



# PLANNING BOARD

Tuesday, March 18, 2025 at 6:00 PM  
Landis Board Room

## AGENDA

---

**PLEASE SILENCE ALL CELL PHONES**

**1. INTRODUCTION:**

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

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

- [2.1](#) Consider Approval of February 18, 2024, Meeting Minutes

**3. OLD BUSINESS:**

- [3.1](#) Consider Discussion of Irish Creek Phase 2 TRC Review

**4. NEW BUSINESS:**

- 4.1 Consider Discussion of Code Enforcement Updates

**5. REPORTS:**

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

**6. CLOSING:**

## 6.1 Adjournment





# PLANNING BOARD

Tuesday, February 18, 2025 at 6:00 PM  
Landis Board Room

## MINUTES

---

**PLEASE SILENCE ALL CELL PHONES**

### 1. INTRODUCTION:

#### 1.1 Call Meeting to Order

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

#### 1.2 Determination of Quorum

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

**Members Absent:** Jade Bittle

**Staff Present:** Town Manager Michael Ambrose, Planning Director Phil Collins, Planning Technician/ Deputy Clerk Angie Sands, Assistant Police Chief Kevin Young, Public Works Director Blake Abernathy

**Others Present:** Alderman Tony Corriher, SunCap Team Brian Dunn, Aubree Freely, and Gary Zurawski

#### 1.3 Pledge of Allegiance

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

#### 1.4 Recognitions and Acknowledgements

Town Manager Michael Ambrose Acknowledged that the Board of Alderman approved Alliance Code Enforcement will take over Code Enforcement responsibilities alongside our Police Department. Alliance will take the higher level items, the Police Department will take the lower-level items. The Police Department will be the contact for Code Enforcement locally with the town. If there are any questions, they will have a representative at the Planning and Board of Aldermen Meetings. Mr. Ambrose also introduced Phil Collins Planning Director to the members who have not met him yet.

**1.5 Adoption of Agenda**

**A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY SCOTT FAW, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0).**

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

**2.1 Consider Approval of Meeting Minutes from January 21, 2025, and January 28, 2025**

**A MOTION WAS MADE BY GLENN CORRIHER TO APPROVE THE MEETING MINUTES FOR JANUARY 21, 2025, AND JANUARY 28, 2025, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0)**

**3. NEW BUSINESS:**

**3.1 Consider Discussion of New Street Sign Logo**

Deputy Clerk/ Planning Technician Angie Sands gave a brief overview of the new street signs that were on the Board of Aldermen Agenda on February 10, 2025. The new street sign mockup has the Town of Landis logo on them and we just wanted to get the opinion of the Planning Board to see if they had any input. Mr. Ambrose added that we have to change the signs to comply with DOT. The new signs will have the metal incasing the sign and it will attach to our current poles. We are partnering with the City of Kannapolis to make these signs. Madam Chair Catherine Drumm stated in her personal opinion she would not put a logo on the signs. She said that the logo has changed in the seven (7) years that she has lived here, and if the next board wants to change the logo, and we have signs with the current logo.

Member Deborah Cox stated that she likes the logo, and she didn't see why we would change it.

Mr. Ambrose stated that this logo is established now, it has been here for the last Two (2) years that he has been here. This logo is on every truck, water tower, etc. For the town to change that logo it would cost a lot of money.

**A MOTION WAS MADE BY SCOTT FAW TO RECOMMEND THE LANDIS LOGO ON THE NEW STREET SIGNS, SECONDED BY DEBORAH COX PASSED BY (5-1) VOTE.**

**4. OLD BUSINESS:**

**4.1 Consider an Ordinance Amending the Landis Development Ordinance - Certain Uses in Main Street District**

Town Manager Michael Ambrose gave a brief overview of the meeting with the owner of the Parkdale site and how he is working with his engineers to draw up his plan for the building. That plan is very similar to the plan that we envisioned and it may result in some condo housing that would be on the lower level. Mr. Ambrose suggested that the board table this item up to six (6) months to give the Parkdale site owner time to get his plans drawn up.

**VICE CHAIR SCOTT FAW MADE A MOTION TO TABLE THIS ITEM UNTIL THE AUGUST 2025 PLANNING BOARD MEETING, SECONDED BY MARK BRINGLE PASSED BY UNANIMOUS VOTE (6-0).**

**4.2 Consider Discussion of Corrections to Plans for Landis Multifamily from TRC Review**

Planning Director Phil Collins gave a brief overview of the plans for Landis Multifamily. This is a 15-unit apartment building on Kimball Road. These plans have been seen by the Planning Board before, they are the adjustments that were made from comments on the first review.

Planning Technician / Town Clerk Angie Sands added the plans were brought to the board when Rick Flowe was working with the town. He had some comments on things that need to be labeled or fixed. Once that is done the engineer brings in the new plans with the adjustments for us to see.

**A MOTION WAS MADE BY VICE CHAIR SCOTT FAW TO APPROVE THE PLANS, SECONDED BY BERYL ALSTON PASSED BY UNANIMOUS VOTE (6-0).**

**4.3 Consider Discussion of Landis Ridge Phase 2-A TRC Final Review Comments**

Planning Director Phil Collins gave a brief overview of the TRC Final Review Comments for Landis Ridge Phase 2-A. The report from the engineer for storm water has not come back yet. This will be a conditional approval upon the storm water report.

Brian Dunn with SunCap introduced himself, Aubree Freely, and Gary Zurawski. He stated that some minor changes had been made to the building size, but the plan is very similar to what the board saw in November 2024.

Madam Chair Catherine Drumm asked about the stormwater plan having a 10 year storm 5 minutes, that's not a very big storm. What happens if we get a 15 minute storm.

Gary Zurawski explained that the permanent storm water basin was designed by the master plan, and the overall pond design was done as Landis Ridge as a whole. SunCap's individual storm size for piping is sized that way as well as our erosion control measures which are 10-year 5-minute storm that is standard for code.

Town Manager Michael Ambrose added that the soil and erosion control is a separate approval from the storm water, currently The Town of Landis does issue all COs for any projects in the town. If there is an issue, that is a condition based on the engineers' report. The engineer will make sure the plan meets code.

Member Glenn Corriher asked what kind of money we were talking about.

Brian Dunn with SunCap stated the total cost \$75 Million.

Member Glenn Corriher asked how long the project would take to finish.

Brian Dunn with SunCap said 12 months to complete.

Glenn Corriher asked if it was appropriate to ask who the client was.

Brian Dunn responded that it was nondisclosure until the deal was done. They are a fortune 25 company who is excited about the area.

Town Manager Michael Ambrose asked what dimensions were before the change.

Aubree Freely added that they needed bigger office space, and it went from 195,000 sq ft to 199,000 sq ft.

Member Glenn Corriher asked if security would be on this property.

Brian Dunn stated that this would be a secure facility.

Member Deborah Cox asked what date would the tenant be announced. Brian Dunn stated that they plan to close on the property and commence construction in March. After SunCap closes on the property, we believe a press release will be done, and the tenant will be known at that time.

Member Deborah Cox asked what is the usual lease time on a property like this.

Brian Dunn stated that this client would be leasing for 12 years.

**A MOTION WAS MADE ON THE CONDITION THAT THE ENGINEER APPROVES THE PLANS, BY SCOTT FAW, SECONDED BY MARK BRINGLE PASSED UNANIMOUSLY (6-0).**

**REPORTS:**

Planning & Zoning Reports (Included in Packet)

Member Deborah Cox asked why the town has hired someone to do code enforcement. Mr. Ambrose stated that some of the larger code enforcement jobs need to have someone to handle those.

Member Deborah Cox asked for an example.

Mr. Ambrose stated that the higher-level properties that would need civil warrants to get things moving along. This company will help us get through that. Everhardt Street is one that they will help with.

Mr. Ambrose gave a brief overview of how the system works with code enforcement.

**CLOSING:**

**Adjournment**

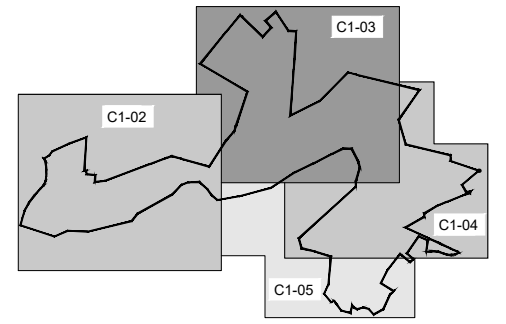
Madam Chair Catherine Drumm adjourned the meeting at 6:35 PM

Respectfully submitted,

---

Deputy Clerk Angie Sands





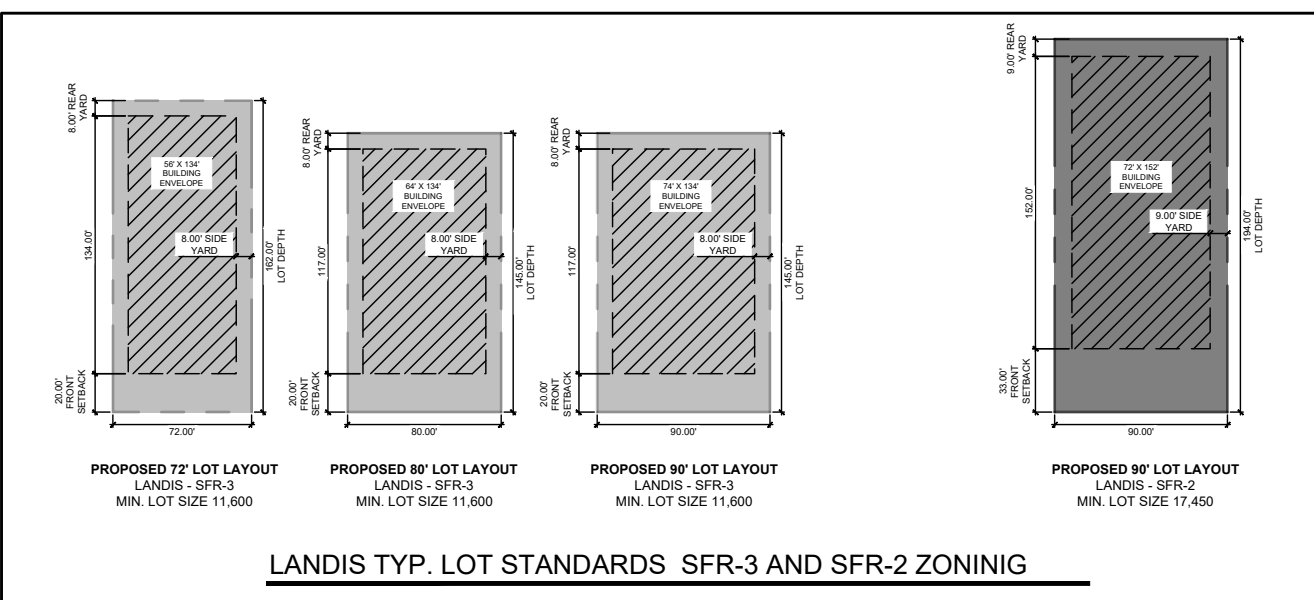
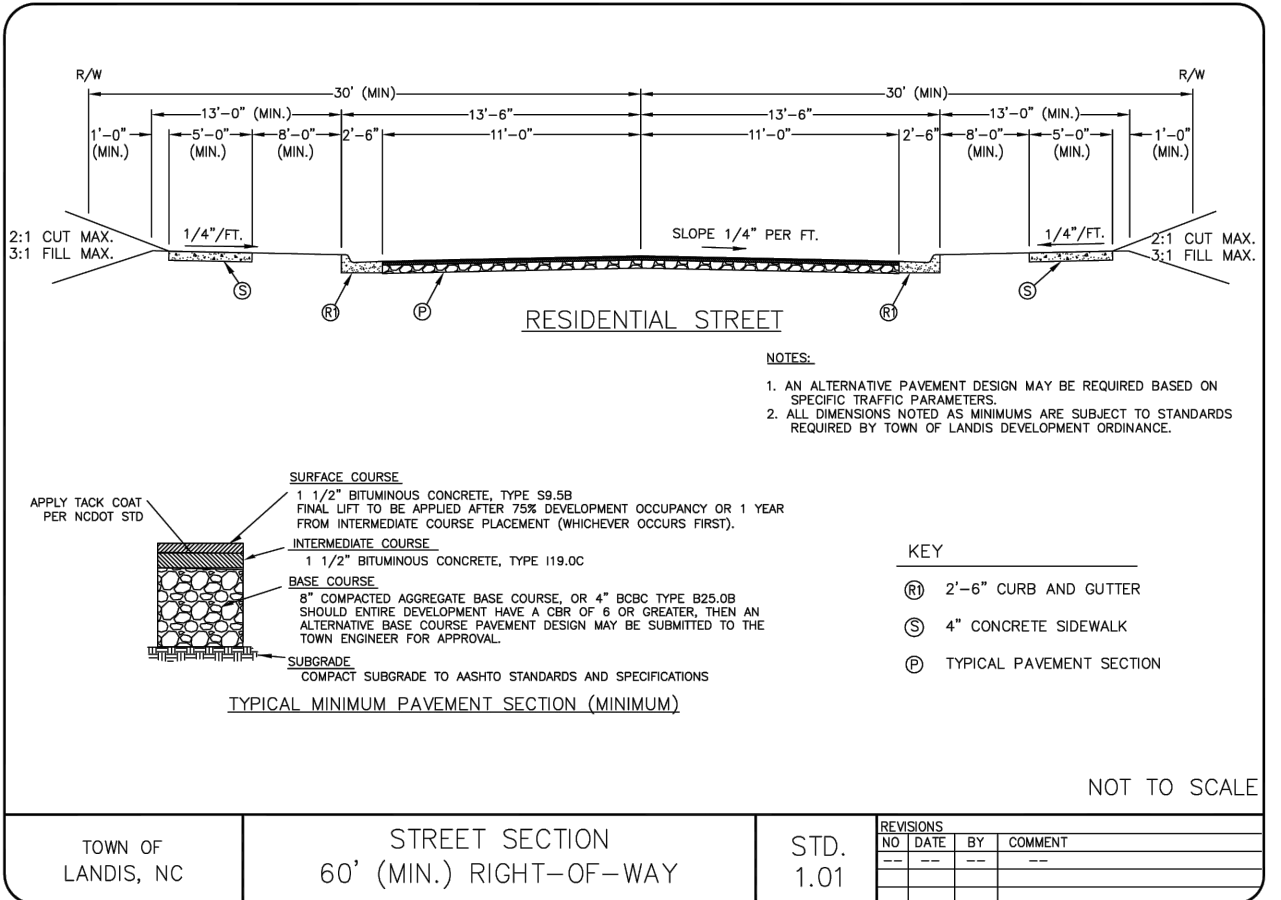
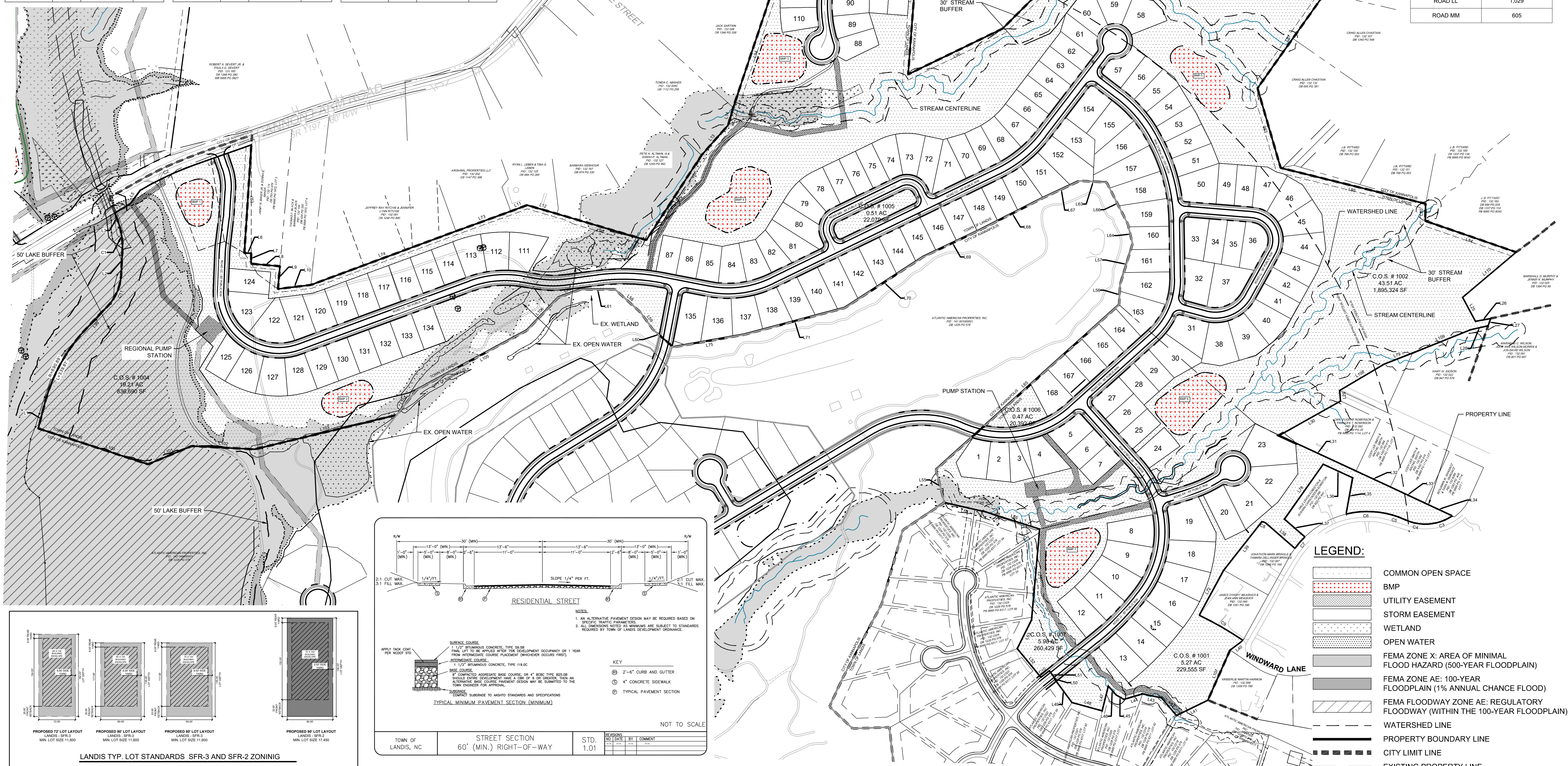
VICINITY MAP  
(NOT TO SCALE)

