong Street in Landis Ridge

**4. OLD BUSINESS:**

4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - 220 Church Street Annexation - ANNEX-2026-06-08 and ZMA-2026-06-08

4.2 Consider Discussion of Public Hearing Decision from Board of Aldermen - Zoning Map Amendment - 2879 N. Cannon Blvd. - ZMA-2026-06-09 - VSR - C-29

**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, May 19, 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 6:03PM.

### 1.2 Determination of Quorum

**Members Present:** Member Glenn Corriher, Madam Chair Catherine Drumm, Member Michelle Gray, Vice - Chair Scott Faw, Alternate Beryl Alston
**Members Absent:** Alternate Jade Bittle, Member Deborah Cox
**Employees Present:** Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Assistant Police Chief Kevin Young

### 1.3 Pledge of Allegiance

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

### 1.4 Recognitions and Acknowledgements

### 1.5 Adoption of Agenda

**ACTION: A MOTION WAS MADE BY VICE – CHAIR FAW, SECONDED BY ALTERNATE MEMBER ALSTON TO ADOPT THE AGENDA AS PRESENTED. MOTION PASSED BY UNANIMOUS VOTE (5-0).**

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

### 2.1 Consider Approval of April 21, 2026, Meeting Minutes

**ACTION: A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER MICHELLE GRAY TO APPROVE THE APRIL 21, 2026, MEETING MINUTES AS WRITTEN. MOTION PASSED BY UNANIMOUS VOTE (5-0).**

DRAFT

## 3. NEW BUSINESS:

### 3.1 Consider Approval of Zoning Map Amendment #ZMA-2026-07-21 - Parcel #130 053 - 525 Kimball Road - SFR-2 to SFR-3

**Submitted by:** Phil Collins, Planning Director

**Details:** Consider Zoning Map Amendment for Property - 525 Kimball Road (Rowan County Parcel ID 130 053) - SFR-2 to SFR-3

***Recommended Action:*** Motion to Recommend Ordinance # ZMA-2026-07-21 - 525 Kimball Road (Rowan County Parcel ID: 130 053) - SFR-2 to SFR-3

Planning Director Collins gave a brief overview of the property. The original request from the applicant was MU-2. The Board of Aldermen suggested that the applicant come back with conditions on the MU-2 zoning. The applicant decided to ask for SFR-3 zoning that would give them three (3) units per acre. SFR-2 would allow two (2) units per acre. They have an idea of what they want to do, but then again, you can't really consider that right now because this is a conventional request. If you have any questions the applicants are here to answer those.

Mr. Steve Ross stated that they decided to go with SFR-3. Looking back at the MU-2 that would give us thirty-nine (39) lots that was going to be too tight. By right we can do twenty-four (24) lots currently with the SFR-2 zoning. We are asking for SFR-3 which will give us thirty-four (34) lots. Our sketch we have only shows thirty (30) lots. If approved the max is thirty-four (34). We just thought instead of having conditions and issues there going to thirty-four (34) max lots would be best.

Vice – Chair Scott Faw asked Planning Director Collins if the Town was suggesting we recommend to the Board.

Planning Director Collins stated that this is in line with the Land Use Plan, and he thinks that the Town would recommend it.

**ACTION: A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE-CHAIR SCOTT FAW, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

## 4. OLD BUSINESS:

### 4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-01 and #ZMA-2026-05-11-01 - 715 S. Chapel Street

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of the Board of Aldermen's decision on ANNEX-2026-05-11-01 and ZMA-2026-05-11-01 – 715 S. Chapel Street. The Board of Aldermen passed by unanimous vote to approve the annexation and zoning of this property.

### 4.2 Consider Discussion of Public Hearing Decision from Board of Aldermen - ANNEX-2026-05-11-02 and #ZMA-2026-05-11-02 - 1139 Dial Street

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of the Board of Aldermen's decision on ANNEX-2026-05-11-02 and ZMA-2026-05-11-02 – 1139 Dial Street. The Board of Aldermen passed by unanimous vote to approve the annexation and zoning of this property.

