



## PLANNING BOARD

Tuesday, November 19, 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 October 8, 2024, Meeting Minutes

**3. NEW BUSINESS:**

- [3.1](#) Consider Zoning Map Amendment -Town of Landis - Coldwater Street
- 3.2 Recess to Attend a Technical Review w/Staff - Landis Ridge Phase 2 - Preliminary Plat

**4. REPORTS:**

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

**5. CLOSING:**

- 5.1 Adjournment



# PLANNING BOARD

Tuesday, October 08, 2024 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

**Present:** Madam Chair Catherine Drumm, Vice- Chair Scott Faw, Member Mark Bringle, Member Deborah Cox, Member Beryl Alston, Member Jade Bittle

**Absent:** Glenn Corriher

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

#### 1.3 Pledge of Allegiance

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

#### 1.4 Recognitions and Acknowledgements

Planning, Zoning, & Subdivision Administrator Recognized that Deputy Clerk Angie Sands has been promoted to Planning Technician for the town. Madam Chair Catherine Drumm asked to have a moment of silence for those who have been affected by Helene.

#### 1.5 Adoption of Agenda

**A MOTION WAS MADE BY SCOTT FAW, SECONDED BY MARK BRINGLE TO ADOPT THE AGENDA AS PRESENTED, MOTION PASSED UNANIMOUSLY 6-0.**

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

#### 2.1 Consider Approval of September 10, 2024, Meeting Minutes

**A MOTION WAS MADE BY DEBORAH COX TO APPROVE THE SEPTEMBER 10, 2024, MEETING MINUTES, SECONDED BY JADE BITTLE, MOTION PASSED UNANIMOUSLY 6-0**

### 3. OLD BUSINESS:

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

Mr. Flowe gave a brief overview of Parkdale site. He introduced Tom Whittenhour to walk the Planning Board through the findings, the background and where we are now.

Mr. Whittenhour stated that when the Future Land Use Map and Zoning Map was done, they'd like to honor industrial property as industrial in case there's room for that resurgence. This site is right in the heart of your downtown, and I understand the assignment is what can we do to revitalize that area, maybe think about uses for it. Perhaps even approach Parkdale and ask if they would let the town do some things to make it more attractive. Mr. Whittenhour gave a presentation with images of the Parkdale site as it is today, and what it could be in the future, if the owners of the site are interested in the idea.

Mr. Flowe stated the exercise was to stimulate the Planning Boards ideas. This helps you grasp what leads to the concept. You can see how the process evolves. This process can be shared with the current property owners, because you never know what their thoughts are. They may be looking at it as an investment for leasing out cheap storage space. The price tag on that block was an extremely low price when it was sold a year or so ago. That's when I get concerned, when I see the value going down. That sale price will affect its assessed value in the future. It may not be mirrored in the assessed value, but chances are it will come close. We want to stimulate significant investment in our downtown. The idea on a block of this size would be to have something around 25- 40 million dollar assessed value upon redevelopment.

Member Deborah Cox asked where would parking be.

Mr. Flowe responded that parking would be kind of on the perimeter, and we have the Parkdale parking lot, on the block itself, the two rear corners are showing as parking.

Member Deborah Cox also stated that having places to eat would also bring people in.

Mr. Flowe added that people like to do a little shopping and eat too, without getting in the car to go to a different location. In order for those restaurants to survive, Tuesday through Thursday there needs to be people there during the week. Having restaurants that are close proximity to new residential. How do we retain our youth? We need to attract them to want to be tied to their hometown or attract new people to Landis. It's the same with our aging population, if we don't have options for them other than the ranch house or the restored old mill house, what do they do when they don't want to maintain a yard anymore. Do they move to Salisbury or Concord. What is the support from the community, and Town Hall on something like this. At some point, we would need to recommend a zoning change, but we don't want to do that until after we have met with the property owner, to say what you are doing you can keep doing, because your grandfathered in. If you really want to open the door to more possibilities, the zoning change would open that door and show potential investors that the town is behind the project is to already be prepared for that to be part of our downtown. For now, we should keep it the way it is, until we have met with the property owner and get their feedback to see where they want to go. Town Hall should lead us into the future.