**SITE DATA SUMMARY - LANDIS**

OWNER: ATLANTIC AMERICAN PROPERTIES, INC AON  
 CONNOR LOUISE K TRUSTEE  
 APPLICANT: SHEA HOMES CAROLINA, LLC  
 EMAIL: JAY SEYMOUR@SHEAHOMES.COM  
 PHONE: (704) 812 - 9011  
 ENGINEER: LANDESIGN, INC  
 PHILIP SMITH, P.E.  
 223 N GRAHAM ST, CHARLOTTE, NC 28202  
 (704) 333-0325  
 PIN#S: 5615-01-45-5560, 5615-15-54-4772  
 132 0130000002, 132 01303  
 ADDRESS: 885 CANNON FARM RD  
 TOWNSHIP: CHINA GROVE - 13  
 TOTAL GROSS SITE AREA: 160.04 AC  
 ZONING: SFR-2 AND SFR-3  
 EXISTING USE: UNDEVELOPED VACANT LAND & GOLF FACILITY  
 PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION

ROAD TABLE LANDIS	
NAME	LENGTH (FT)
ROAD CC	4,652
ROAD EE	337
ROAD FF	1,270
ROAD GG	4,914
ROAD JJ	1,418
ROAD KK	329
ROAD LL	1,029
ROAD MM	605

PROPERTY TABLE			
Line # / Curve #	Length	Bearing/Delta	Radius
L1	79.745	S14° 27' 41.18"W	
L2	86.722	S03° 10' 41.45"W	
C1	105.721	020.6733	293.005
L3	42.305	S20° 04' 44.19"E	
L4	69.868	S69° 31' 03.16"W	
L5	67.289	S36° 33' 33.83"W	
C2	245.531	011.1664	1259.843
L6	26.868	N88° 21' 50.96"W	
L7	41.260	N00° 10' 04.90"W	
L8	113.890	N84° 56' 22.12"W	
L9	90.004	N05° 00' 56.74"E	
L10	131.082	S82° 58' 24.77"W	
L11	68.577	S69° 10' 56.95"W	
L12	122.428	N73° 48' 24.05"W	
L13	158.860	S41° 32' 28.36"W	
L14	71.660	S15° 46' 09.30"W	
L15	277.008	S40° 20' 02.91"W	
L16	30.001	N45° 35' 57.94"W	
L17	365.119	N45° 35' 57.93"W	
L18	116.346	S39° 55' 13.63"E	
L19	173.573	S50° 04' 47.61"W	
L20	12.519	N39° 50' 16.07"W	
L21	274.786	N32° 58' 52.61"W	
L22	100.070	N86° 17' 49.61"W	
L23	143.386	N03° 20' 47.48"E	
L24	109.083	N74° 18' 35.13"W	
L25	107.390	N28° 13' 27.76"W	
L26	60.890	S79° 34' 55.24"W	



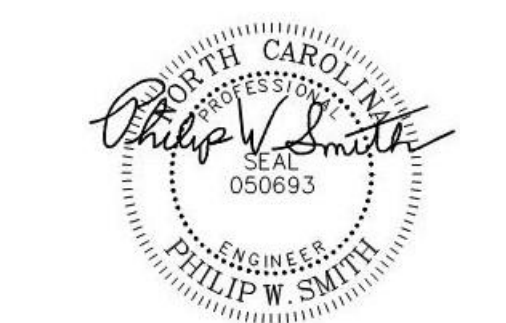
**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE



KEY MAP

SCALE



01/09/2025

**IRISH CREEK PHASE 2**

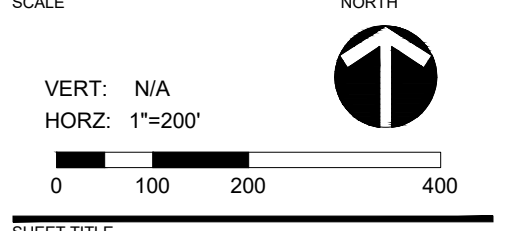
SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

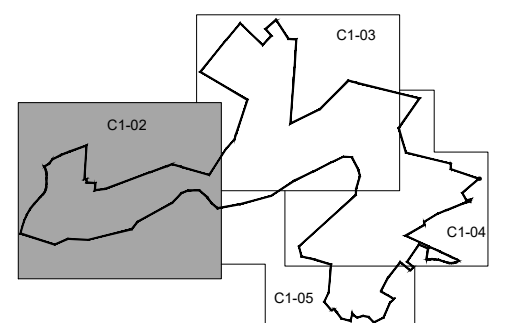


**OVERALL PRELIMINARY PLAT**

SHEET NUMBER

**C1-01**





KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK  
PHASE 2**

SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

**REVISION / ISSUANCE**

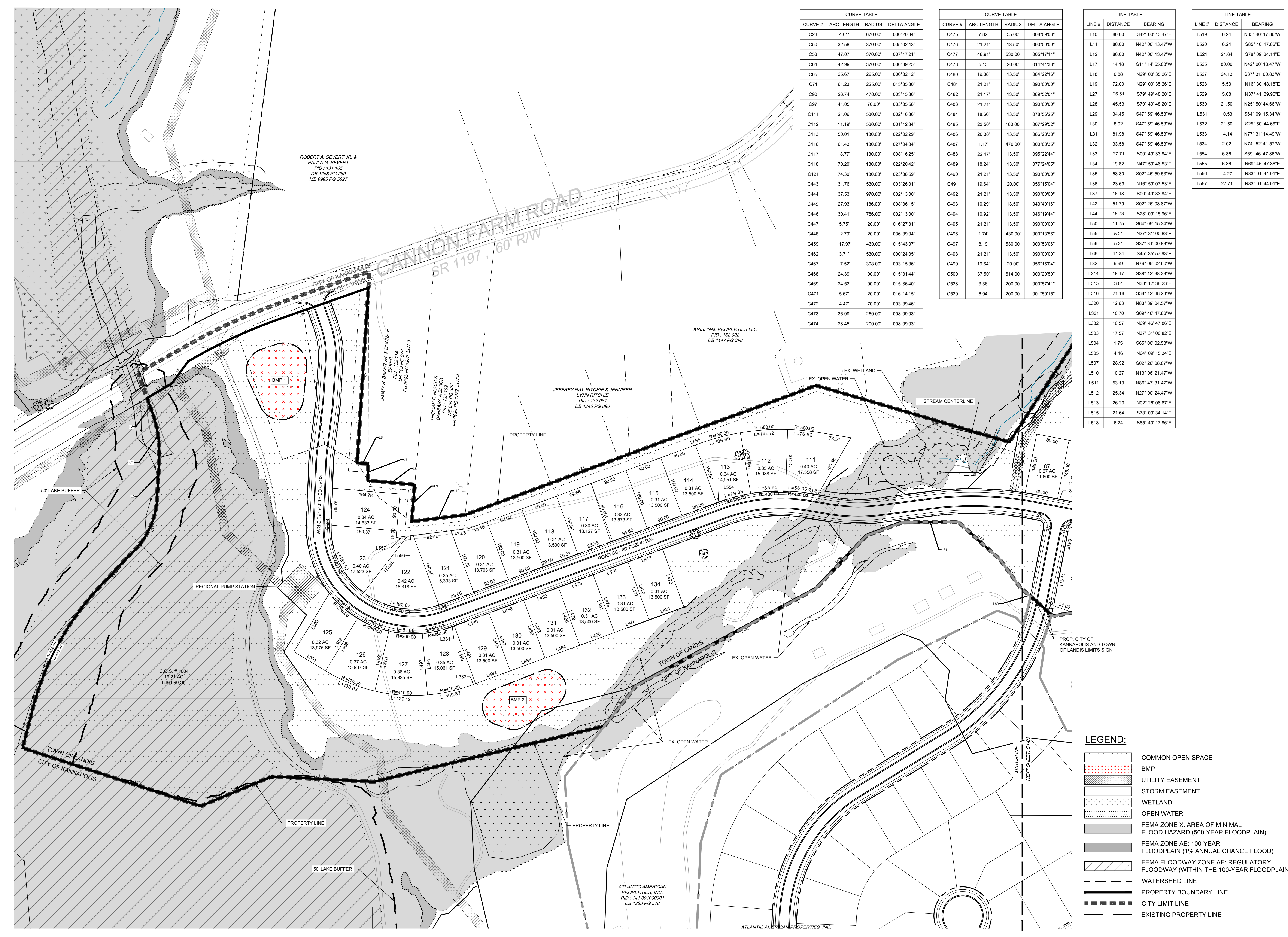
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

SCALE: HORIZONTAL: 1" = 100'  
VERTICAL: N/A

SHEET TITLE: **DETAILED PRELIMINARY PLAT**

SHEET NUMBER: **C1-02**



CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C481	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"

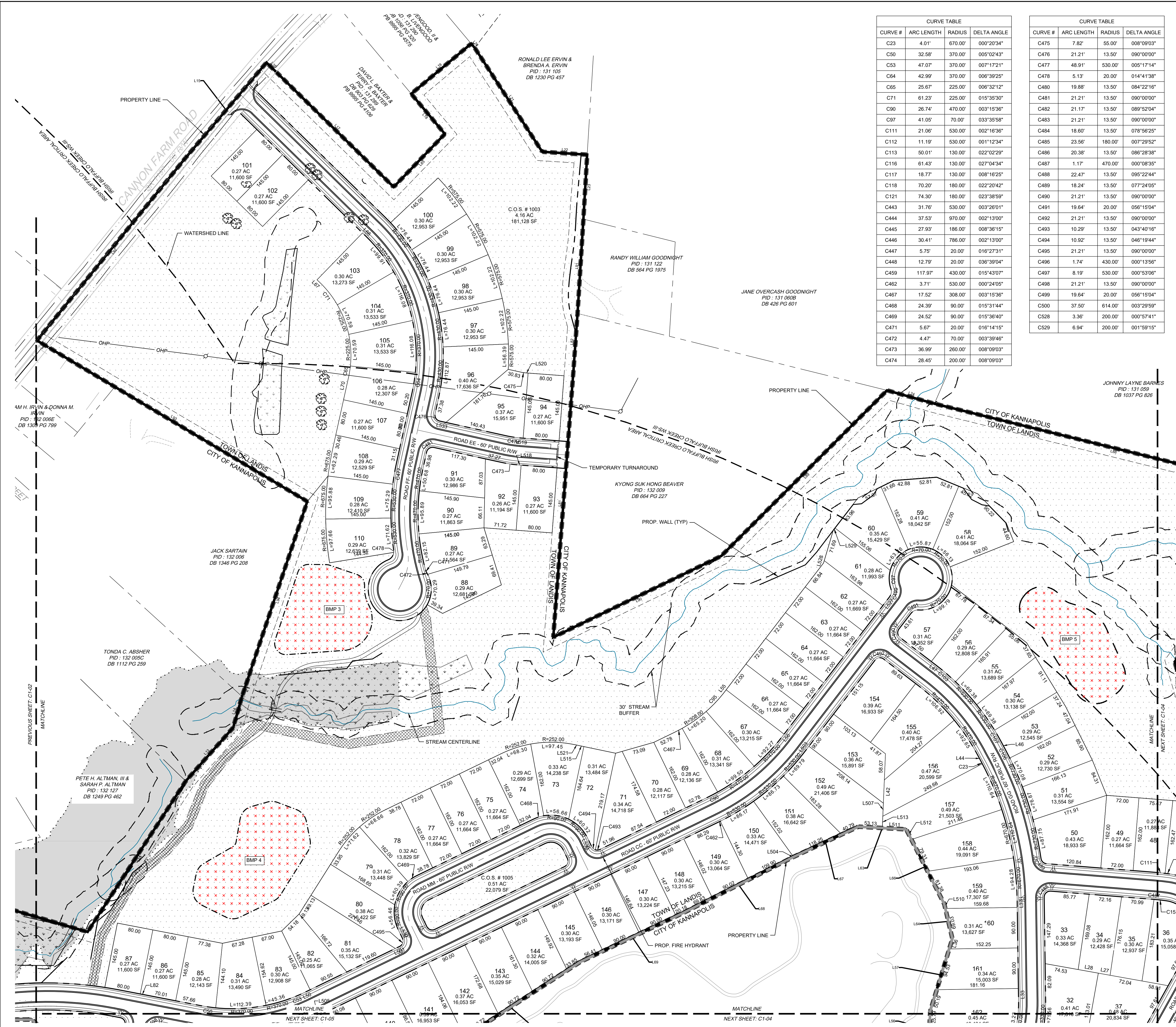
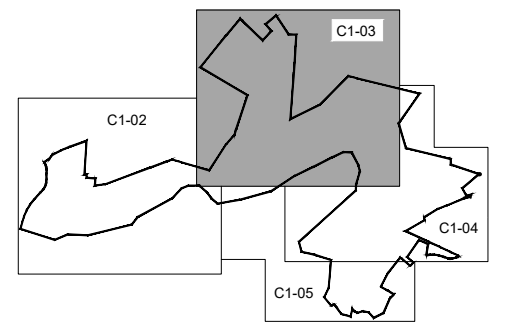
LINE TABLE		
LINE #	DISTANCE	BEARING
L10	80.00	S42°00'13.47"E
L11	80.00	N42°00'13.47"W
L12	80.00	N42°00'13.47"W
L17	14.18	S11°14'55.88"W
L18	0.88	N29°00'35.26"E
L19	72.00	N29°00'35.26"E
L27	26.51	S79°49'48.20"E
L28	45.53	S79°49'48.20"E
L29	34.45	S47°59'46.53"W
L30	8.02	S47°59'46.53"W
L31	81.98	S47°59'46.53"W
L32	33.58	S47°59'46.53"W
L33	27.71	S00°49'33.84"E
L34	19.62	N47°59'46.53"E
L35	53.80	S02°45'59.53"W
L36	23.69	N16°59'07.53"E
L37	16.18	S00°49'33.84"E
L42	51.79	S02°26'08.87"W
L44	16.73	S28°09'15.96"E
L50	11.75	S64°09'15.34"W
L55	5.21	N37°31'00.83"E
L56	5.21	S37°31'00.83"W
L66	11.31	S45°35'57.93"E
L82	9.99	N79°05'02.60"W
L314	18.17	S38°12'38.23"W
L315	3.01	N38°12'38.23"E
L316	21.18	S38°12'38.23"W
L320	12.63	N83°09'04.57"W
L331	10.70	S69°46'47.86"W
L332	10.57	N69°46'47.86"E
L503	17.57	N37°31'00.82"E
L504	1.75	S65°00'02.53"W
L505	4.16	N64°09'15.34"E
L507	28.92	S02°26'08.87"W
L510	10.27	N13°06'21.47"W
L511	53.13	N86°47'31.47"W
L512	25.34	N27°00'24.47"W
L513	26.23	N02°26'08.87"E
L515	21.64	S78°09'34.14"E
L518	6.24	S85°40'17.86"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L519	6.24	N85°40'17.86"W
L520	6.24	S85°40'17.86"E
L521	21.64	S78°09'34.14"E
L525	80.00	N42°00'13.47"W
L527	24.13	S37°31'00.83"W
L528	5.53	N16°30'48.18"E
L529	5.08	N37°41'39.96"E
L530	21.50	N25°50'44.66"W
L531	10.53	S64°09'15.34"W
L532	21.50	S25°50'44.66"E
L533	14.14	N77°31'14.49"W
L534	2.02	N74°52'41.57"W
L554	6.86	S69°46'47.86"W
L555	6.86	N69°46'47.86"E
L556	14.27	N83°01'44.01"E
L557	27.71	N83°01'44.01"E