DRAFT

**4.3 Consider Discussion of Updating Landis Development Ordinance**

Planning Technician/Deputy Town Clerk Angie Sands gave a brief overview of her conversation with Lynne Hair with Centralina. Town Manager Ambrose asked me to get a quote for getting someone to come in and work with our Planning Board to make any changes that need to be made to the LDO. We would like it to be easier to read and follow by any citizen or board member.

**REPORTS:**

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

**Code Enforcement Report**

**CLOSING:**

**Adjournment**

**ACTION: A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADJOURN AT 6:23PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).**

**Respectfully Submitted,**

_____

**Deputy Town Clerk, Angie Sands**

DRAFT

# LANDIS RIDGE, LOT 5 REVISED

PREPARED FOR

## 1400 ARMSTRONG LANDIS, LLC

OLD BEATTY FORD RD
TOWN OF LANDIS, CHINA GROVE - 13 TOWNSHIP, ROWAN COUNTY, NC
REFERENCE: 1438-256, 1458-624
MAP REFERENCE: 9995-10823, 9995-11241, 9995-11726
PARCEL: 140 248, 140 242

OWNER:
PHASE II: JSC-CCI LANDIS II, LLC
4890 ALPHA ROAD, SUITE 100
DALLAS, TEXAS 75244
PID #140 248

OWNER:
1400 ARMSTRONG LANDIS, LLC
6101 CARMEGIE BOULEVARD, STE. 180
CHARLOTTE, N.C. 28209
PID #140 242

**AREA IN LOT: 659,383 SQ. FT. OR 15.1373 ACRES**
**AREA IN R/W DEDICATION: 38,932 SQ. FT. OR 0.8938 ACRES**
**TOTAL AREA: 698,315 SQ. FT. OR 16.0311 ACRES**

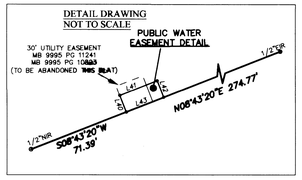
LINE TABLE:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N81°02'21"E | 79.68' |
| L2 | S81°16'40"E | 36.13' |
| L3 | S60°04'07"E | 23.94' |
| L4 | S30°11'18"W | 64.03' |
| L5 | S30°07'13"W | 48.99' |
| L6 | S81°16'40"E | 60.00' |
| L7 | S30°07'20"W | 136.28' |
| L8 | N60°11'46"W | 60.01' |
| L9 | S30°06'46"W | 194.24' |
| L10 | N59°59'14"W | 20.00' |
| L11 | N30°06'46"E | 194.17' |
| L12 | N15°17'13"W | 9.77' |
| L13 | S14°48'39"W | 9.87' |
| L14 | N14°54'19"W | 34.10' |
| L15 | N59°54'19"W | 12.42' |
| L16 | N59°54'19"W | 128.52' |
| L17 | N14°54'19"W | 6.41' |
| L18 | N60°06'26"W | 15.22' |
| L19 | S59°54'12"E | 117.00' |
| L20 | S59°54'12"E | 13.67' |
| L21 | S14°54'12"E | 34.01' |
| L22 | S60°11'46"E | 154.50' |
| L23 | N74°48'39"E | 9.87' |
| L24 | S15°17'13"E | 9.77' |
| L25 | S59°54'12"E | 29.99' |
| L26 | S30°06'48"W | 30.00' |
| L27 | N59°49'21"W | 29.99' |
| L28 | N59°49'21"W | 123.58' |
| L29 | N78°07'41"W | 24.10' |
| L30 | N78°02'23"W | 20.13' |
| L31 | N11°57'37"E | 30.00' |
| L32 | S78°02'23"E | 27.17' |
| L33 | N23°52'38"E | 55.07' |
| L34 | N24°24'16"E | 69.49' |
| L35 | N25°26'19"W | 75.94' |
| L36 | N64°39'14"E | 29.09' |
| L37 | S25°49'20"E | 86.83' |
| L38 | S25°45'27"W | 155.93' |
| L39 | S59°54'12"E | 123.79' |
| L40 | N88°18'48"W | 12.38' |
| L41 | N08°43'20"E | 28.00' |
| L42 | S81°16'20"E | 19.38' |
| L43 | S08°43'20"W | 27.99' |

CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 191.50' | 148.39' | 144.71' | S85°01'09"E |
| C2 | 326.50' | 219.15' | 215.06' | S62°02'55"E |
| C3 | 24.50' | 18.49' | 18.05' | S38°27'15"E |
| C4 | 144.50' | 64.47' | 63.93' | S04°03'31"E |
| C5 | 243.81' | 62.74' | 62.57' | S15°38'54"W |
| C6 | 30.00' | 39.08' | 36.38' | S59°14'43"W |
| C7 | 30.00' | 37.48' | 35.07' | N35°38'57"W |
| C8 | 326.50' | 121.93' | 121.22' | N19°25'15"E |

DETAIL DRAWING
NOT TO SCALE




## NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
3. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY'S SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
4. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
5. THE PURPOSE OF THIS PLAT IS TO RECORD A SANITARY SEWER EASEMENT, A WATER LINE EASEMENT, A STORM EASEMENT AND TO DEDICATE PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON. THIS PLAT SUPERSEDES PREVIOUSLY RECORDED IN MAP BOOK 9995, PAGE 11241.
6. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

## ZONING:

SUBJECT PROPERTY ZONED: IND (INDUSTRIAL)

ZONING SETBACKS PER ORSBORN ENGINEERING GROUP, JOB NO. 22061, DATED 12/01/23

SETBACK (INTERNAL): 24 FEET
SIDE YARD: 16 FEET
REAR YARD: 16 FEET

FOR FURTHER INFORMATION CONTACT THE TOWN OF LANDIS PLANNING & ZONING.

GRAPHIC SCALE
150 0 75 150
( IN FEET )
1 inch = 150 ft.

## HATCH LEGEND:

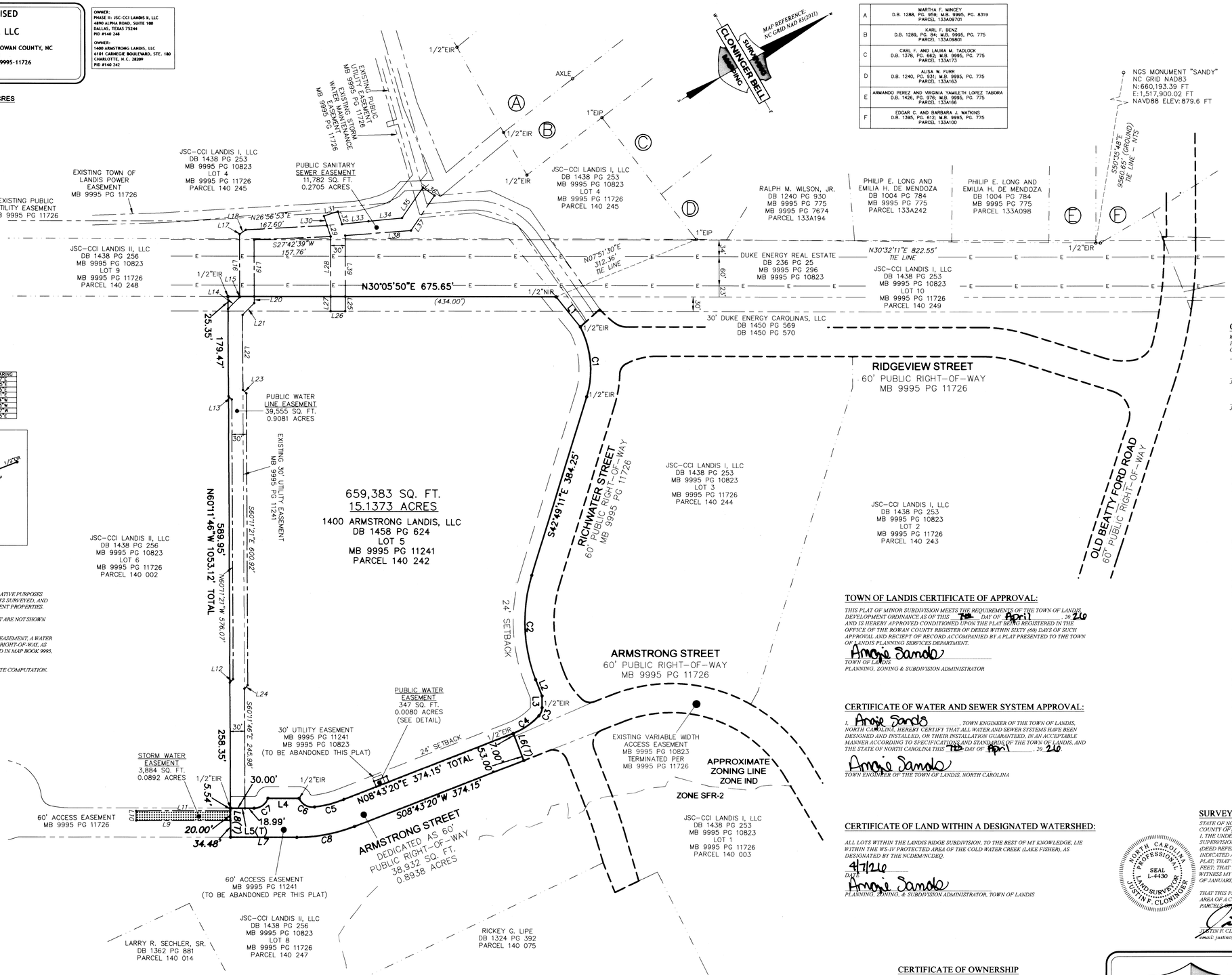
- RIGHT-OF-WAY DEDICATION
- PUBLIC WATER LINE EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PUBLIC STORM WATER EASEMENT