Madam Chair Catherine Drumm asked if we know what is going on at the Parkdale site, what is it being used for.

Mr. Flowe stated that he has seen a little bit of activity there in the buildings but nothing substantial.

Member Deborah Cox asked how soon we will meet with the owners.

Mr. Flowe stated that now that the Planning Board has seen it, Mr. Ambrose and I will probably role on the next step being the governing board to be informed, before we go meet with the owner.

Mr. Ambrose added that Parkdale still has control of the site until March.

Member Deborah Cox stated that she thinks that it was a great lay out and you have done an excellent job.

**4. NEW BUSINESS:**

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

Mr. Flowe stated that in article 17 which is the article on signage and sign standards and specifications in the town. You may often run into unique properties, of the type of project where a master sign plan can come in handy, because you might have multiple frontages, or centralized locations, or dispersed locations. First Reformed Church of Landis has a representative here tonight to show us the plan to upgrade their signage on their campus. It deals with their main signs, parking, and directional signs. The way a master sign plan works, and this is covered in article 17. It allows for a procedure like a rezoning. This is when the public is notified, where the Planning Board makes a recommendation, and the Board of Alderman and Mayor ultimately make a determination that authorizes staff to issue the permit, because it is beyond the scope of standards.

Doug Pierce with Innovative Signs and Graphics out of Burlington, NC, has been working with First Reformed Church of Landis for the last couple of years. This is a proposal that utilizes the master sign plan, in the Town of Landis guidelines. Mr. Pierce had a presentation with images of the property and where the signs will be placed.

Mr. Flowe stated that he would like to speak to the site triangle issue and point out the things that work in this plan, even though they're contrary to the site triangle requirement. The site triangle is an area that if you pulled up to a stop sign, to be able to look right and left it would be unobstructed even if it's on the private property. The measurement formula for that is 25ft down each right of way. The plan as shown, if you are traveling on N. Chapel towards Garden Street the sign will be on the same side as the stop sign. That is the one location where the site triangle is important. The way that Doug has the sign turned, it is parallel to Garden Street, you're not looking at the wall of the sign, you're seeing the end of the sign. Its obstruction will be minimal. The letter of the ordinance is 25ft, and in this case it works.

Mr. Ambrose asked if it was outside the DOT right of way.

Mr. Flowe stated that was correct. It's all on the private property, its in the site triangle that we try to keep clear between a certain height for safety purposes, between 30 inches and 96 inches.

Madam Chair Catherine Drumm asked if it was a requirement that monumental signs have to be down on the ground, or can the sign be elevated.

Mr. Flowe stated that the bottom of the sign would have to be 8ft and higher to clear the site triangle.

**A MOTION WAS MADE BY SCOTT FAW SECONDED BY BERYL ALSTON TO RECOMMEND THE MASTER SIGN PLAN TO THE BOARD OF ALDERMAN. MOTION PASSED UNANIMOUSLY 6-0.**

**REPORTS:**

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

**CLOSING:**

**Adjournment**

Madam Chair Catherine Drumm Adjourned the meeting at 6:57 PM

Respectfully Submitted,

Deputy Clerk Angie Sands

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT ORDINANCE  
OF THE TOWN OF LANDIS, NORTH CAROLINA**

Ordinance #ZMA-2024-12-09

**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 the zoning map amendment to the property of Town of LANDIS, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A103 and 133A105 located between 1000 and 1040 Coldwater Street and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Single-Family Residential-2” (SFR-2) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area surrounded by residential neighborhood homes designation on both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

**Part 2. Statement of Reasonableness.**

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

**Part 3. Designation of Zoning Designation.**

That Rowan County Tax Parcel ID 133A103 and 133A105 described in Attachment “A” attached hereto shall be designated “Single-Family Residential-2” (SFR-2) on the Official Zoning Map.