**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE





CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C461	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'14"
C529	6.94'	200.00'	001°59'15"

LINE #	DISTANCE	BEARING
L10	80.00	S42°00'13.47"E
L11	80.00	N42°00'13.47"W
L12	80.00	N42°00'13.47"W
L17	14.18	S11°14'55.88"W
L18	0.88	N29°00'35.26"E
L19	72.00	N29°00'35.26"E
L27	26.51	S79°49'48.20"E
L28	45.53	S79°49'48.20"E
L29	34.45	S47°59'46.53"W
L30	8.02	S47°59'46.53"W
L31	81.98	S47°59'46.53"W
L32	33.58	S47°59'46.53"W
L33	27.71	S00°49'33.84"E
L34	19.62	N47°59'46.53"E
L35	53.80	S02°45'59.53"W
L36	23.69	N16°59'07.53"E
L37	16.18	S00°49'33.84"E
L42	51.79	S02°26'08.87"W
L44	18.73	S28°09'15.96"E
L50	11.75	S64°09'15.34"W
L55	5.21	N37°31'00.83"E
L56	5.21	S37°31'00.83"W
L66	11.31	S45°35'57.93"E
L82	9.99	N79°05'02.60"W
L314	18.17	S38°12'38.23"W
L315	3.01	N38°12'38.23"E
L316	21.18	S38°12'38.23"W
L320	12.63	N83°39'04.57"W
L331	10.70	S69°46'47.86"W
L332	10.57	N69°46'47.86"E
L503	17.57	N37°31'00.82"E
L504	1.75	S65°00'02.53"W
L505	4.16	N64°09'15.34"E
L507	28.92	S02°26'08.87"W
L510	10.27	N13°06'21.47"W
L511	53.13	N86°47'31.47"W
L512	25.34	N27°00'24.47"W
L513	26.23	N02°26'08.87"E
L515	21.64	S78°09'34.14"E
L518	6.24	S85°40'17.86"E

LINE #	DISTANCE	BEARING
L519	6.24	N85°40'17.86"W
L520	6.24	S85°40'17.86"E
L521	21.64	S78°09'34.14"E
L525	80.00	N42°00'13.47"W
L527	24.13	S37°31'00.83"W
L528	5.53	N16°30'48.18"E
L529	5.08	N37°41'39.96"E
L530	21.50	N25°50'44.66"W
L531	10.53	S64°09'15.34"W
L532	21.50	S25°50'44.66"W
L533	14.14	N77°31'14.49"W
L534	2.02	N74°52'41.57"W
L554	6.86	S69°46'47.86"W
L555	6.86	N69°46'47.86"E
L556	14.27	N83°01'44.01"E
L557	27.71	N83°01'44.01"E

**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE

KEY MAP

SCALE

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

SCALE: 1" = 100'

SHEET TITLE

DETAILED PRELIMINARY PLAT

SHEET NUMBER

10/09/2025

PROJECT

**IRISH CREEK PHASE 2**

SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 PRELIMINARY PLAT 07/31/2024

2 PRELIMINARY PLAT 01/02/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

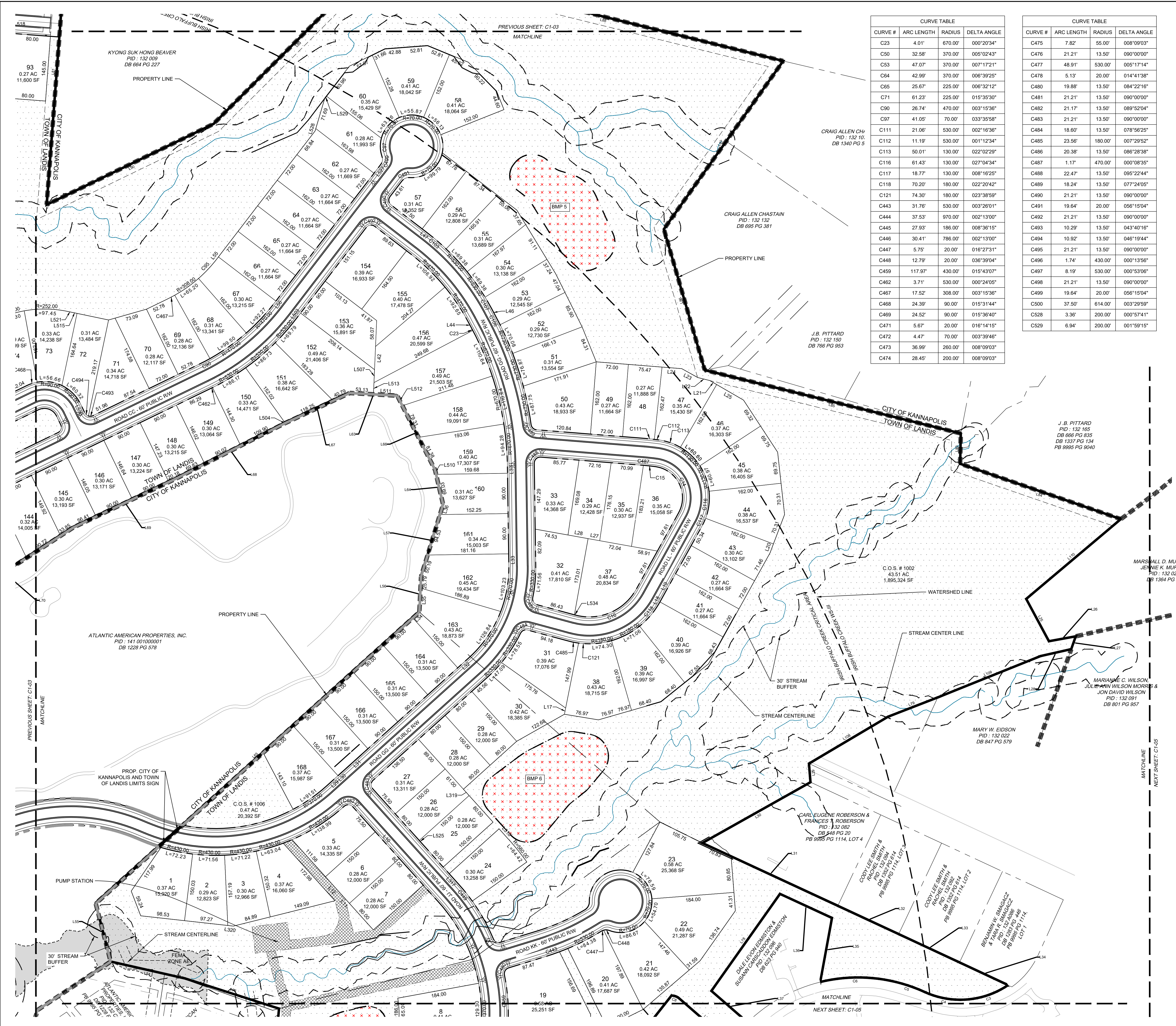
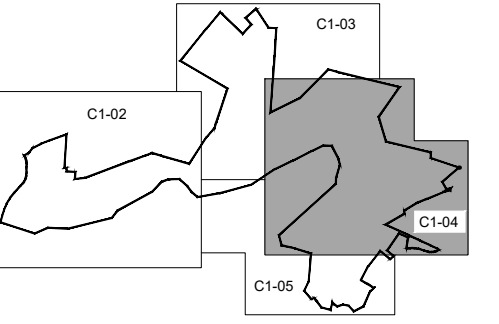
SCALE: 1" = 100'

SHEET TITLE

DETAILED PRELIMINARY PLAT

SHEET NUMBER





CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°39'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

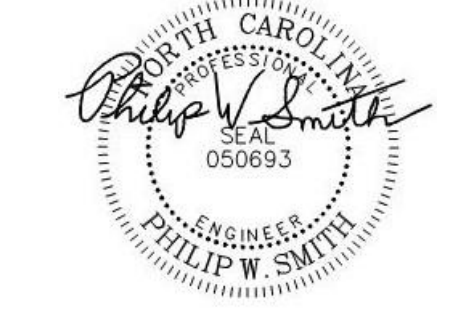
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C461	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"

LINE TABLE		
LINE #	DISTANCE	BEARING
L10	80.00'	S42°00'13.47"E
L11	80.00'	N42°00'13.47"W
L12	80.00'	N42°00'13.47"W
L17	14.18'	S11°14'55.88"W
L18	0.88'	N29°00'35.26"E
L19	72.00'	N29°00'35.26"E
L27	26.51'	S79°49'48.20"E
L28	45.53'	S79°49'48.20"E
L29	34.45'	S47°59'46.53"W
L30	8.02'	S47°59'46.53"W
L31	81.98'	S47°59'46.53"W
L32	33.58'	S47°59'46.53"W
L33	27.71'	S00°49'33.84"E
L34	19.62'	N47°59'46.53"E
L35	53.80'	S02°45'59.53"W
L36	23.69'	N16°59'07.53"E
L37	16.18'	S00°49'33.84"E
L42	51.79'	S02°26'08.87"W
L44	16.73'	S28°09'15.96"E
L50	11.75'	S64°09'15.34"W
L55	5.21'	N37°31'00.83"E
L56	5.21'	S37°31'00.83"W
L66	11.31'	S45°35'57.93"E
L82	9.99'	N79°05'02.60"W
L314	18.17'	S38°12'38.23"W
L315	3.01'	N38°12'38.23"E
L316	21.18'	S38°12'38.23"W
L320	12.63'	N83°39'04.57"W
L331	10.70'	S69°46'47.86"W
L332	10.57'	N69°46'47.86"E
L503	17.57'	N37°31'00.82"E
L504	1.75'	S65°00'02.53"W
L505	4.16'	N64°09'15.34"E
L507	28.92'	S02°26'08.87"W
L510	10.27'	N13°06'21.47"W
L511	53.13'	N86°47'31.47"W
L512	25.34'	N27°00'24.47"W
L513	26.23'	N02°26'08.87"E
L515	21.64'	S78°09'34.14"E
L518	6.24'	S85°40'17.86"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L519	6.24'	N85°40'17.86"W
L520	6.24'	S85°40'17.86"E
L521	21.64'	S78°09'34.14"E
L525	80.00'	N42°00'13.47"W
L527	24.13'	S37°31'00.83"W
L528	5.53'	N16°30'48.18"E
L529	5.08'	N37°41'39.96"E
L530	21.50'	N25°50'44.66"W
L531	10.53'	S64°09'15.34"W
L532	21.50'	S25°50'44.66"W
L533	14.14'	N77°31'14.49"W
L534	2.02'	N74°52'41.57"W
L554	6.86'	S69°46'47.86"W
L555	6.86'	N69°46'47.86"E
L556	14.27'	N83°01'44.01"E
L557	27.71'	N83°01'44.01"E

KEY MAP

SCALE



10/09/2025

### IRISH CREEK PHASE 2

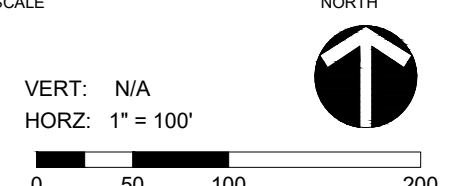
SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

#### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

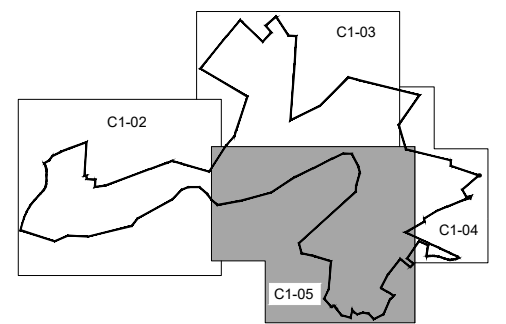


SHEET TITLE  
DETAILED PRELIMINARY PLAT

SHEET NUMBER

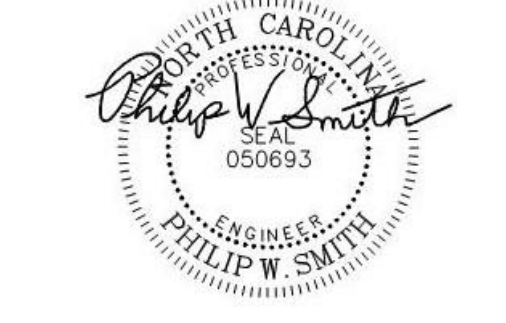
## C1-04





KEY MAP

SCALE



01/09/2025

PROJECT

### IRISH CREEK PHASE 2

SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

#### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

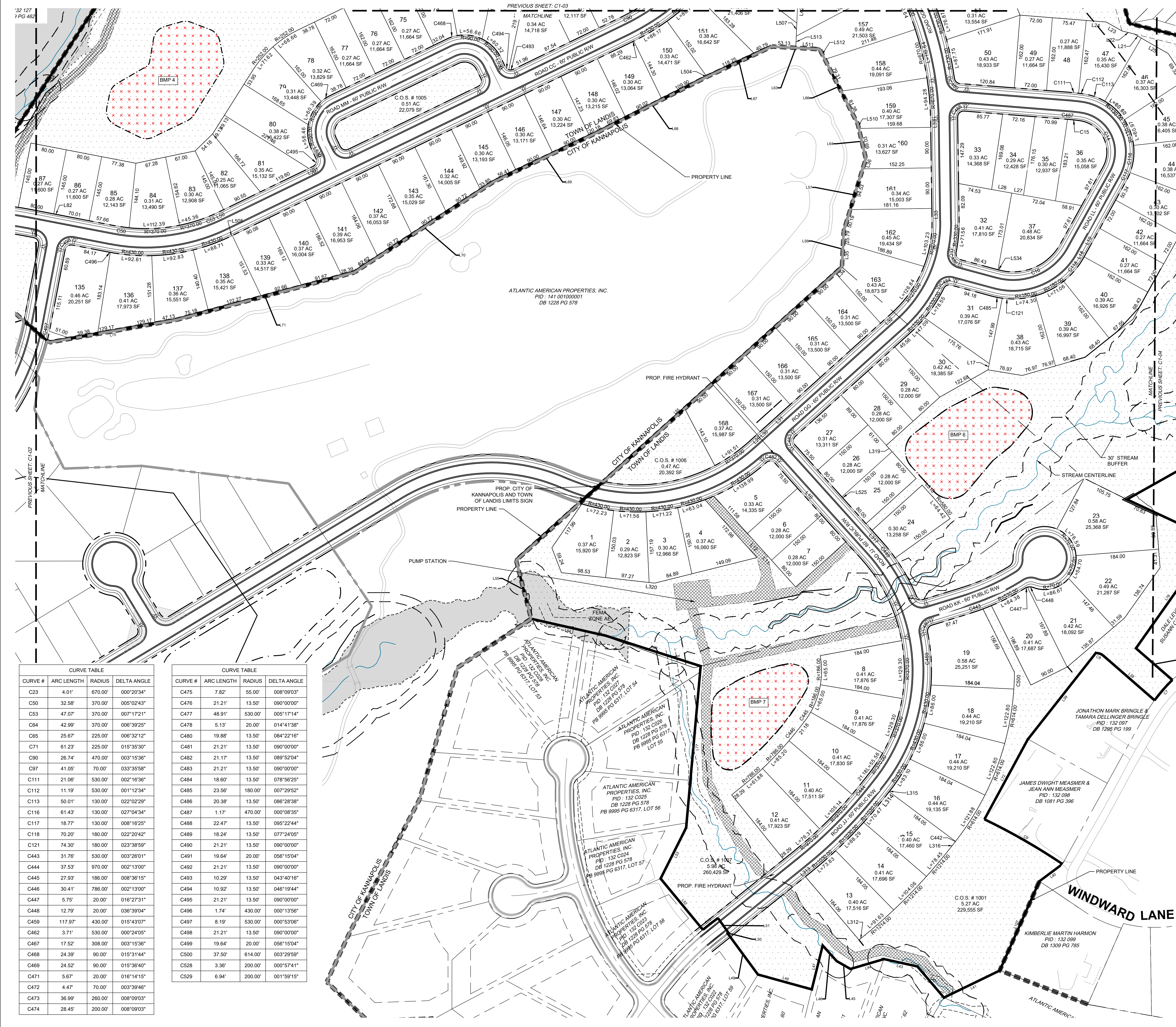
DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

SCALE  
VERT: N/A  
HORZ: 1" = 100'

SHEET TITLE  
DETAILED PRELIMINARY PLAT

SHEET NUMBER

## C1-05



LINE #	DISTANCE	BEARING
L10	80.00	S42° 00' 13.47"E
L11	80.00	N42° 00' 13.47"W
L12	80.00	N42° 00' 13.47"W
L17	14.18	S11° 14' 55.88"W
L18	0.88	N29° 00' 35.26"E
L19	72.00	N29° 00' 35.26"E
L27	26.51	S79° 49' 48.20"E
L28	45.53	S79° 49' 48.20"E
L29	34.45	S47° 59' 46.53"W
L30	8.02	S47° 59' 46.53"W
L31	81.98	S47° 59' 46.53"W
L32	33.58	S47° 59' 46.53"W
L33	27.71	S00° 49' 33.84"E
L34	19.62	N47° 59' 46.53"E
L35	53.80	S02° 45' 59.53"W
L36	23.69	N16° 59' 07.53"E
L37	16.18	S00° 49' 33.84"E
L42	51.79	S02° 26' 08.87"W
L44	16.73	S28° 09' 15.96"E
L50	11.75	S64° 09' 15.34"W
L55	5.21	N37° 31' 00.83"E
L56	5.21	S37° 31' 00.83"W
L66	11.31	S45° 35' 57.93"E
L82	9.99	N79° 05' 02.60"W
L314	18.17	S38° 12' 38.23"W
L315	3.01	N38° 12' 38.23"E
L316	21.18	S38° 12' 38.23"W
L320	12.63	N83° 39' 04.57"W
L331	10.70	S69° 46' 47.86"W
L332	10.57	N69° 46' 47.86"E
L503	17.57	N37° 31' 00.82"E
L504	1.75	S65° 00' 02.53"W
L505	4.16	N64° 09' 15.34"E
L507	28.92	S02° 26' 08.87"W
L510	10.27	N13° 06' 21.47"W
L511	53.13	N86° 47' 31.47"W
L512	25.34	N27° 00' 24.47"W
L513	26.23	N02° 26' 08.87"E
L515	21.64	S78° 09' 34.14"E
L518	6.24	S85° 40' 17.86"E

LINE #	DISTANCE	BEARING
L519	6.24	N85° 40' 17.86"W
L520	6.24	S85° 40' 17.86"E
L521	21.64	S78° 09' 34.14"E
L525	80.00	N42° 00' 13.47"W
L527	24.13	S37° 31' 00.83"W
L528	5.53	N16° 59' 48.18"E
L529	5.08	N37° 41' 39.96"E
L530	21.50	N25° 50' 44.66"W
L531	10.53	S64° 09' 15.34"W
L532	21.50	S25° 50' 44.66"E
L533	14.14	N77° 31' 14.49"W
L534	2.02	N74° 52' 41.57"W
L554	6.86	S69° 46' 47.86"W
L555	6.86	N69° 46' 47.86"E
L556	14.27	N83° 01' 44.01"E
L557	27.71	N83° 01' 44.01"E

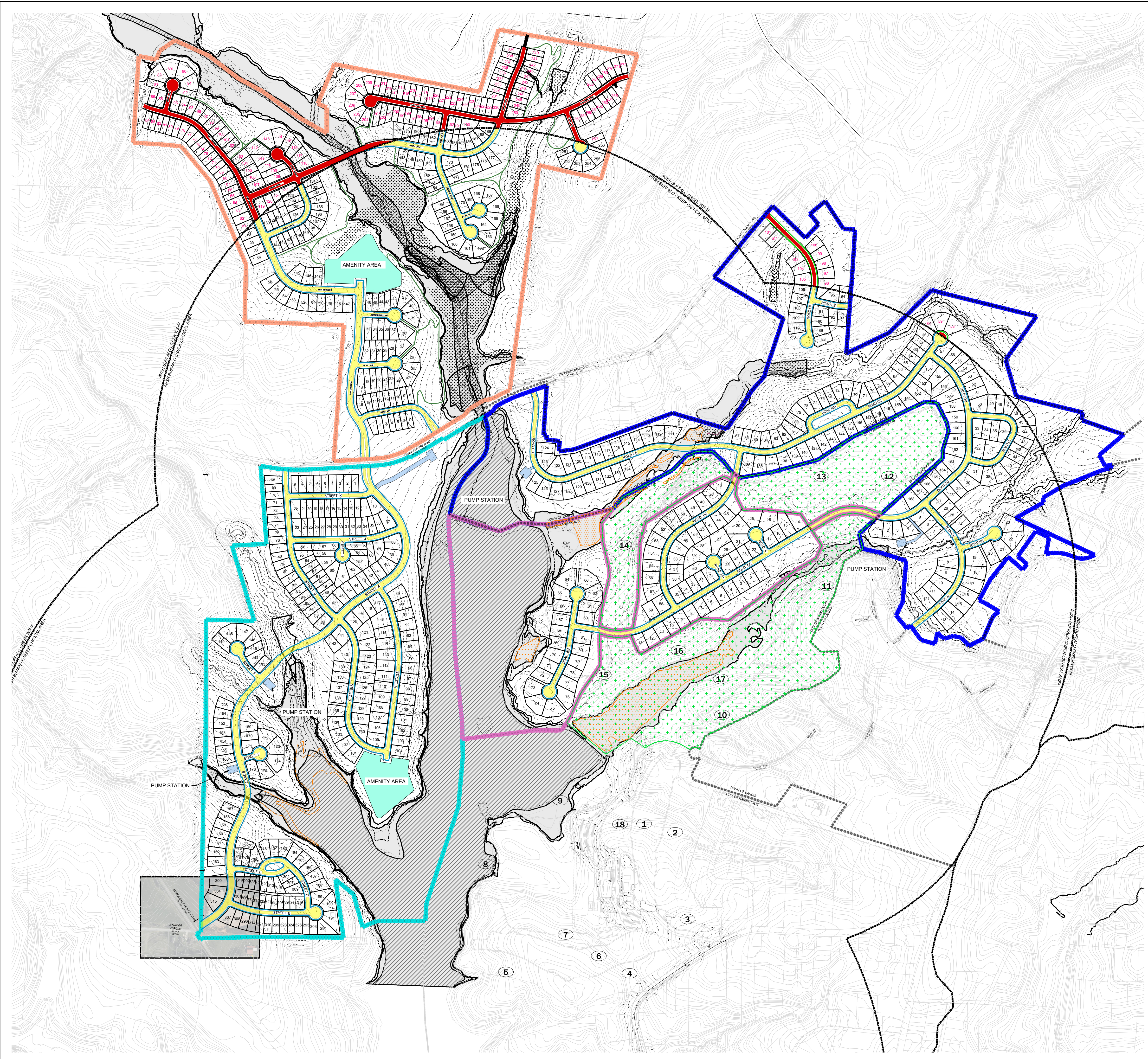
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.58'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°26'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C481	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"

**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE





**PROTECTED WATERSHED WS-III**

PROJECT AREA	4,550,254 SF (104.46 AC)
EX. IMPERVIOUS	10,611 SF (0.24 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	148,131 SF (3.40 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	4,391,511 SF (100.82 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (50%)	2,195,756 SF
PROPOSED ASPHALT	252,075 SF
PROPOSED CONCRETE	121,515 SF
PROPOSED LOTS	680,900 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	973,878 SF
PROJECT IMPERVIOUS PERCENTAGE*	22.18%

\*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

**CRITICAL WATERSHED**

PROJECT AREA	22,774,337 SF (522.83 AC)
EX. IMPERVIOUS	240,429 SF (5.52 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	5,476,215 SF (125.72 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	17,057,688 SF (391.59 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (30%)	5,117,309 SF
PROPOSED ASPHALT	1,238,679 SF
PROPOSED CONCRETE	543,949 SF
PROPOSED PUMP STATIONS	50,231 SF
PROPOSED AMENITY	265,000 SF
PROPOSED LOTS	3,151,400 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	5,299,259 SF
PROJECT IMPERVIOUS PERCENTAGE*	29.66%

\*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

**CRITICAL WATERSHED - DEED RESTRICT HOLES 10-17**

PROJECT AREA	26,455,148 SF (607.33 AC)
EX. IMPERVIOUS	280,091 SF (6.43 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	6,186,721 SF (142.03 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	19,988,336 SF (458.87 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (30%)	5,996,501 SF
PROPOSED ASPHALT	1,238,679 SF
PROPOSED CONCRETE	543,949 SF
PROPOSED PUMP STATIONS	50,231 SF
PROPOSED AMENITY	265,000 SF
PROPOSED LOTS	3,151,400 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	5,299,259 SF
PROJECT IMPERVIOUS PERCENTAGE*	25.11%

\*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

CITY	ROAD LENGTH			
	KANNAPOLIS		LANDIS	
WATERSHED AREA	CRITICAL AREA (FT)	PROTECTED WS-III AREA (FT)	CRITICAL AREA (FT)	PROTECTED WS-III AREA (FT)
COLLECTOR ROAD	8,268	1,497	0.00	0.00
LOCAL ROAD	18,467	5,505	10,996	786
TOTAL	26,735	7,002	10,996	786

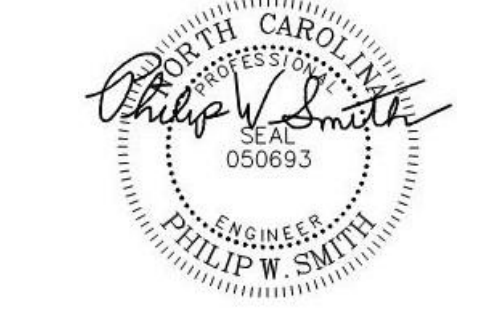
TOWN OF LANDIS STANDARD STREET SECTION DETAIL NUMBER STD. 1.01

CITY OF KANNAPOLIS TYPICAL SECTION RESIDENTIAL COLLECTOR STREET DETAIL NUMBER 102 SEP. 2022  
CITY OF KANNAPOLIS TYPICAL SECTION LOCAL RESIDENTIAL STREET DETAIL NUMBER 101A JAN. 2023

**LEGEND**

- █ ROAD - IRISH BUFFALO CREEK WS-III
- █ ROAD - IRISH BUFFALO CREEK CRITICAL AREA
- █ SIDEWALK - IRISH BUFFALO CREEK WS-III
- █ SIDEWALK - IRISH BUFFALO CREEK CRITICAL AREA
- █ PUMP STATION
- █ AMENITY AREA
- █ FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- █ FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- █ FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- █ WETLAND
- █ OPEN WATER
- + DEED RESTRICT HOLES 10-17
- PROPERTY LINE
- PROPERTY LINE (DEED RESTRICT HOLES 10-17)
- WATERSHED LIMIT
- TOWN / CITY LIMIT
- █ PHASE 2A
- █ PHASE 2B
- █ PHASE 3
- █ PHASE 4
- 1 2 3- LOTS IN IRISH BUFFALO CREEK WS-III
- 1 2 3- LOTS IN IRISH BUFFALO CREEK CRITICAL AREA

KEY MAP  
SCALE



01/09/2025

**IRISH CREEK PHASE 2**  
SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

SCALE: HORIZ: 1" = 400'