## LEGEND:

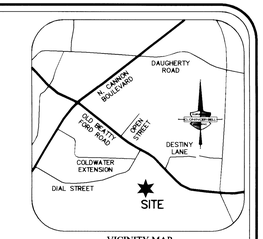
CP - CALCULATED POINT
DB. - DEED BOOK
RCM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
MB. - MAP BOOK
NCM - NEW CONCRETE MONUMENT
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

## FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JUNE 16, 2009
COMMUNITY PANEL NO: 3710562500K; ZONE "X"

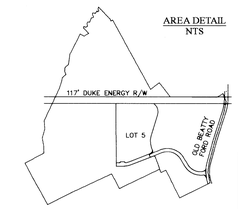



| | | |
|---|---|---|
| A | MARTHA F. MINCEY<br>D.B. 1288, PG. 959; M.B. 9995, PG. 8319<br>PARCEL 133A09701 | |
| B | KARL F. BENZ<br>D.B. 1289, PG. 84; M.B. 9995, PG. 775<br>PARCEL 133A09801 | |
| C | CARL F. AND LAURA M. TADLOCK<br>D.B. 1378, PG. 662; M.B. 9995, PG. 775<br>PARCEL 133A173 | |
| D | ALISA W. FURR<br>D.B. 1240, PG. 931; M.B. 9995, PG. 775<br>PARCEL 133A163 | |
| E | ARMANDO PEREZ AND VIRGINIA YAMILETH LOPEZ TABORA<br>D.B. 1426, PG. 976; M.B. 9995, PG. 775<br>PARCEL 133A166 | |
| F | EDGAR C. AND BARBARA J. WATKINS<br>D.B. 1395, PG. 612; M.B. 9995, PG. 775<br>PARCEL 133A100 | |




VICINITY MAP
NOT TO SCALE

AREA DETAIL
NTS




## CERTIFICATE OF DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AND SHOWN HEREON, AND THAT WE HEREBY DEDICATE ALL ROADS, ALLEYS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED THIS 1st DAY OF April, 20 26

Ryn Beadle — 4/1/26
JSC-CCI LANDIS II, LLC (NAME) — DATE

4/1/26
JSC-CCI LANDIS II, LLC (SIGNATURE) — DATE

## REVIEW OFFICER:

I, Aaron Polin, REVIEW OFFICER OF ROWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — 5/6/26 DATE

## CERTIFICATE OF STREETS AND OTHER PUBLIC INFRASTRUCTURE IMPROVEMENTS

I, Angie Sands, TOWN ENGINEER, HEREBY CERTIFY THAT THE STREETS, STORM DRAINAGE SYSTEMS, AND ALL OTHER ROADWAY IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS OF THE TOWN OF LANDIS AND THE STATE OF NORTH CAROLINA THIS 14 DAY OF April, 20 26.