**Part 4. Designation of Future Land Use Categories to Subject Properties.**

The Board of Aldermen further ordains the properties consisting of Rowan County Parcel ID 133A103 and 133A105 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 this 9<sup>th</sup> day of December 2024.

s/ \_\_\_\_\_  
Meredith Bare Smith, Mayor

s/ \_\_\_\_\_  
Madison Stegall, Town Clerk



# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>MINIMUM HOUSING</b>			
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 as UNFIT and Notice to Vacate by a date not later than October 16, 2024.
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..



## TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Hearing scheduled for 11-07-24 @ 10:00.
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing condtions. Inspection has been scheduled twice and postponed by owner. Renovations are now progressing and I will continue to monitor and take action as needed,
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>			

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
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 and met on site with owner and DEQ. Confirmed the condition with clean up completed. Log in creek was removed. CLOSED 09-10-24.
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 progress continuing. Will monitor.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-07	1106 South Highland Ave	Elizabeth Beaver Tapp	Nuisance issues. Attempted to discuss matter with the occupant with negative results. Notice issued with a copy of the ordinance. Abated by owners. CLOSED 09-26-24.
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 is progressing.
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 and the Chief working with the realtor for compliance.
PN-24-11	VL South Unpight and Dial St	Larry W Page Family Limited Partnership	overgrowth. Notice issued with deadline of 08-27-24. Abated by the owner. CLOSED 09-26-24
PN-24-12	2270 West A Street	Luis Santos Jimenez	overgrowth. Notice issued with deadline of 09-23-24. Abated by the Town and awaiting the invoice.
PN-24-13	309 Turner Street	Clarence M & Karen S Vincent	overgrowth. Notice issued abated by owner. CLOSED 09-26-24

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-14	110 North Upright Street	T D Enterprise Inc	overgrowth. Notice issued with deadline of 09-23-24. Abated by the Town and awaiting the invoice.
PN-24-15	213 North Upright Street	Kenneth J Nolt	overgrowth. Partially mowed, will monitor progress. Completed by owner. CLOSED 09-26-24
PN-24-16	207 West Garden Street	Gregory Stillwagon	overgrowth. In contact with the owner. Will monitor progress. Abated by owner. CLOSED 09-26-24.
PN-24-17	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Report of overgrowth. Working wwith realtor for compliance.
PN-24-18	311 East Garden Street	Elizabeth Viola S Fant	overgrowth. Notice issued with deadline of 09-23-24. Abated by owner. CLOSED 09-26-24.
PN-24-19	VL East Ryder Ave @ Coldwater Street	Villas at Landis Development LLC	overgrowth. Notice issued with deadline of 09-25-24. Abated by the Town and awaiting invoice.
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.
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 mowing completed, pending action by owner on the trash and debris.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<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.
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. CLOSED 09-26-24
Z-24-03	409 North Zion Street	John Whitfield Drye & Joy Goodman Drye	inground swimming pool without fence. Notice issued and after discussion, determined a long standing Non-Conforming use. CLOSED 10-03-24.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>Non-Residential Buildings</b>			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convenience store. Severe defects and dilapidation. Inspection conducted. Hearing scheduled for 10-03-24 @ 3:00 pm. Owner did not attend. Pending issue of Order to Repair or Demolish.
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted.. Hearing scheduled for 10-03-24. Owners were in attendance. Pending issuance of Order to Repair or Demolish.




LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 4, Item 4.1

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  <a href="#">JOHNSON/WOOD- NEW</a>  <a href="#">NAME: VILLAS AT LANDIS</a>  <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 - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen &amp; King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste 10/16/24 Met w RF</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>PROPOSED TWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 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 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans &amp; review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today.</p>

<p>#11-21 LANDIS APTS</p>				<p>5-18-23 per M.Siemieniec. plan del delay                      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</p> <p><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</p>

Section 4, Item 4.1

<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>2-26-24 Neighborhood Meeting for Phase II Site                  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                  9-11-24 Met with RF and Pub Works and design team</p>
<p><b>SITE DEV #10-22-</b>  <b>LANDIS RIDGE</b>  <b>LANDIS 85</b>  <u>OLD BEATTY FORD RD</u>  <u>INDUSTRIAL SITE</u></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><u>OLD BEATTY FRD RD</u>  <u>IND SITE</u>  <u>LANDIS 85</u></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                  11-14-22 BD APPROVED 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>                  IND zoning. <b>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></p>