OVERALL IRISH CREEK WATERSHED CALCULATIONS

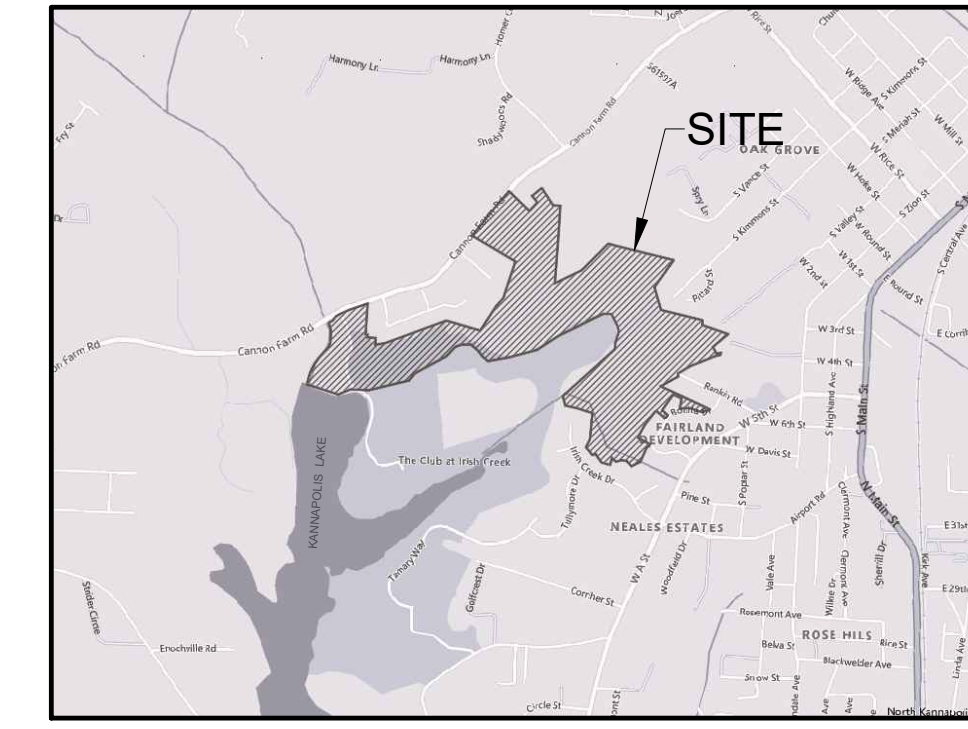
SHEET NUMBER **C1-06**



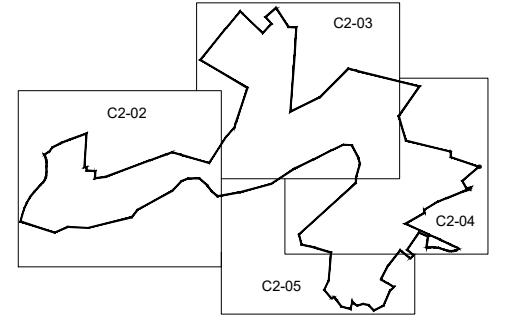
- LEGEND:**
- COMMON OPEN SPACE
  - BMP
  - UTILITY EASEMENT
  - STORM EASEMENT
  - WETLAND
  - FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
  - FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
  - FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
  - WATERSHED LINE
  - PROPERTY BOUNDARY LINE
  - CITY LIMIT LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - PROPOSED FORCEMAIN
  - STORM LINE
  - FIRE HYDRANT
  - YARD INLET
  - CURB INLET
  - MANHOLE

**SITE DATA SUMMARY**

OWNER: ATLANTIC AMERICAN PROPERTIES, INC. ADM  
 CONNOR LOUISE K TRUSTEE  
 APPLICANT: SHEA HOMES CAROLINA, LLC  
 JAY SEYMOUR@SHEAHOMES.COM  
 PHONE: (704) 812 - 9011  
 ENGINEER: LANDESIGN, INC.  
 PHILIP SMITH, P.E.  
 223 N GRAHAM ST, CHARLOTTE, NC 28202  
 (704) 333-0325  
 PIN/FIS: 5615-01-45-5560, 5615-15-54-4772  
 PARCEL ID/FIS: 132 013000002, 132 01303  
 ADDRESS: 885 CANNON FARM RD  
 TOWNSHIP: CHINA GROVE - 13  
 TOTAL GROSS SITE AREA: 160.04 AC  
 ZONING: SFR-2 AND SFR-23  
 EXISTING USE: UNDEVELOPED VACANT LAND  
 PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION

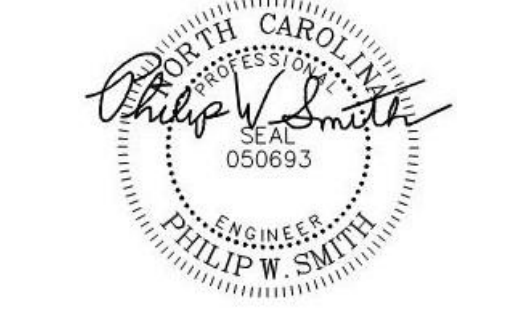


VICINITY MAP  
 (NOT TO SCALE)



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

**REVISION / ISSUANCE**

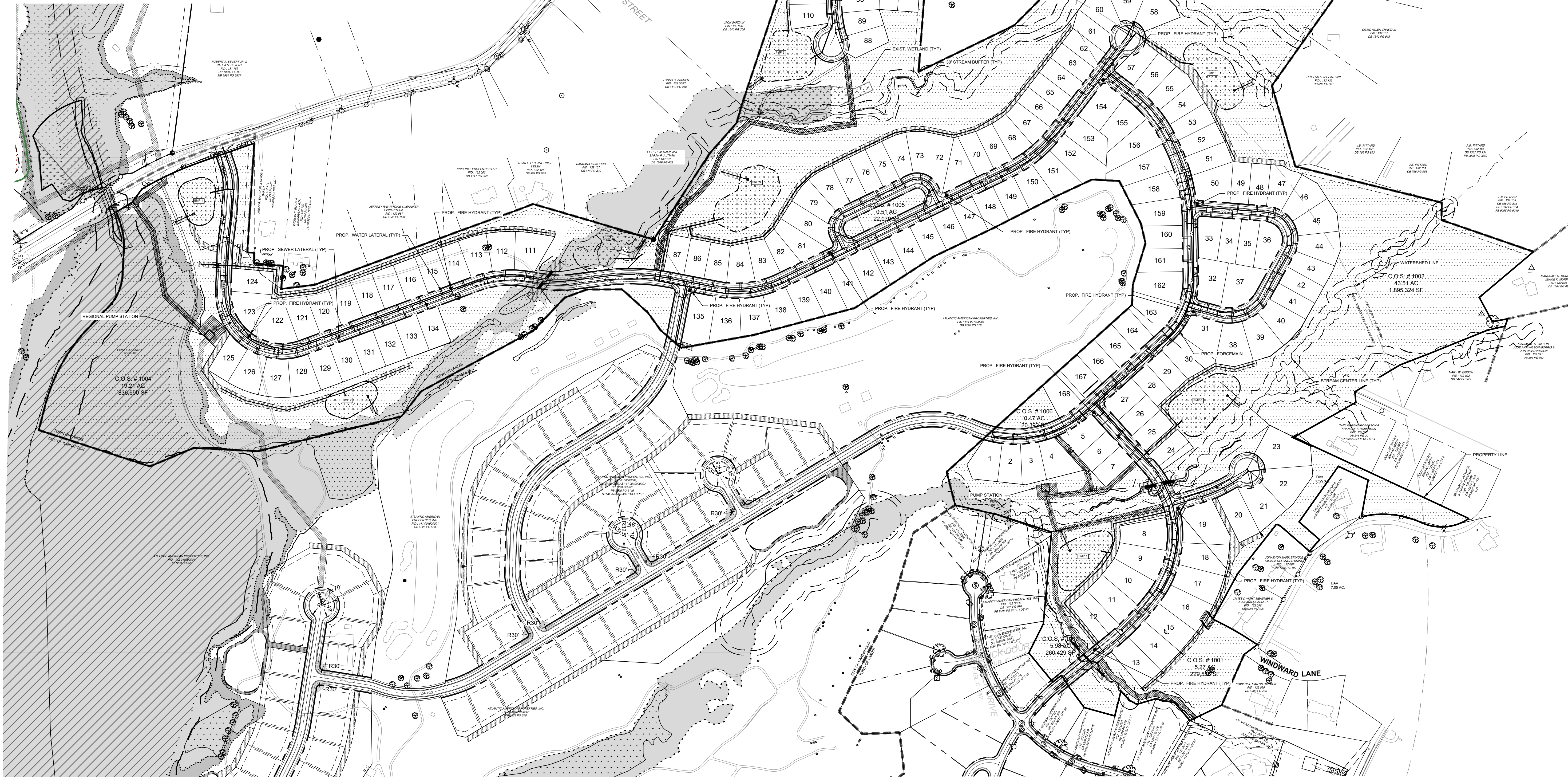
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM

SCALE: NORTH  
 VERT: N/A  
 HORZ: 1" = 200'

**OVERALL PRELIMINARY  
 PLAT - UTILITY**

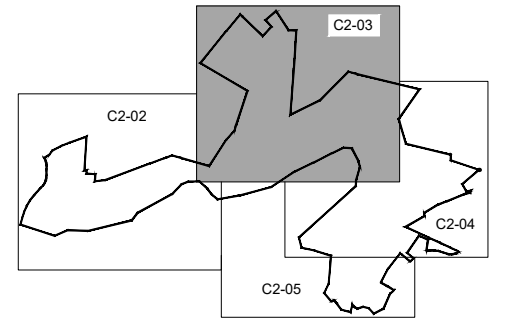
SHEET NUMBER  
**C2-01**











KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

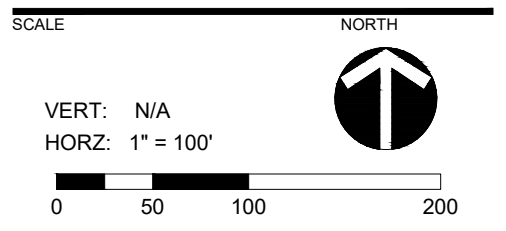
SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ# 1023220

**REVISION / ISSUANCE**

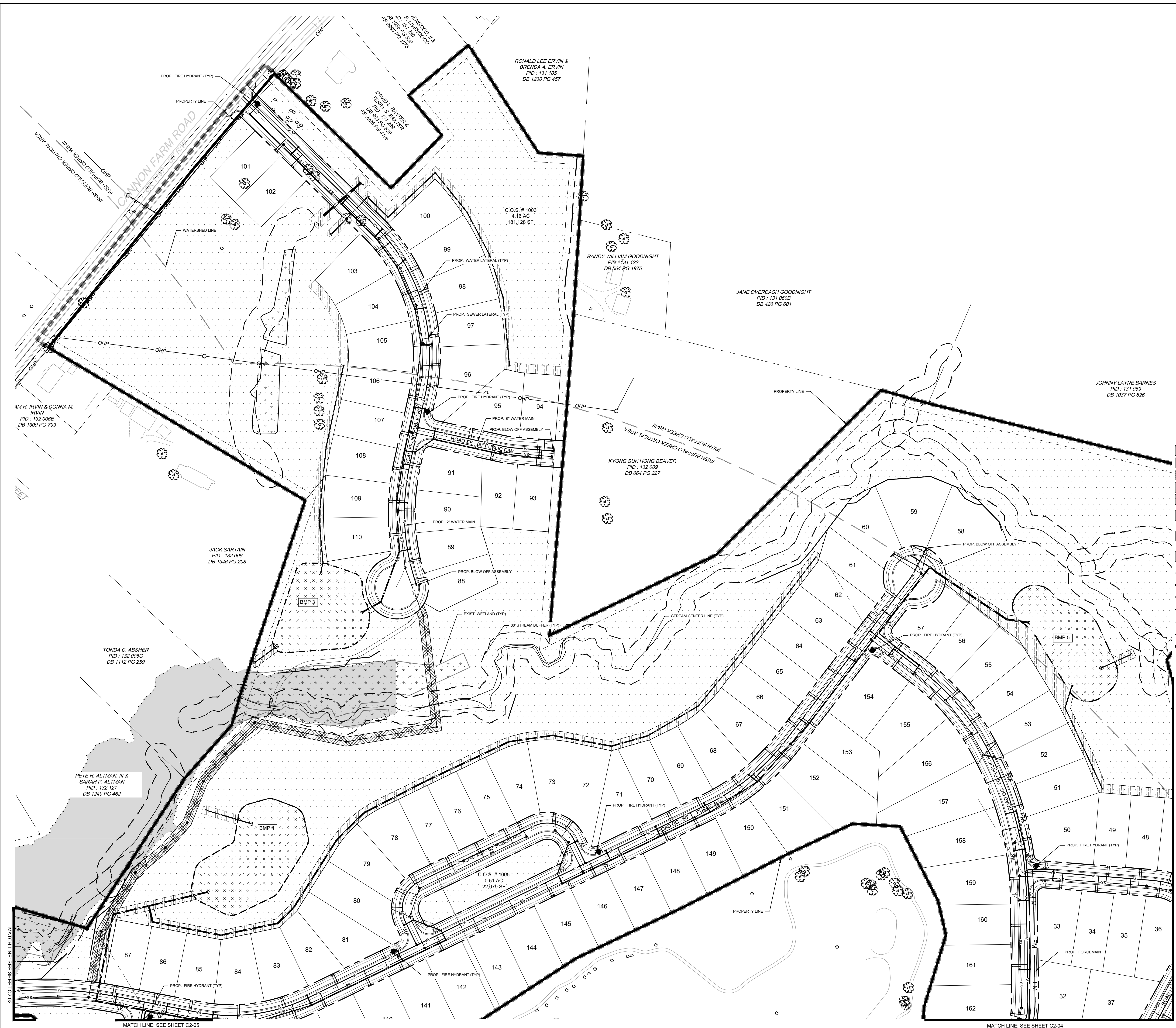
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM



**DETAILED PRELIMINARY  
 PLAT - UTILITY**

SHEET NUMBER  
**C2-03**



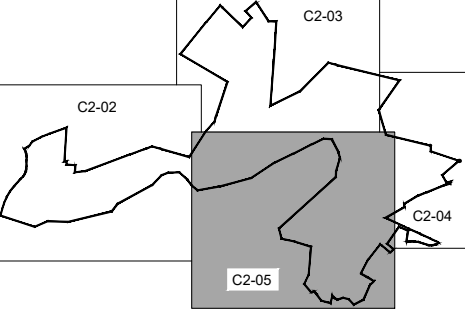
**LEGEND:**

- [Pattern] COMMON OPEN SPACE
- [Pattern] BMP
- [Pattern] UTILITY EASEMENT
- [Pattern] STORM EASEMENT
- [Pattern] WETLAND
- [Pattern] FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- [Pattern] FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- [Pattern] FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- [Pattern] WATERSHED LINE
- [Pattern] PROPERTY BOUNDARY LINE
- [Pattern] CITY LIMIT LINE
- [Symbol] WATER LINE
- [Symbol] SANITARY SEWER LINE
- [Symbol] PROPOSED FORCEMAIN
- [Symbol] STORM LINE
- [Symbol] FIRE HYDRANT
- [Symbol] YARD INLET
- [Symbol] CURB INLET
- [Symbol] MANHOLE









KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK  
PHASE 2**

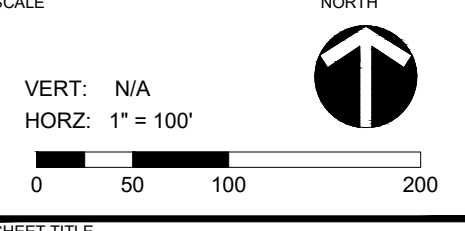
SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