Angie Sands
TOWN ENGINEER OF THE TOWN OF LANDIS, NORTH CAROLINA

## TOWN OF LANDIS CERTIFICATE OF APPROVAL:

THIS PLAT OF MINOR SUBDIVISION MEETS THE REQUIREMENTS OF THE TOWN OF LANDIS DEVELOPMENT ORDINANCE AS OF THIS 14 DAY OF April, 20 26 AND IS HEREBY APPROVED CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE ROWAN COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD ACCOMPANIED BY A PLAT PRESENTED TO THE TOWN OF LANDIS PLANNING SERVICES DEPARTMENT.

Angie Sands
TOWN OF LANDIS
PLANNING, ZONING & SUBDIVISION ADMINISTRATOR

## CERTIFICATE OF APPROVAL FOR STREET AND ROAD MAINTENANCE:

WE HEREBY CERTIFY THAT WE WILL MAINTAIN THE STREETS AND/OR ROADS TO THE STANDARDS SET FORTH BY THE TOWN OF LANDIS AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY ACCEPTS THE RESPONSIBILITY BY ADOPTION OF A RESOLUTION STATING SUCH THIS 14 DAY OF April, 20 26.

Ryn Beadle — 4/1/26
JSC-CCI LANDIS II, LLC (NAME) — DATE

4/1/26
JSC-CCI LANDIS II, LLC (SIGNATURE) — DATE

## CERTIFICATE OF WATER AND SEWER SYSTEM APPROVAL:

I, Angie Sands, TOWN ENGINEER OF THE TOWN OF LANDIS, NORTH CAROLINA, HEREBY CERTIFY THAT ALL WATER AND SEWER SYSTEMS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE TOWN OF LANDIS, AND THE STATE OF NORTH CAROLINA THIS 14 DAY OF April, 20 26

Angie Sands
TOWN ENGINEER OF THE TOWN OF LANDIS, NORTH CAROLINA

## CERTIFICATE OF LAND WITHIN A DESIGNATED WATERSHED:

ALL LOTS WITHIN THE LANDIS RIDGE SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WS-IV PROTECTED AREA OF THE COLD WATER CREEK (LAKE FISHER), AS DESIGNATED BY THE NCDEM/NCDEQ.

4/1/26
DATE

Angie Sands
PLANNING, ZONING, & SUBDIVISION ADMINISTRATOR, TOWN OF LANDIS

## SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 1438-256); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15th DAY OF JANUARY, A.D., 2026.

THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-4430 LAND SURVEYOR JUSTIN P. CLONINGER

1/15/26
JUSTIN P. CLONINGER, NCPLS L-440 — DATE
email: justin@cloningerbell.com

## CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AS OF THIS 1st DAY OF April, 20 26

1400 Armstrong Landis LLC
PROPERTY OWNER NAME (TYPED OR PRINTED) — PROPERTY OWNER SIGNATURE

JSC-CCI Landis II LLC
PROPERTY OWNER NAME (TYPED OR PRINTED) — PROPERTY OWNER SIGNATURE

SURVEYING CLONINGER BELL MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

| CREW: | DRAWN: | REVISED: | SCALE: | DATE: | FILE NO: |
|---|---|---|---|---|---|
| CBS | TLM | | 1"=150' | JANUARY 15, 2026 | 5948 |


Doc ID: 016026390001 Type: CRP
Recorded: 05/06/2026 at 11:10:49 AM
Fee Amt: $21.00 Page 1 of 1
Rowan, NC
J. E. Brindle Register of Deeds
BK 9995 PG 11823