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<p><b>DEV #10-22</b> <b>LANDIS RIDGE</b></p>				<p>11-30-23 WAITING ON CONSTRUCTION PLANS                  12-21-23 Rec'd revised Const. plans &amp; all documents                  12-21-23 FUNDS REC'D \$36,136 FEES.                  1-2-24 DIGITAL FILES REC'D                  1-24-24 TRC mtg held – examined plans                  2-13-24 Meeting with Developer and Eng. Review of TRC                  2-14-24 Address from Rowan Cty GIS for constr.: #619                  3-12-24 REC'D REV. CONST. PLANS &amp; CALCS                  WAITING ON ENG. REVIEW                  3-27-24PRE-CONSTRUCTION MEETING HELD                  4-24-24 PERMIT FOR TEMP CONST. OFFICE                  5-1-24 PERMIT FOR BLDGS 1A, 1B, &amp; 2                  5-8-24 STORMWATER AUTHORIZATION TO PROCEED                  6-13-24 rec'd Eng. Water Main report &amp; 2 complete sets of partial revisions to plans.                  6-18-24 RF accepted the partial plans                  6-20-24 Developer p/up their plan set                  6-27-24 Emailed request for Const. Admin Fees                  7-9-2024 Site inspection                  7-12-24 rec'd Construction Admin fees of \$51,552.00</p>
	<p>2023 ALL '23</p>	<p>PROJECTS NOW IN CONSTRUCTION</p>	<p>PHASE</p>	
<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>
<p>Application/ Site #</p>	<p>Name (surveyor &amp; owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>SITE 01-24</p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>	<p>Gas Line Encroachment</p>	<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN                  2-7-24 PLANS REC'D                  5-2-24 R.O.W PERMIT REQUESTED                  5-28-24 REC'D HARD COPY OF PLANS                  5-30-24 EMAILS TO INCLUDE PUB. WORKS                  6-4-24 REC'D UPDATED PLANS BY EMAIL                  7-10-24 Pub.Works working with Dominion Energy on encroachments                  7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled                  8/16 Rqst for encroachments</p>



LANDIS DEVELOPMENT PLANS UNDER REVIEW

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				<p>8/27 Site Plan Review apln submitted, wait</p> <p>9/26/24 Permits issued and fees paid</p> <p>10/24/24 Flood Plain Permit Issued</p>
Rice and Valley	John Suther		Water Line ext, 2 SFH	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Approved emailed for Pick up</p>
Landis Shops	John Suther		Truck Repair Facility	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Approved emailed for Pick up</p>
Landis Multi-Family	Dynamic Developers John Suther		Multifamily-proposing 15 units	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans returned to S Ross</p>
SITE 02-24	O CAMPO	US 29		<p>2-28-24 ELECTRONIC SITE PLAN REC'D</p> <p>3-5-24 REC'D \$325 SITE PLAN REV. FEE</p> <p>4-3-24 Rec'd hard copies of site plan waiting on building elevations.</p> <p>7-11-24 Rec'd complete site plans with building elevations</p> <p>7-23-24 Site plan review by RFlowe - 07-24-24messedged Engineer with notes from RFlowe</p> <p>8-14-24 Review for follow up comments with R Flowe</p> <p>10/9/2024- Paid for 3<sup>rd</sup> Review</p> <p>10.22.24 Sent email letting them know that they sent us the construction plans, not the plans needed.</p> <p>10/28/24 Plans Received</p> <p>10/30/24 Plans Approved and picked up</p>
ZMA ✓	Legendre	627 S Chapel	RMST to CIV	<p>Legislative Hearing 10/14/24</p> <p>Approved 10/14/2024</p>
Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	<p>Paid \$100 on 7-16-24</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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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>Landis Ridge Phase 2</b>	Ryan Beedle and Jackson Shaw		<a href="#">Industrial Park</a>	10.22.24 SKETCH PLAT REVIEW & CONSULT, sent fee chart 10/28/24 Sketch Plan paid \$270 Received site plans emailed for fee 10/30/24 Site Plan Review Paid \$530
PLANS IN CONSTRUCTION/ REVIEW				
<b>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b>	William N. West Owner Crete Solutions	220 OLD BEATTY FORD RD	<a href="#">CONCRETE PLANT</a>  <a href="#">ANNEX REQ. FOR 7-15-24 PUB. HRNG</a> 	04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS. 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. Site work active. 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD 5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG 6-11-24 RF conducted site inspection
<b>SITE 01-23 BYRNE PROP KIMBALL RD</b>	SHANNON SPARKS SURVEYOR BYRNE PROP. INC	KIMBALL ROAD MAP 123B 115	<a href="#">TOWNHOMES 9 PROPOSED</a>	2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved.