**REVISION / ISSUANCE**

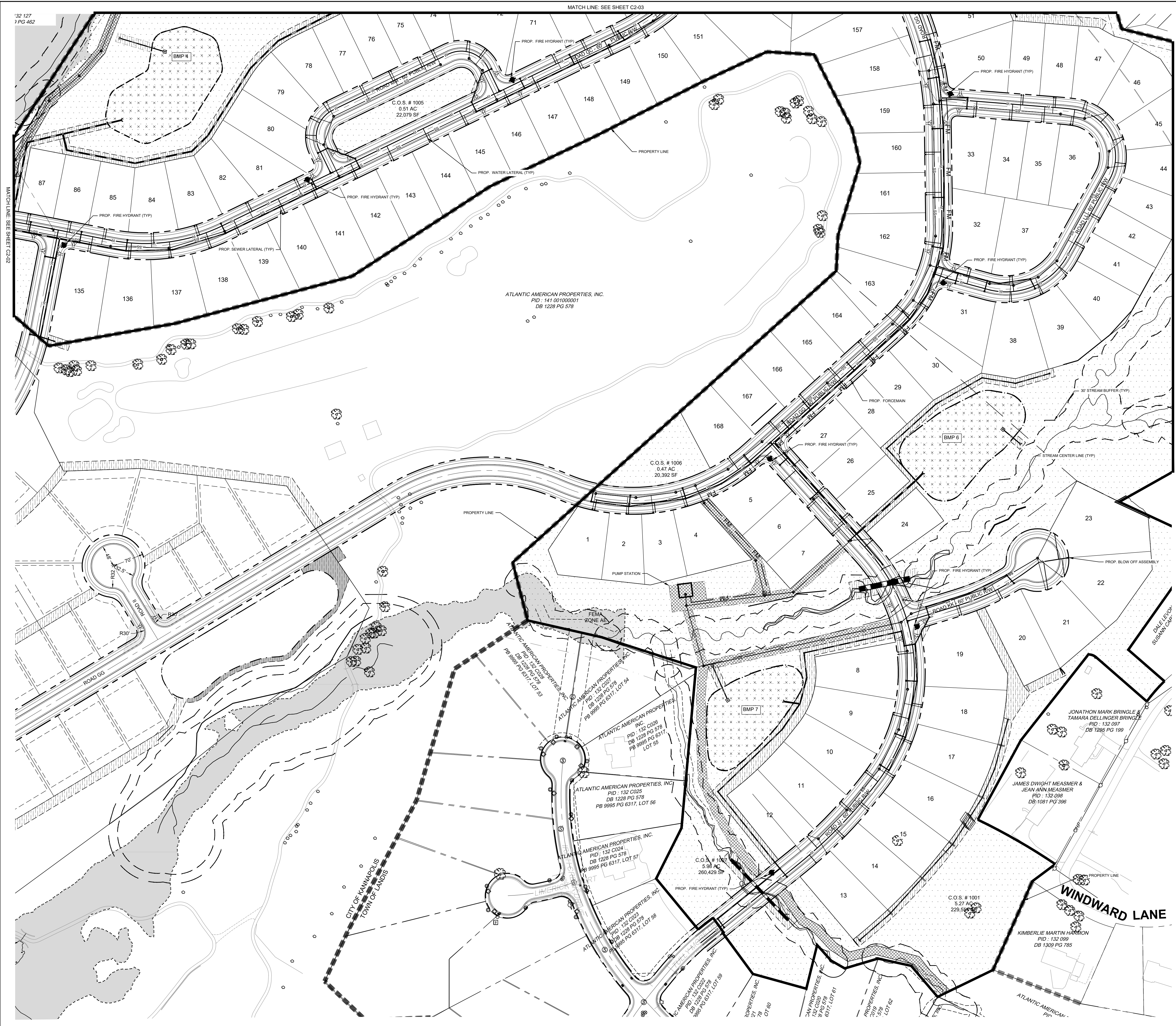
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM



SHEET TITLE  
**DETAILED PRELIMINARY  
PLAT - UTILITY**

SHEET NUMBER  
**C2-05**



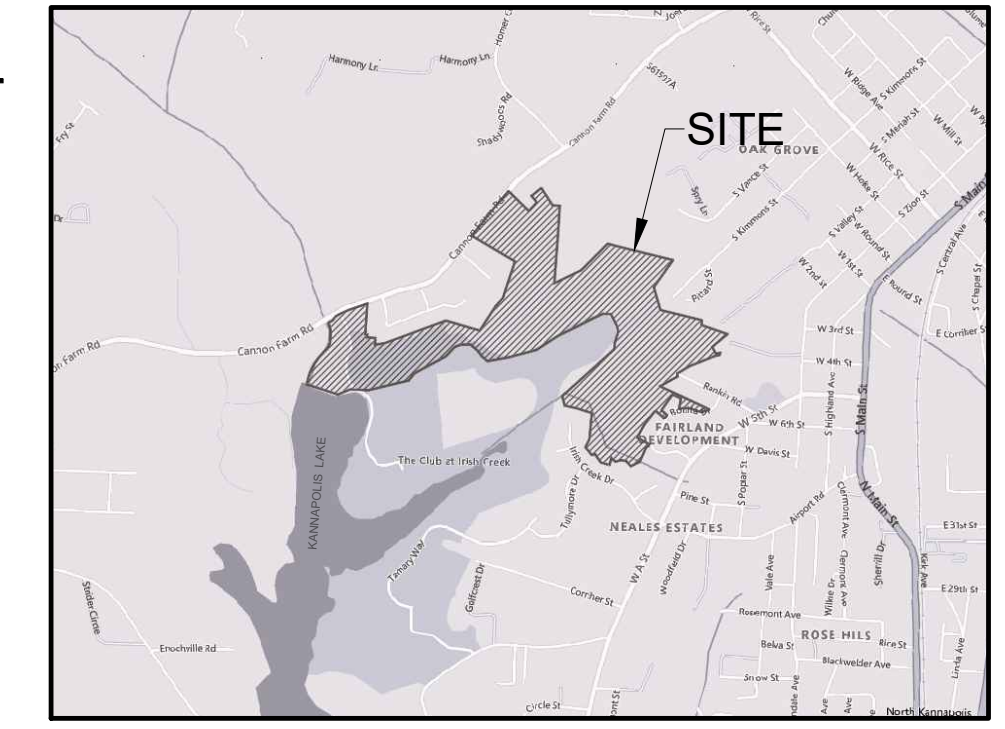
**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- WATER LINE
- SANITARY SEWER LINE
- PROPOSED FORCEMAIN
- STORM LINE
- FIRE HYDRANT
- YARD INLET
- CURB INLET
- MANHOLE



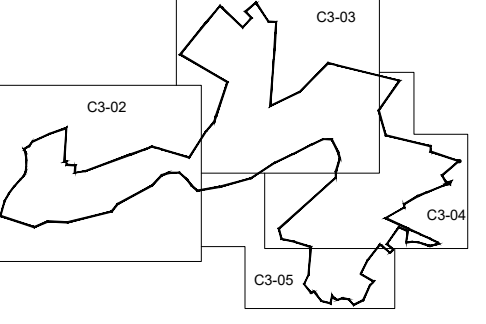
**SITE DATA SUMMARY**

APPLICANT: ATLANTIC AMERICAN PROPERTIES, INC AND CONNOR LOUISE K TRUSTEE  
OWNER: SHEA HOMES  
EMAIL: .....  
PHONE: .....  
ENGINEER: LANDESIGN, INC  
PHILIP SMITH, P.E.  
223 N GRAHAM ST, CHARLOTTE, NC 28202  
(704) 333-0325  
PIN/F: 5615-0145-5560, 5615-15-54-4772  
PARCEL ID/F: 132 0130000002, 132 013003  
ADDRESS: 885 CANNON FARM RD  
TOWNSHIP: CHINA GROVE - 13  
TOTAL GROSS SITE AREA: 160.04 AC  
ZONING: SFR-2 AND SFR-23  
EXISTING USE: UNDEVELOPED VACANT LAND  
PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION



VICINITY MAP  
(NOT TO SCALE)

ROAD TABLE	
NAME	LENGTH (FT)
ROAD CC	4,667
ROAD DD	1,743
ROAD EE	1,261
ROAD FF	338
ROAD GG	4,914
ROAD JJ	1,418
ROAD KK	329
ROAD LL	1,029
ROAD MM	606



KEY MAP

SCALE



01/09/2025

**IRISH CREEK  
PHASE 2**

SHEA HOMES CAROLINA, LLC  
885 CANNON FARM RD  
LANDIS, NC

LANDDESIGN PROJ# 1023220

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

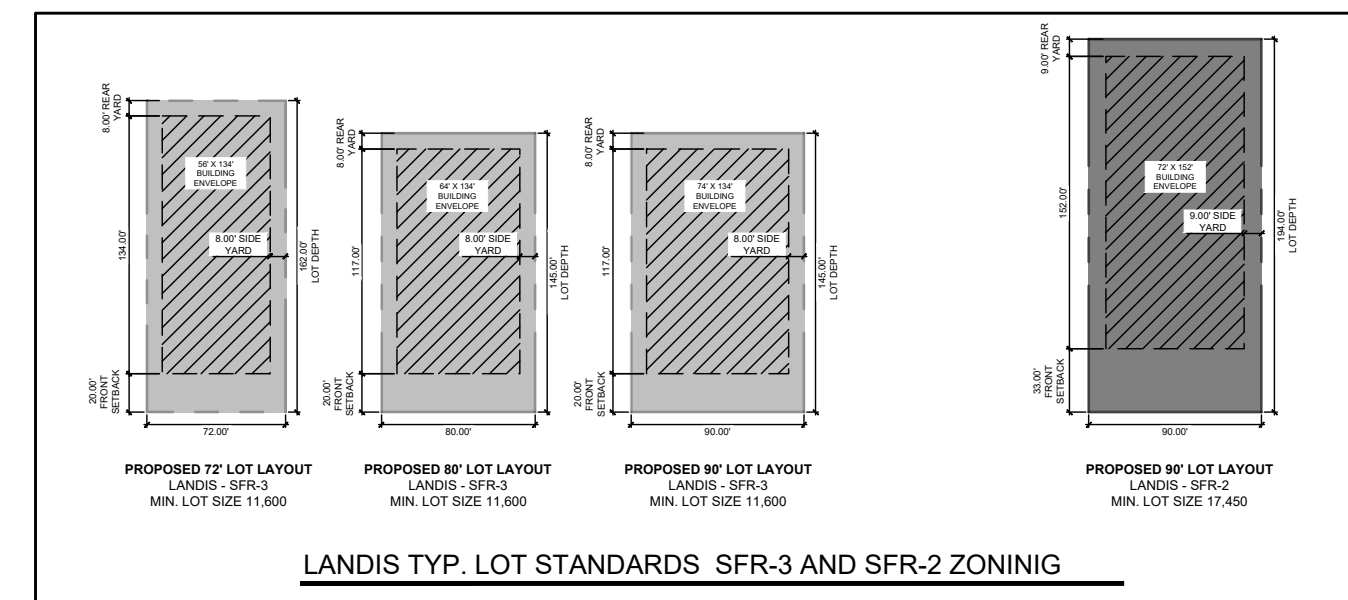
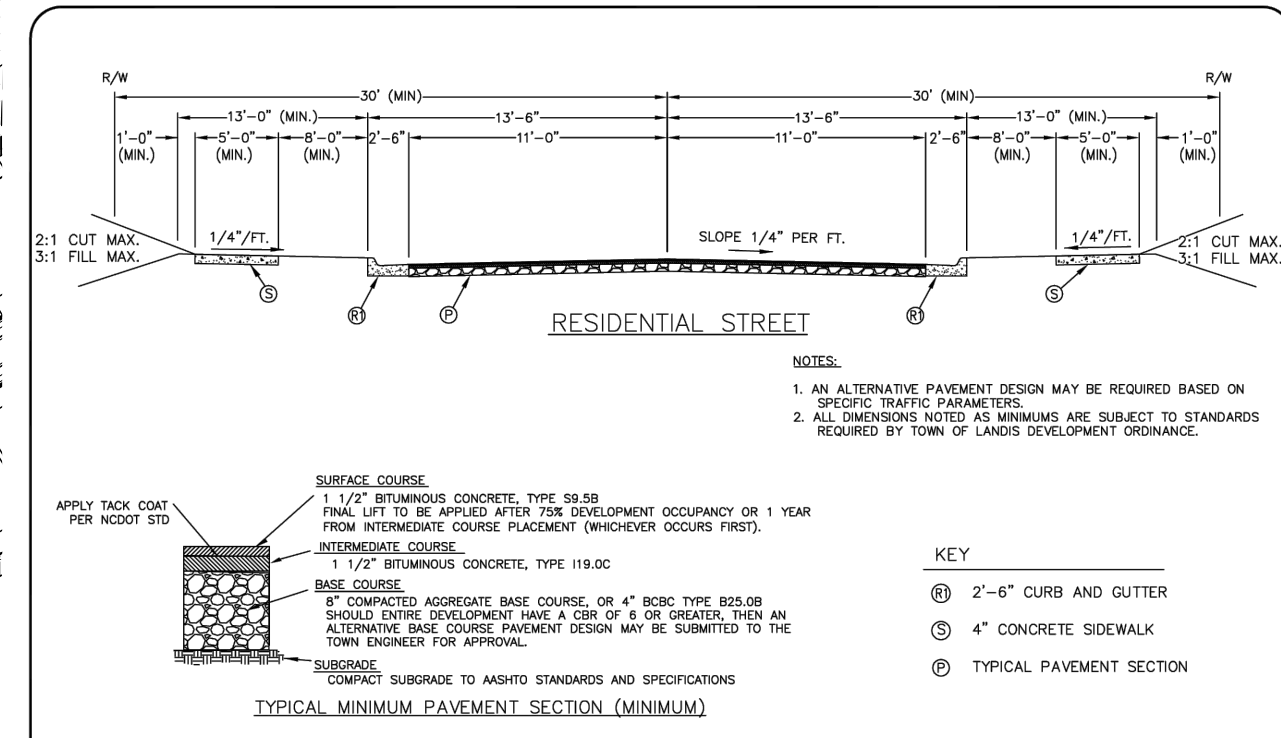
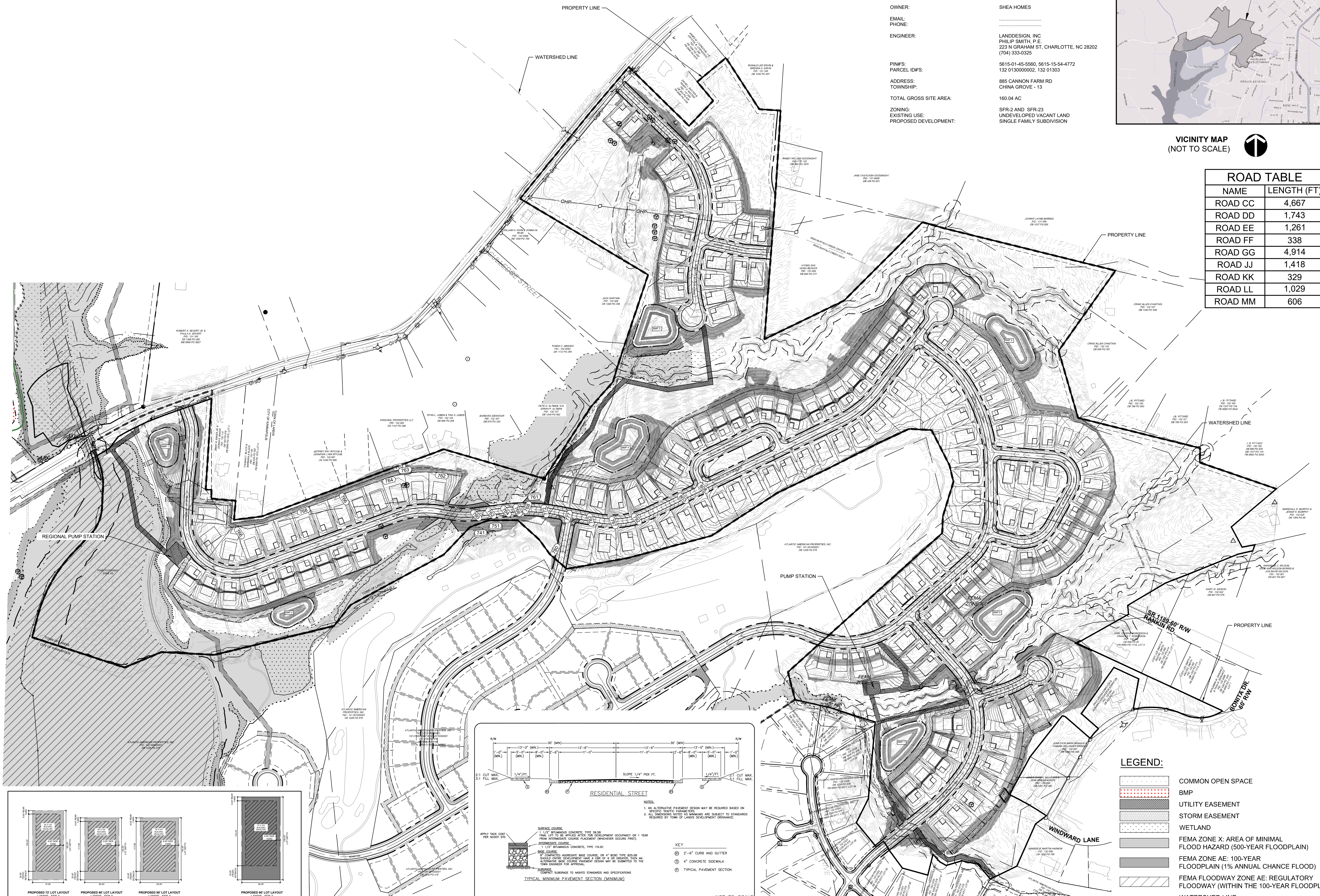
DESIGNED BY: PWS  
DRAWN BY: PWS  
CHECKED BY: DTM