# Active Permit Report

**01/01/2026 - 05/26/2026**

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---|---|---|---|---|---|---|---|
| ZN-26-130 | 1/6/2026 | Residential | 205 S. CHAPEL ST | 09. CONSTRUCTION ADMINISTRATION | N/A | PRESPRO LLC | Building Construction |
| ZN-26-131 | 1/6/2026 | Residential | 209 S. CHAPEL ST | 09. CONSTRUCTION ADMINISTRATION | N/A | PRESPRO LLC | Building Construction |
| ZN-26-133 | 1/6/2026 | Residential | 207 S CHAPEL ST | 09. CONSTRUCTION ADMINISTRATION | N/A | J2 LAND INVESTMENTS LLC | Building Construction |
| ZN-26-134 | 1/6/2026 | Residential | 211 S CHAPEL ST | 09. CONSTRUCTION ADMINISTRATION | N/A | J2 LAND INVESTMENTS, LLC | Building Construction |
| ZN-26-136 | 1/20/2026 | Residential Addition | 904 S MAIN ST | 09. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL | 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-26-146 | 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-26-159 | 4/21/2026 | Residential | 601 HILLSIDE STREET | 02. WAITING ON PAYMENT/CONTRACTOR | N/A | WATTS, PACEY | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ZN-26-160 | 4/21/2026 | Residential | 304 E. GARDEN STREET | 02. WAITING ON PAYMENT/CONTRACTOR | N/A | KANNAPOLIS PROPERTIES LLC | Construction |
| ZN-26-162 | 4/21/2026 | Fence | | 02. WAITING ON PAYMENT/CONTRACTOR | | HATLEY, MICHAEL | Building Construction |
| ZN-26-165 | 4/10/2026 | Deck | 250 TRANQUIL LAKE DRIVE | 09. CONSTRUCTION ADMINISTRATION | N/A | CHRIS HOLMES | Building Construction |
| ZN-26-169 | 4/13/2026 | Accessory Building | 503 W. 5TH STREET | 09. CONSTRUCTION ADMINISTRATION | | HUMBLE, PAM | Building Construction |
| ZN-26-170 | 4/16/2026 | Residential Addition | 509 W. RYDER AVENUE | 09. CONSTRUCTION ADMINISTRATION | N/A | NICKELSON, JEREMIAH | Building Construction |
| ZN-26-173 | 4/16/2026 | Temporary Use | | 04 - PLANNING DIRECTOR REVIEW | KINETIC FIBER INSTALL | | |
| ZN-26-176 | 4/24/2026 | Fence | 430 TRANQUIL LAKE DR | 09. CONSTRUCTION ADMINISTRATION | | SWARTHOUT, CONSTANCE | Building Construction |
| ZN-26-177 | 5/6/2026 | Accessory Building | 414 E. RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | KATIE CHEN | Building Construction |
| ZN-26-178 | 5/6/2026 | Accessory Building | 414 E RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | CHEN, KATIE | Building Construction |
| ZN-26-179 | 4/24/2026 | Sign | 124 W. RYDER AVE | 04 - PLANNING DIRECTOR REVIEW | N/A | SOUTHROWAN COMMUNITY CHURCH | |
| ZN-26-181 | 5/7/2026 | Pool | 2400 CALLAGHAN CT | 09. CONSTRUCTION ADMINISTRATION | IRISH CREEK | NIBLOCK HOMES | Building Construction |
| ZN-26-182 | 5/4/2026 | Pool | 2379 FERNDALE CT. | 09. CONSTRUCTION ADMINISTRATION | N/A | FRYE, CHAD | Building Construction |
| ZN-26-183 | 5/4/2026 | Fence | 2379 FERNDALE CT | 09. CONSTRUCTION ADMINISTRATION | N/A | FRYE, CHAD | Building Construction |
| ZN-26-186 | 5/14/2026 | Sign | 1425 MT. MORIAH CHURCH RD | 09. CONSTRUCTION ADMINISTRATION | N/A | SANDY RIDGE METHODIST CHURCH | Building Construction |
| ZN-26-88 | 1/6/2026 | Residential | 632 Kimball Rd. | 09. CONSTRUCTION ADMINISTRATION | LANDIS MULTIFAMILY | DYNAMIC DEVELOPERS | Building Construction |
| | | | | | | | |