<p><b>PERMIT ISSUED 11-30-23</b></p>			<p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>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 \$325PARTIAL 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>
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<p><b>SITE DEV 04-22</b>  <b>RICE RD TOWNHOMES</b>          PERMIT ISSUED 12-28-22FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC          ANDREW WALTZ 704-453-2700  <b>RICE RD TOWNHOMES</b>          ACTIVE FOR REVIEWS</p>	<p><b>221 E RICE STREET</b></p>	<p>TOWNHOMES</p>	<p>1-12-22 MTG R FLOWE  <b>PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812</b>          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  <b>12-5-22 plans p/up by developer for review/revisions</b>          12-13-22 REC'D REVISED PLANS          12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED 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          4-18-23 Rec'd 1 new page to plans.          4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.</p>
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<p>#04-22 RICE ST. TWNHMS CONT.</p>				<p>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>                      6-6-23 Const. Admin Fees Pd: \$1,180.50                      6-30-23 UPDATED PLANS REVIEWED-APPROVED                      7-6-23 REC'D MATERIALS LIST                      SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.                      REVIEW OF W/S, BLDG ELEVATION                      FEES PD:                      PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100                      SITE WORK ACTIVE                      10-11-23 REC'D UTILITY AS BUILTS                      10-16-23 PLANS ACCEPTED BY RFLOWE                      10-17-23 EMAILED DEV. READY FOR PICK UP                      10-18-23 FINAL PLAT- MYLAR REC'D                      10-19-23 R FLOWE SIGNED PLAT                      10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE                      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                      11-8-23 Rec'd mylar – waiting on State permits                      11-16-23 mtg w/state rep re approvals                      11-20-23 application submitted with NCDEQ                      11-21-23 REC'D \$350 FINAL PLAT FEE                      12-5-23 final plat rec'd                      12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)                      12-21-23 Rec'd Subdivision Bond copy                      2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50                      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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LANDIS DEVELOPMENT PLANS UNDER REVIEW

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**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2024**

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<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 4, Item 4.1
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	
ZN-24-54	9-26-24	Katelin Legendre	627 S Chapel St	Fence	
ZN-24-55	9-27-24	Jaime Sarti	307 S Main St	Change Use/Sign	
ZN-24-56	10-8-24	Lynn Sellers	1055 Kimball Rd	Accessory Structure	
ZN-24-57	10-8-24	RWN CTY BRD ED	214 W Rice St	Accessory Structure	
ZN-24-58	10-10-24	Par3	104 N. Central Ave	Sign	
ZN-24-59	10-10-24	Aaron Whitley	600 E. Rice St	Fence	
ZN-24-60	07-09-24	NEXT PROJECT LLC(QUIJADA)	512 W BLUME ST (DRIVE 321 N KIMMONS)	Continuation- Addy Chg	
ZN-24-61	10-17-24	Niblock Homes	1080 Irish Creek Dr	New SFH	
ZN-24-62	10-23-24	Niblock Homes	2319 Tulley More Way	New SFH	
ZN-24-63	10-23-24	Octavia Worthy	103 N Meriah St	In Home Occupation	
ZN-24-64	10-23-24	Mark Sarmir	900 Tamary Way	Inground Pool	
ZN-24-65	10-24-24	Dominion	Tranquil Lake Dr	Floodplan Developmment	