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 200'  
0 100 200 400

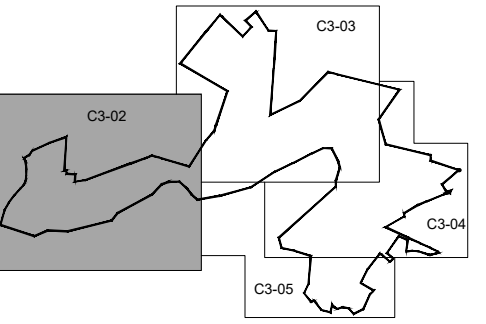
**OVERALL PRELIMINARY  
PLAT - GRADING**

SHEET NUMBER

**C3-01**

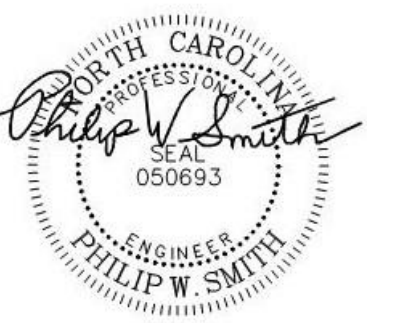






KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM

SCALE: NORTH  
 VERT: N/A  
 HORZ: 1" = 100'  
 0 50 100 200

**DETAILED PRELIMINARY  
 PLAT - GRADING**

SHEET NUMBER  
**C3-02**



**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE

ROBERT A. SEVERT JR. &  
 PAULA G. SEVERT  
 PID: 131 165  
 DB 1268 PG 280  
 MB 9995 PG 5827

JIMMY'S RIVER JR. &  
 DONNA L. RIVER JR.  
 PID: 132 114  
 DB 790 PG 978  
 PB 888 PG 192, LOT 3

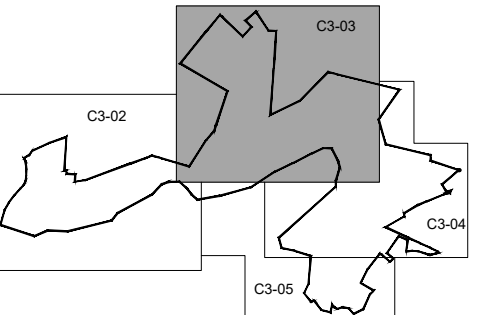
THOMAS F. BLACK &  
 BARBARA BLACK  
 PID: 132 160  
 DB 634 PG 362  
 PB 886 PG 192, LOT 4

JEFFREY RAY RITCHIE &  
 JENNIFER LYNN RITCHIE  
 PID: 132 081  
 DB 1246 PG 890

KRISHNAL PROPERTIES LLC  
 PID: 132 002  
 DB 1147 PG 398

ATLANTIC AMERICAN  
 PROPERTIES, INC.  
 PID: 141 001000001  
 DB 1228 PG 578





KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

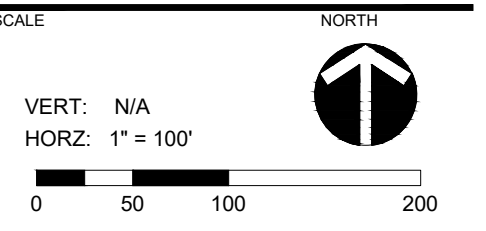
SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

**REVISION / ISSUANCE**

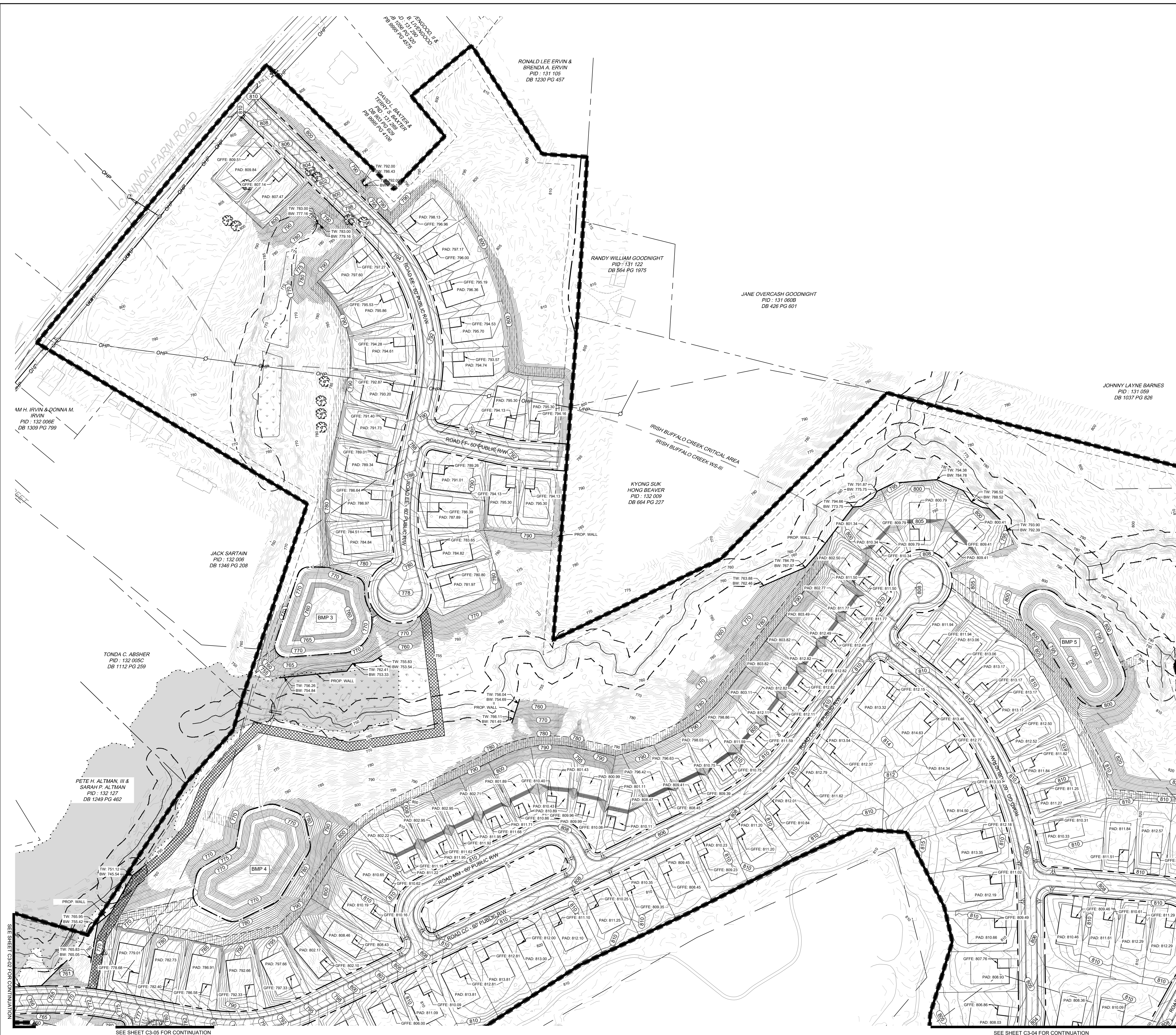
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM



SHEET TITLE  
**DETAILED PRELIMINARY  
 PLAT - GRADING**

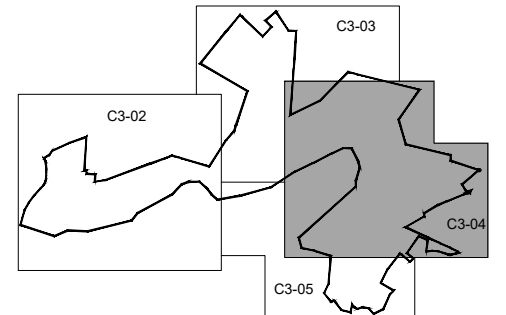
SHEET NUMBER  
**C3-03**



**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE





KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

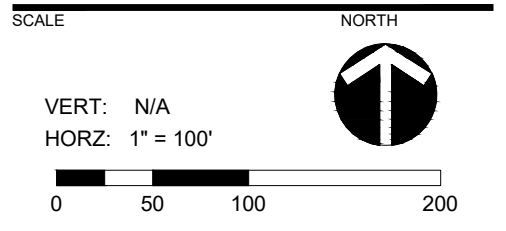
SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

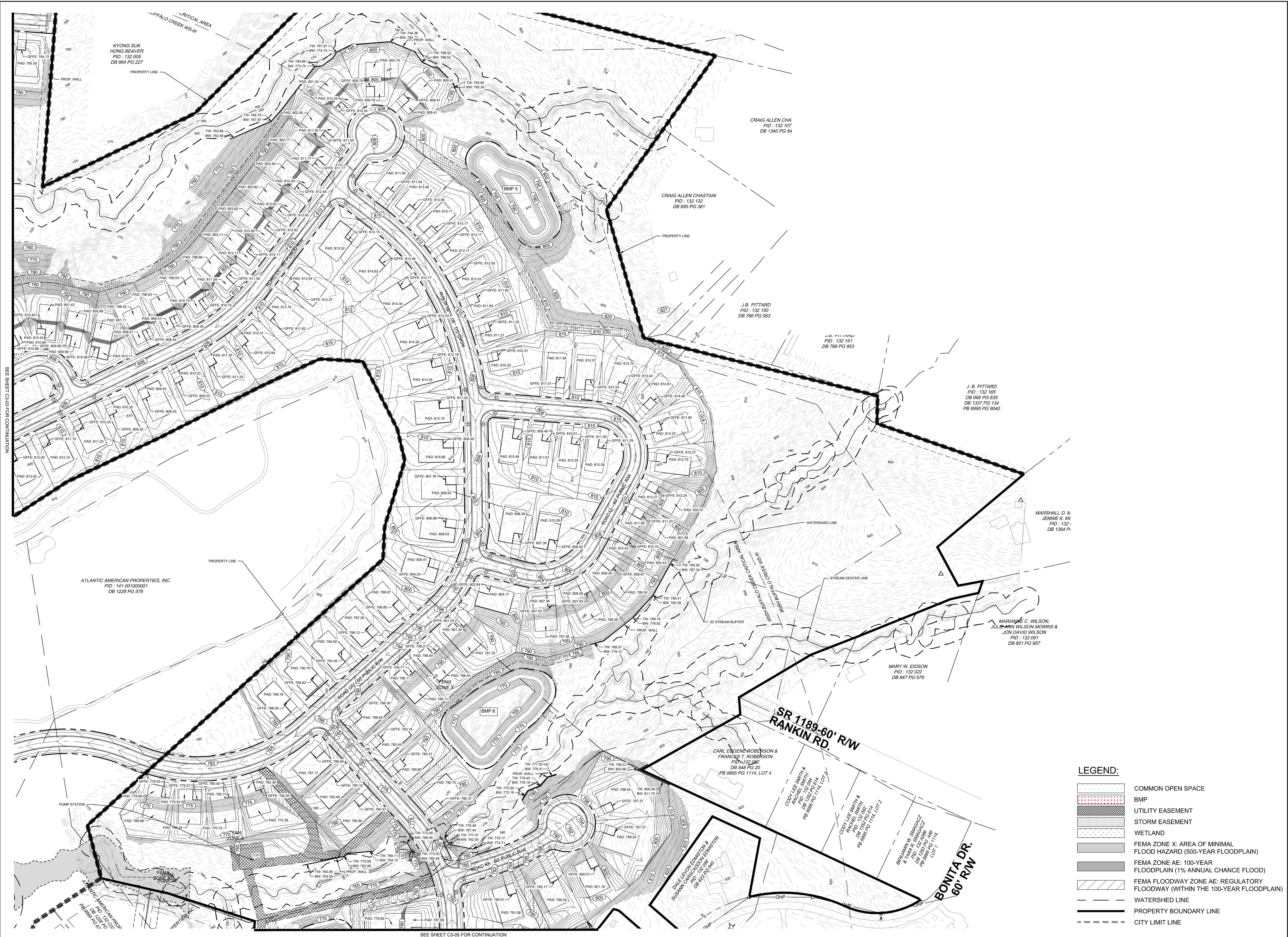
DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM



SHEET TITLE  
**DETAILED PRELIMINARY  
 PLAT - GRADING**

SHEET NUMBER

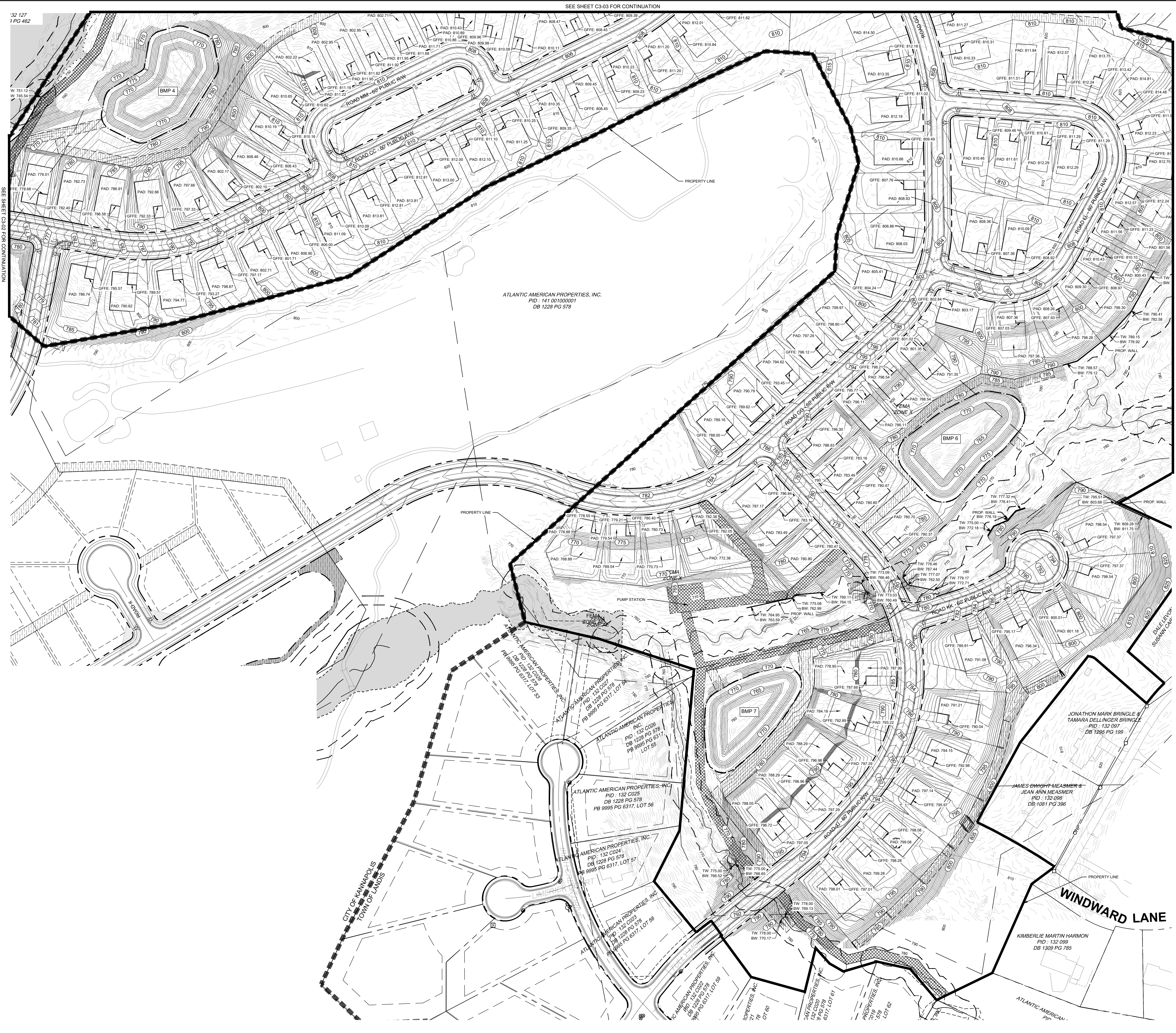
**C3-04**



**LEGEND:**

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE



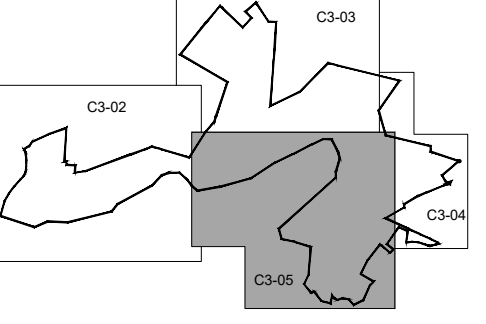


32 127  
 1 PG 462  
 SEE SHEET C3-02 FOR CONTINUATION

SEE SHEET C3-03 FOR CONTINUATION

SEE SHEET C3-04 FOR CONTINUATION

ATLANTIC AMERICAN PROPERTIES, INC.  
 PID : 141 001000001  
 DB 1228 PG 578



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK  
 PHASE 2**

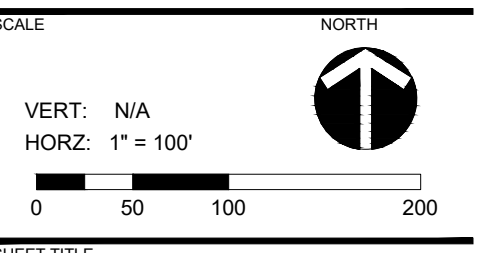
SHEA HOMES CAROLINA, LLC  
 885 CANNON FARM RD  
 LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS  
 DRAWN BY: PWS  
 CHECKED BY: DTM



SHEET TITLE  
**DETAILED PRELIMINARY  
 PLAT - GRADING**

SHEET NUMBER

**C3-05**

- LEGEND:**
- COMMON OPEN SPACE
  - BMP
  - UTILITY EASEMENT
  - STORM EASEMENT
  - WETLAND
  - FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
  - FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
  - FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
  - WATERSHED LINE
  - PROPERTY BOUNDARY LINE
  - CITY LIMIT LINE



**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2025**

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Job Address</b>	<b>Permit Use</b>
ZN-25-01	01/06/25	John Lambert	225 E Rice St	Townhome
ZN-25-02	01/06/25	John Lambert	229 E Rice St	Townhome
ZN-25-03	01/06/25	John Lambert	233 E Rice St	Townhome
ZN-25-04	01/06/25	John Lambert	237 E Rice St	Townhome
ZN-25-05	01/06/25	John Lambert	241 E Rice St	Townhome
ZN-25-06	01/09/25	Bernardo Huizar	215 Church St	Residential Addition
ZN-25-07	1/15/25	Sonny Woodward	2220 W A St	Accy Building/Pool House
ZN-25-08	1/27/25	John Lambert	304 Buford Dr	New SFH Duplex
ZN-25-09	1/27/25	John Lambert	306 Buford Dr	New SFH Duplex
ZN-25-10	1/29/25	Nicole Kowalski	1030 Cherry Bark Pl	Fence
ZN-25-11	2/05/25	Craig Sellers	1055 Kimball Road	Fence
ZN-25-12	2/13/25	Tammy Adner	1055 Woodfield Dr	Fence
ZN-25-13	2/13/25	Tammy Adner	1055 Woodfield Dr	Shed
ZN-25-14	2/13/25	Niblock Homes	819 Irish Creek Dr	New Single-Family Home
ZN-25-15	2/26/25	Brian Johnson	1685 S. Main Street	Sign


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

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

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **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 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 5-16-22 DEV. 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>

Section 5, Item 5.1

<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>



<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>

Section 5, Item 5.1

<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

Section 5, Item 5.1

				<p>8/27 Site Plan Review apln submitted, wa</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 Returned/ Emailed for Pick up</p> <p>1/24/25 Electronic plans sent to Planning Director to go over corrections made.</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> <p>1/24/25 Electronic plans sent to Planning Director to go over corrections made</p> <p>2/18/25- Plans Approved/emailed for pickup</p>
SITE 02-24	OCAMPO	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/ Picked up</p>
ZMA ✓	Legendre	627 S Chapel	RMST to CIV	<p>Legislative Hearing 10/14/24</p> <p>Approved 10/14/2024</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	Paid \$100 on 7-16-24
Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
<b>Landis Ridge Phase 2</b>	Ryan Beedle and Jackson Shaw		<a href="#">Industrial Park</a>	<p>10/22/24 SKETCH PLAT REVIEW &amp; CONSULT, sent fee chart</p> <p>10/28/24 Sketch Plan paid \$270, Received site plans emailed for fee</p> <p>10/30/24 Site Plan Review Paid \$530</p> <p>11/19/24 Zoning Compliance Permit- Beacon-\$125, Zoning Site Plan Review – Beacon - \$1355 for a total of \$1480 paid</p> <p>11/25/24 Site Development Plans Approved by Rick Flowe</p> <p>12/20/24 TRC Review Complete</p> <p>1/22/25 TRC Review Comments from Planning Director emailed</p> <p>2/18/25 – Plans were recommended for conditional approval from Planning Board based on Engineers approval of stormwater. The engineer’s report was received on 2/25/25 approved.</p>
<b>PLANS IN CONSTRUCTION/ REVIEW</b>				
<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>	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.</p> <p>4-26-23 RF review &amp; staff rev. complete comments on plans</p> <p>4-27-26 Owner/Dev. Bill West p/up set w/comments.</p> <p>5-9-23 Rec’d partial set of plans- advised need complete sets.</p> <p>5-10-23 rec’d 2 complete sets of plans w/revisions</p> <p>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.</p> <p>3-27-24 POSSIBLE SITE REVISION</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

			<p><u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u> ✓</p>	<p>4-3-24 REVISED SITE PLAN \$525 PD                      5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRNG                      6-11-24 RF conducted site inspection</p>
<p><b>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</b></p>	<p>SHANNON SPARKS SURVEYOR                      BYRNE PROP. INC</p>	<p>KIMBALL ROAD                      MAP 123B 115</p>	<p><u>TOWNHOMES 9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW &amp; CONSULT                      2-2-23 PD \$245 SKETCH PLAT REV. &amp; CONSULT                      4-13-23 PD \$1085 FOR SITE PLAN REVIEW                      4-26-23 Plans Reviewed by RF- approved.                      TRC &amp; PL BD. (JUNE 21,2023)                      6-27-23 owner paid for all tap fees \$45,000                      6-29-23 rec'd updated plans                      8-1-23 rec'd revised plan                      8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing                      9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED                      9-27-23 DEV. AGREEMENT SIGNATURE BY DEV.                      10-18-23 CONSTR. PLANS REC'D.                      10-18-23 PAYMENT OF \$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>

<p><b>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22FOR SITE DEV.</b></p>	<p>JOURNEY CAPITAL, LLC                      ANDREW WALTZ 704-453-2700                      RICE RD TOWNHOMES                      ACTIVE FOR REVIEWS</p>	<p><b>221 E RICE STREET</b></p>	<p>TOWNHOMES</p>	<p>1-12-22 MTG R FLOWE                      PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812                      6-21-22 TRC MTG TO REVIEW                      PLAN- Location: IN map cage                      8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE                      9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE                      11-3-22 REVISED PLANS REC'D                      11-8-22 PL BD OVERVIEW                      11-22-22 TRC COMMENTS COMPLETE                      11-30-22 PLANS W/COMMENTS READY FOR P/UP</p>
--	---	---------------------------------	------------------	--

#04-22 RICE ST. TWNHMS  
CONT.

12-5-22 plans p/up by developer for review/rev  
 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.  
 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 **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

<p>Rice Street TWNHMS Cont.</p>				<p>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 TWNHOMES (10X\$50)                  2-8-24PER UNIT FEES PD FOR 10 TWNHMS (10 X \$35)                  2-8-24 PERMIT ISSUED FOR 5 TWNHMS                  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                  12-27-24 \$4,254.66 Violation Paid                  1-6-25 Zoning Compliance Permits Paid for Lots- 7,8,9,10 and 11 \$170 each                  2-22-25 Certificate of Completion for 207 – 219 – Certificate of Occupancy/Compliance issued</p>
<p>W. Garden Race Shop</p>				<p>11-19-24 Paid Sketch Plan Review \$270 &amp; Site Plan Review \$530 – CESI                  12-20-24 TRC Review Complete</p>
<p>ZMA</p>	<p>Coldwater Street</p>		<p>CIV to SFR-2</p>	<p>12-9-24 Approved</p>



# Item Cover Page

**MEETING TYPE:** Planning Board  
**DATE:** March 18, 2025  
**SUBMITTED BY:** Matthew Geelen  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Departmental Reports  
**DETAILS:** Monthly Report

VIOLATION ADDRESS	OWNER OR OCCUPANT	STATUS OR CONDITIONS
<b>MINIMUM HOUSING</b>		
314 TOWN STREET	RUTH C DEADMON (HEIRS)	ABATMENT OF THE YARD AND THE STRUCTURE HAS BEEN BOARDED UP. LIEN HAS BEEN PLACED ON THE PROPERTY. CLOSED 02/15/2025.
109 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
111 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
201 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
202 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
203 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
205 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE



		<b>CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>206 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>207 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>209 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>210 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>211 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>212 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>214 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>215 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>216 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>217 EVERHART AVENUE</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>807 ZION STREET</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>809 ZION STREET</b>	<b>MARY GRAY HILTON (HEIRS)</b>	<b>ABANDONED SUBSTANDARD HOUSING AND NUISANCE</b>

		<b>CONDITIONS. ADDITIONAL RESEARH TO BE CONDUCTED.</b>
<b>1020 LINN STREET</b>	<b>JESUS DOTELO ANDRADE &amp; SUSANA BERNAL LORENZO</b>	<b>HOUSING IN SUBSTANDARD CONDITION. WILL MAKE CONTACT WITH THE HOMEOWNER.</b>
<b>NUISANCES</b>		
<b>107 NORTH MERIAH STREET</b>	<b>JAMES A HALL JR (HEIRS)</b>	<b>DEBRIS AND OTHER ITEMS NOTICE WAS ISSUED ON DECEMBER 18<sup>TH</sup> WITH A DEADLINE OF JANUARY 15<sup>TH</sup>.</b>
<b>402 EAST RYDER AVENUE</b>	<b>LARRY AND ZUBECCA BROWN</b>	<b>THE FRONT AND SIDE YARDS HAVE BEEN CLEANED UP. CLOSED 12/17/2024.</b>
<b>805 COLDWATER STEET</b>	<b>IGVK PROPERTIES LLC</b>	<b>OVERGROWTH NEAR THE REAR OF THE STORE. PROGRESS HAS BEEN MADE WILL CONTINUE TO MONITOR. CLOSED 02/01/2025</b>
<b>303 BUFORD DRIVE</b>	<b>FON ERNEST</b>	<b>PLANNING DEPARTMENT IS HANDLING THE FINAL ASPECTS OF THESE ISSUES. CLOSED 02/01/2025</b>
<b>430 MT MORIAH CHURCH ROAD</b>	<b>THOMAS LINN</b>	<b>HIGH GRASS AND DEBRIS AROUND THE PROPERTY. SOME DEBRIS HAS BEEN CLEANED, AND THEY ARE MAKING PROGRESS ON THE GRASS. CLOSED 02/19/2025</b>
<b>400 EAST GARDEN AVENUE</b>	<b>MARY FRANCES AKERS (HEIRS)</b>	<b>FACIAL BOARD FALLING OFF OF THE ROOF. THE OWNER IS MAKING ARRANGEMENTS TO CORRECT THE ISSUE.</b>
<b>309 TURNER STREET</b>	<b>CLARENCE MICHAEL VINCENT</b>	<b>DEBRIS IN THE YARD. CLOSED 02/19/2025</b>
<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>		
<b>ZONING</b>		
<b>NON-RESIDENTIAL BUILDINGS</b>		
<b>2570 SOUTH US 29 HWY</b>	<b>JOSEPH J ROJAS</b>	<b>COMMERCIAL BUILDING CONVENIENCE STORE. SEVER DEILIAPDIATION AND DEFECTS.</b>

--	--	--