**Total Records: 31**

# Permits Issued Report

**04/27/2026 - 05/26/2026**

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| ZN-26-183 | 5/4/2026 | Fence | 2379 FERNDALE CT | 01. NEW | N/A | FRYE, CHAD | Building Construction |
| ZN-26-182 | 5/4/2026 | Pool | 2379 FERNDALE CT. | 09. CONSTRUCTION ADMINISTRATION | N/A | FRYE, CHAD | Building Construction |
| ZN-26-178 | 5/6/2026 | Accessory Building | 414 E RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | CHEN, KATIE | Building Construction |
| ZN-26-177 | 5/6/2026 | Accessory Building | 414 E. RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | KATIE CHEN | Building Construction |
| ZN-26-181 | 5/7/2026 | Pool | 2400 CALLAGHAN CT | 09. CONSTRUCTION ADMINISTRATION | IRISH CREEK | NIBLOCK HOMES | Building Construction |
| ZN-26-186 | 5/14/2026 | Sign | 1425 MT. MORIAH CHURCH RD | 09. CONSTRUCTION ADMINISTRATION | N/A | SANDY RIDGE METHODIST CHURCH | Building Construction |
| ZN-26-187 | 5/14/2026 | Accessory Building | 309 S. MAIN ST | 11. COMPLETE | N/A | MELISSA RIFFLE | Complete |
| PF-26-189 | 5/18/2026 | Pool Fill | 501 N Meriah St | 11. COMPLETE | | Furr, Bruce | |
| PF-26-188 | 5/18/2026 | Pool Fill | 935 Mt. Moriah Ch. Rd | 11. COMPLETE | | Stamper, Rick | |
| | | | | | | | |

**Total Records: 10** **5/26/2026**

# Active Permit Report

**5/1/2026 - 5/26/2026**

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---|---|---|---|---|---|---|---|
| ZN-26-177 | 5/6/2026 | Accessory Building | 414 E. RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | KATIE CHEN | Building Construction |
| ZN-26-178 | 5/6/2026 | Accessory Building | 414 E RICE STREET | 09. CONSTRUCTION ADMINISTRATION | N/A | CHEN, KATIE | Building Construction |
| ZN-26-181 | 5/7/2026 | Pool | 2400 CALLAGHAN CT | 09. CONSTRUCTION ADMINISTRATION | IRISH CREEK | NIBLOCK HOMES | Building Construction |
| ZN-26-182 | 5/4/2026 | Pool | 2379 FERNDALE CT. | 09. CONSTRUCTION ADMINISTRATION | N/A | FRYE, CHAD | Building Construction |
| ZN-26-183 | 5/4/2026 | Fence | 2379 FERNDALE CT | 09. CONSTRUCTION ADMINISTRATION | N/A | FRYE, CHAD | Building Construction |
| ZN-26-186 | 5/14/2026 | Sign | 1425 MT. MORIAH CHURCH RD | 09. CONSTRUCTION ADMINISTRATION | N/A | SANDY RIDGE METHODIST CHURCH | Building Construction |
| | | | | | | | |

