



PLANNING BOARD

Tuesday, August 13, 2024 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 July 9, 2024, Meeting Minutes

3. OLD BUSINESS:

- [3.1](#) Consider Discussion of Downtown Plan

4. REPORTS:

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

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, July 09, 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

Members Present: Madam Chair Catherine Drumm, Member Beryl Alston, Member Mark Bringle, Member Glenn Corriher, Member Deborah Cox

Members Absent: Member Jade Bittle, Vice – Chair Scott Faw

Staff Present: 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 in the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

None

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY MARK BRINGLE, SECONDED BY GLENN CORRIHER PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of June 18, 2024, Meeting Minutes

A MOTION WAS MADE BY MARK BRINGLE TO APPROVE THE JUNE 18, 2024, MEETING MINUTES, SECONDED BY GLENN CORRIHER PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Downtown Plan

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of the downtown plan and how including the Parkdale Mill as part of downtown would affect the town. If Parkdale should remain industrial, the town would just remain the little town across the tracks. If the town was to open the door to change, which is the towns' role, and to support change with that property, it doesn't mean anything will happen overnight. Last month the recommendation was made by the Planning Board to proceed with planning for our downtown future without an industrial complex downtown, unless for some reason it was to evolve. The zoning that's on the property does not require change. Zoning applies to change, for example, if an industrial user came to the town and wanted to open a sewing complex for textiles and this building suits their requirements, they would be good to go, because it's zoned industrial. That does not change because the Planning Board thinks about the future differently, they have that right and we support that right if that happens. The recommendation by the Planning Board for change does not yank the rug out from the current property owners, tenants or occupants in a compliant way with the industrial district. When we say change, we're not imposing change. Where the town comes into play is, do we close the door to change or open the door to change. The property owner is going to be the main catalyst for that. Suppose the town was to reach out to the owner to discuss working with them to look at some other potential opportunities for the property. The owners may be willing to take the town up on the offer. The plan is to create a vision for what the town would like to achieve in our community in Landis. Over the next few months, create some visions of change and then we can start seeking some feedback and input on those ideas. Now that the planning board has picked a direction, what's next? The next step is working on this together to bring fundamentals, circulation, what will work in places, diagram that area and come up with something that will knock the socks off the investors that bought the Parkdale property. If the town can turn that opportunity into something greater that the property owner buys into and embraces great. If the property owner says no, we as a town will let this concept sit on the back burner until someone comes along, because all the people who say they will never sell always do, or somebody down the road will do it for them. We open opportunities by showing the community what works, what fits, and what's beneficial.

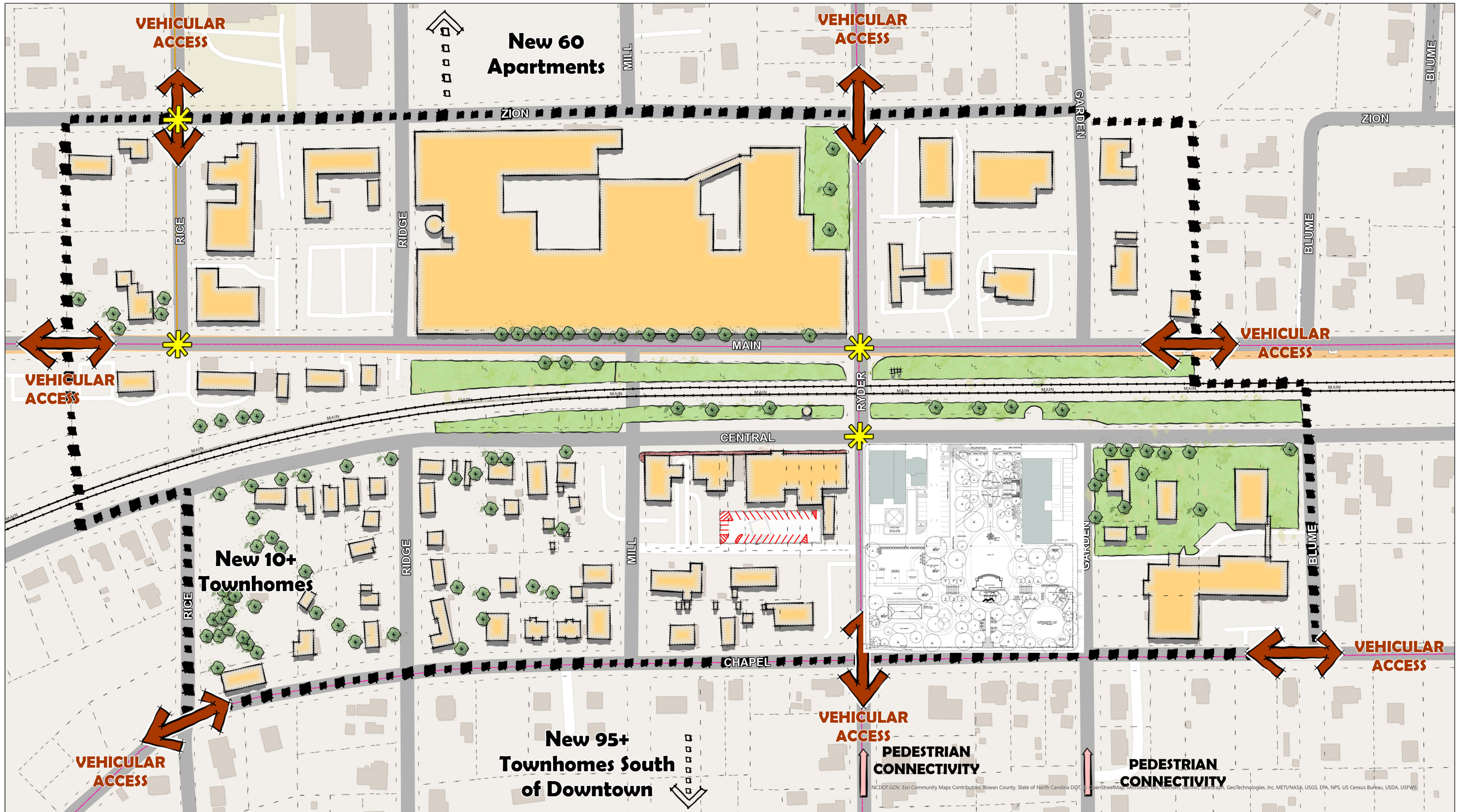
REPORTS:

Planning & Zoning Reports (Included in Packet)

CLOSING:

Adjournment

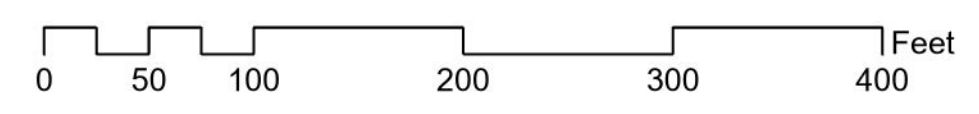
Madam Chair Catherine Drumm adjourned the meeting at 7:06 PM



DOWNTOWN MASTER PLAN

CONCEPT 2 - REAR PARKING & PARK PLAN

- Study Area
- Roads
- Roads Maintained by NCDOT
- Railroad
- 2022 County Tax Parcels
- Signalized Intersections



DRAFT - Jan. 9, 2024

Sources: Parcel Data: Rowan County Tax & Map GIS on August 9, 2022

Prepared by: N-Focus, Inc.

PDF: Landis - Concept 2 Rear Parking & Park Plan 20240109.PDF
 Package: Landis_DMP_20240109 on C:drive

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

Section 4, Item 4.1

Permit #	Date	Name	Job Address	Permit Use
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	KAMANNNS	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(IN PL. DIR FOLDER)	110 N CENTRAL	WAITING ON RF SIGNATURE	PUBLIC PARK (D C LINN PARK)
ZN-24-42	07-24-24	Benton	2248 Tullymore	Waiting \$\$ Front Office	Pool


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 4, Item 4.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p>SITE-07-21 PLANNER OFFICE (GRAY FILE DRAWER) WAS JOHNSON/WOOD- NEW NAME: VILLAS AT LANDIS RYDER PLACE (11-8-22)</p>	<p>Yarbrough-Williams & Hoyle (Nest Communities, LLC/Johnson Wood Townhomes) FEES PD:</p>	<p>Corner of E. Ryder Ave & Upright Streets Map 109 149 & 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd 10/11/21 \$100 SKETCH REVIEW 10-12-21 sketch plan reviewed by RF 11-16-21 \$100 rec'd for review 11-29-21 \$2,092.11 rec'd for technical review of plans. 12-8-21 TECH REV TEAM MTG 3-29-22 Zoning verification letter 4-12-22 Received updated infrastructure information- Capacity Analysis 6-2-22 PLANS REC'D 6-21-22 TRC REVIEW of PLANS 8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS 8-23-22 email with St. light update to plan 9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE) 11-15-22 ENGINEER memorandum rec'd. 11-28-22 emailed-waiting on water/sewer plans 12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22 12-8-22 NCDOT driveway permit completed and rec'd. 12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓ 12-19-22 PICKED UP 1-3-23 ACTIVE FILE 1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS 2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR. 3-20-23 PUB. HEARING FOR DEV. AGREEMENT 3-20-23 Board Approved Dev. Agreement 4-12-23 revised plans rec'd 4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware) 5-16-23 Stormwater review completed. NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm 5-17-23 DEV. PLANS & DEV. AGR P/UP 5-23-23 1st submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</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 & 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</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 & Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TOWNHOMES 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 &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 & review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today. 5-18-23 per M.Siemieniec. plan del delay</p>

Section 4, Item 4.1

<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 & 28th 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 & 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</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>	<p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES</p>	<p>CANNON FARM RD</p>	<p>430 LOTS- MU-1 & SFR-2 CZ ZMA 24-04-08-1 MU-1 TO SFR-3</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 TOTAL \$12,720 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.& Land Design 2-26-24 Neighborhood Meeting for Phase II Site 3-6 & 3-7 Water/Sewer Plans rec'd</p>