**Total Records: 6**

# Code Enforcement Report

## 01/01/2025 - 05/25/2026

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes/Comments |
|---|---|---|---|---|---|---|
| 5688 | 5/15/2026 | Code Enforcement - Other Violation | 1109 SOUTH HIGHLAND AVE | N/A | 2. Citizen | TRASH CAN BEING LEFT AT THE ROAD AFTER TRASH PICK-UP AND NOT RETURNED TO THE RESIDENCE. NEEDS NOTICE OF VIOLATION. |
| 5687 | 5/15/2026 | Code Enforcement - High Grass Complaint | 190 SOUTH ZION ST | N/A | 1. Internal | HIGH GRASS. NOTICE OF VIOLATION PREPARED. |
| 5686 | 5/15/2026 | Code Enforcement - High Grass Complaint | 100 SOUTH MAIN ST | N/A | 1. Internal | HIGH GRASS. NOTICE OF VIOLATION PREPARED. |
| 5663 | 5/13/2026 | Code Enforcement - Minimum Housing Code Violation | 311 E GARDEN ST | N/A | 1. Internal | MINIMUM HOUSING, STRUCTURE IS UNSECURED, FASCIA AND SOFFIT DETERIORATED. SPOKE WITH OWNER WHO ADVISED IT IS IN PROBATE AND SHOULD BE OUT IN JULY. ADVISED SHE WOULD MAKE THE MINIMUM REPAIRS WHEN IT IS OUT OF PROBATE AND WILL BE PUT ON THE MARKET. |
| 5645 | 5/13/2026 | Code Enforcement - Minimum Housing Code Violation | 327 N KIMMONS ST | N/A | 1. Internal | MINIMUM HOUSING, ROOF HAS FALLEN IN ON SECONDARY STRUCTURE AND WINDOWS BROKEN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SPOKE WITH CONTRACTOR WHO STATED HE WILL BE DOING THE WORK SOON. |
| 5643 | 5/13/2026 | Code Enforcement - Junk In Yard | 505 S CORRELL ST | N/A | | OPEN STORAGE OF TRASH AND JUNK IN THE CARPORT AND YARD. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 6/03/26. |
| 5439 | 4/27/2026 | Code Enforcement - Other Violation | 316 EAST CORRIHER ST | N/A | 1. Internal | TWO SINK HOLES ON PROPERTY. SPOKE WITH SURVEYOR WHO IS TRYING TO CREATE AN EASMENT FOR THE TOWN, REFERRED HIM TO THE ZONING DEPT. |
| 5438 | 4/27/2026 | Code Enforcement - Other Violation | 602 NORTH CHAPEL ST | N/A | 1. Internal | TWO SINK HOLES ON PROPERTY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. |
| 5436 | 4/27/2026 | Code Enforcement - Other Violation | 603 HILLSIDE ST | N/A | 1. Internal | OVERGROWN GRASS AND MINIMUM HOUSING. FASCIA AND SOFIT DETERIORATED AND ROOF DAMAGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. |
| 5127 | 4/2/2026 | Code Enforcement - Other Violation | 305 S ZION ST | N/A | 1. Internal | MINIMUM HOUSING, BOARDED UP WINDOWS, GUTTERS FALLING OFF AND OPEN STORAGE OF JUNK AT REAR OF STRUCTURE. NOTICE OF VIOLATION PREPARED. |

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| | | | | | | REINSPECTION, NO VISIB OF CHANGE. |
| 4722 | 2/25/2026 | Code Enforcement - Other Violation | 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. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PROPERTY HAS BEEN PUT UP FOR SALE BY ANOTHER COMPANY. |
| 4719 | 2/25/2026 | Code Enforcement - Other Violation | 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. NEW NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SPOKE WITH THE OWNER WHO STATED THE CAMPER IS BEING TOWED TO THE SCRAP YARD THIS WEEKEND. HEARING HELD, NO ONE PRESENT. |
| 4480 | 2/4/2026 | Code Enforcement - Other Violation | 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. UPDATED NOTICE OF HEARING AND SCHEDULED HEARING FOR 4/22/26. SPOKE WITH OWNER'S DAUGHTER WHO ADVISED SHE IS WAITING ON THE INSURANCE COMPANY FINISH THEIR INVESTIGATION. REINSPECTION BEFORE HEARING, NO VISIBLE SIGNS OF CHANGE, PREPARED FINDING OF FACT AND MAILED. SPOKE WITH CONTRACTOR, WHO STATED HE HAS BEEN HIRED TO MAKE THE REPAIRS. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. |
| 4376 | 1/7/2026 | Code Enforcement - Other Violation | 702 DIAL ST | N/A | 1. Internal | MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED ORDINANCE. |
| 4173 | 1/7/2026 | Code Enforcement - Other Violation | 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. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. |
| 4151 | 1/2/2026 | Code Enforcement - Other Violation | 401 W RICE ST | N/A | 1. Internal | MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. |

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| | | | | | | NOTICE OF VIOLATION PI REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, PROGRESS CONTINUES. |
| 4016 | 12/17/2025 | Code Enforcement - Other Violation | 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. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES. REINSPECTION, APPEARS MORE JUNK HAS BEEN BROUGHT IN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. |
| 1479 | 4/15/2025 | Code Enforcement - Minimum Housing Code Violation | 217 S BEAVER ST | N/A | 2. Citizen | REINSPECTION, 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. JUNK HAS BEEN MOVED TO THE STREET AGAIN. |
| | | | | | | |

**Total Records: 18** **6/1/2026**