<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>				<p>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</p>
<p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 OLD BEATTY FORD RD INDUSTRIAL SITE</p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p><u>DEV #10-22</u> <u>LANDIS RIDGE</u></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 & ZMA</u> <u>LOTS:</u> MAP 140, PARCELS: 003,167, 138, 169 & 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>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 & 14 2022 MTGS 11-14-22 BD APPROVED ANNEX & 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) & ZTA (TEXT AMEND.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW & PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 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 &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 11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW 11-30-23 WAITING ON CONSTRUCTION PLANS 12-21-23 Rec'd revised Const. plans & 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</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

<p><u>DEV #10-22</u> <u>LANDIS RIDGE</u></p>				<p>2-14-24 Address from Rowan Cty GIS for constr.: 3-12-24 REC'D REV. CONST. PLANS & 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, & 2 5-8-24 STORMWATER AUTHORIZATION TO PROCEED 6-13-24 rec'd Eng. Water Main report & 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>Section 4, Item 4.1</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 & 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>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</p>	
<p>SITE 02-24</p>	<p>OCAMPO</p>	<p>US 29</p>		<p>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</p>	

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 4, Item 4.1

Minor Subdivision	Sparks Surveying SPRES QOZ FUND 1 LLC	N Correll Street	3 lots	Recorded, Pd. \$190 on 7-09-2024
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
PLANS IN CONSTRUCTION/ REVIEW				
SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23	William N. West Owner Crete Solutions	220 OLD BEATTY FORD RD	<u>CONCRETE PLANT</u> <u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u> ✓	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
SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23	SHANNON SPARKS SURVEYOR BYRNE PROP. INC	KIMBALL ROAD MAP 123B 115	<u>TOWNHOMES 9 PROPOSED</u>	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. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000

			<p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>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 R FLOWE 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>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22 FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p>	<p>221 E RICE STREET</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 12-15-22 PLANS REVIEWD BY R FLOWE 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. 5-2-23 STORMWATER REVIEWED</p>
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<p>#04-22 RICE ST. TWNHMS CONT.</p>				<p>5-3-23 Emailed screenshot of comments- Waiting buildings sheet. 5-16-23 REC'D 2 COMPLETE SET OF PLANS 5-16-23 PLANS APPROVED –DEV. To p/up NEXT STEP: PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM 5-19-23 PLANS P/UP 5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements 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 2-8-24PER 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

Case Number	Violation Address	Owner or Occupant	Status or Conditions
MINIMUM HOUSING			
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, pending invoice and lien as necessary.
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Full inspection conducted. 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 to be presented at the August 12, 2024 Council meeting.
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.
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.

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. 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.
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.

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. 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.
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.

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. 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.
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.

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. 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. Working on the inspection report and will schedule the hearing soon.
HC-24-20	103 Church Street	Stephen A & Paatricia G Stancil	Substandard housing conditions. CLOSED 05-08-24. Wrong address.
HC-24-21	111 Church Street	Manuel Abel Rivera Tinoco and others	Substandard housing conditions. Inspection scheduled and conducted with the new owners. Owners intend to clean up and repair the mobile home to live in. Follow up inspection on 07-15-24 revealed near complete renovation. Will obtain permit to replace the deck and also finish remaining repairs. Pending follow up inspection.
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing conditions. Pending inspection.
HC-24-23	704 West Ridge Avenue	Kimberly Dell Greene	Residential use of a camper. Pending notice.
NUISANCES			

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-04	210-214 Rankin Road	Mary Theresa Martin	Various forms of trash, debris and similar materials. Met on site with the owner and he has begun abatement actions. Notice issued with new deadline off 06-16-24 and have noted some progress. Final inspection conducted on July 2nd with property in compliance. CLOSED
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. Notice delayed and will be issued soon . Pending

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-01	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (new owners)	abandoned dilapidated mobile office or classroom structures. Notice issued, communication with developers and structures were demolished. Developer to remove debris soon. Grass has been recently mowed by Town. No action on the debris. Abated by Town, pending invoice and lien as needed.
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 some progress. Second notice issued with deadline of 08-25-24. Site visit and inspection scheduled for 08-08-24 @ 9:00 to discuss the specific compliance needs.
PN-24-06	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Notice issued with deadline of 06-30-24. Abated by Town. Pending invoice and lien documents as needed.
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. Pending notice.

TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Pending notice and possible housing code issues with abandoned house.
PN-24-09	201 West Rice Street	Straight Path Real Estate Solutions LLC	Dilapidated accessory building due to fallen tree. No action by owners to abate. Notice of violation issued with deadline of 08-26-24.
PN-24-10	1050 Mt Moriah Church Road	Crystal, LLC	Overgrowth, trash and various form of debris. Pending notice.
PN-24-11	VL South Unpright and Dial St	Larry W Page Family Limited Partnership	overgrowth. Pending notice.
ABANDONED-JUNKED-NUISANCE VEHICLES			
ZONING			
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 measured. Will initiate further enforcement actions as needed.

TOWN OF LANDIS

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.
Non-Residential Buildings			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convenience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Pending report completion and scheduling of hearing.
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. Pending report and scheduling of hearing.