



**PLANNING BOARD
&
BOARD OF ADJUSTMENT**

Wednesday, May 15, 2024 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

PLANNING BOARD

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 April 9, 2024, Meeting Minutes

3. OLD BUSINESS:

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

4. NEW BUSINESS:

- [4.1](#) Consider Zoning Map Amendment Keller- Mt. Moriah Church Rd.

RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING

5. BOARD OF ADJUSTMENT

A. INTRODUCTION:

- A.1 Call Meeting to Order
- A.2 Determination of Quorum
- A.3 Adoption of Agenda

B. NEW BUSINESS:

- [B.1](#) Consider Quasi-Judicial Training Session

C. CLOSING:

- C.1 Adjournment

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

6. REPORTS:

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

7. CLOSING:

- 7.1 Adjournment



PLANNING BOARD

Tuesday, April 09, 2024 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00PM on Tuesday April 9, 2024, in the Landis Board Room by Madam Chair Catherine Drumm.

1.2 Determination of Quorum

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

Members Absent: Deborah Cox

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Lead Fellow Robert Shinn

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm lead those in attendance in the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

Madam Chair Catherine Drumm read a letter of resignation from Roxanne Barnes.

P&Z Administrator Rick Flowe acknowledged Vice-Chair Scott Faw for representing the Planning Board at the Board of Alderman Meeting on Monday April 8, 2024, to make the recommendations from Planning Board to the Board of Alderman.

1.5 Adoption of Agenda

MOTION was made by Scott Faw to adopt the agenda as presented, seconded by Jade Bittle passed unanimously (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 12, 2024, Minutes (as presented/amended)

MOTION was made by Mark Bringle to approve the March 12, 2024, Minutes as presented, seconded by Scott Faw, passed unanimously (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion on Downtown Plan

Planning, Zoning, and Subdivision Administrator Rick Flowe gave a brief overview of the Downtown Plan. Mr. Flowe talked about a recommendation the Planning Board made a few months ago to make changes to the Main Street District, at the request of former Chair Ryan Nelms. Since that time, it has not been taken up by the Board of Alderman yet. Mr. Flowe expressed that the Planning Board should consider doing a further study on the influence and the potential outcome of those limitations of first floor business uses. Mr. Flowe stated over the past 3 years the Town has seen Parkdale open and close. If the Parkdale Properties remain industrial, or if they are sold to a party that seeks to do something else with the property, that simple decision can completely change the dynamic of the text amendment. Parkdale is the pivotal difference between how we define whether we have a big downtown or a small downtown. Mr. Flowe recommended that the Planning Board deliberate and explore ways to get public input about this. If the Board makes decisions as if Central Ave is the only downtown forever, and then something changes, it completely disregards everything previously done, especially if a policy is implemented. Mr. Flowe also stated that they must be concerned if the property is being maintained and as the Board and Planning Department, it's their duty to look at possibilities and come up with a game plan.

4. NEW BUSINESS:

4.1 None

RECESS PLANNING BOARD MEETING TO HOLD BOARD OF ADJUSTMENT MEETING.

MOTION was made at 6:18PM to recess the Planning Board Meeting by Scott Faw, seconded by Beryl Alston, passed unanimously (5-0)

BOARD OF ADJUSTMENT

1. INTRODUCTION

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:18PM.

1.2 Determination of Quorum

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

Members Absent: Deborah Cox

Staff Present: Planning, Zoning and Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Lead Fellow Robert Shinn

1.3 Adoption of Agenda

MOTION was made by Scott Faw to adopt the agenda as presented, seconded by Jade Bittle, passed unanimously (5-0)

2. NEW BUSINESS

2.1 Consider Quasi-Judicial Training Session

Planning, Zoning and Subdivision Administrator Rick Flowe gave a brief overview of the Quasi-Judicial Training planned for over the next few months.

MOTION was made by Scott Faw to hold the next Board of Adjustment Meeting on May 15, 2024, seconded by Beryl Alston, passed unanimously (5-0).

3. CLOSING:

3.1 Adjournment

MOTION was made by Jade Bittle to adjourn the Board of Adjustment Meeting at 6:32PM, seconded by Scott Bringle, passed unanimously (5-0)

PLANNING BOARD

RECONVENE PLANNING BOARD MEETING

MOTION was made to reconvene Planning Board Meeting at 6:32PM by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0)

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

6. CLOSING:

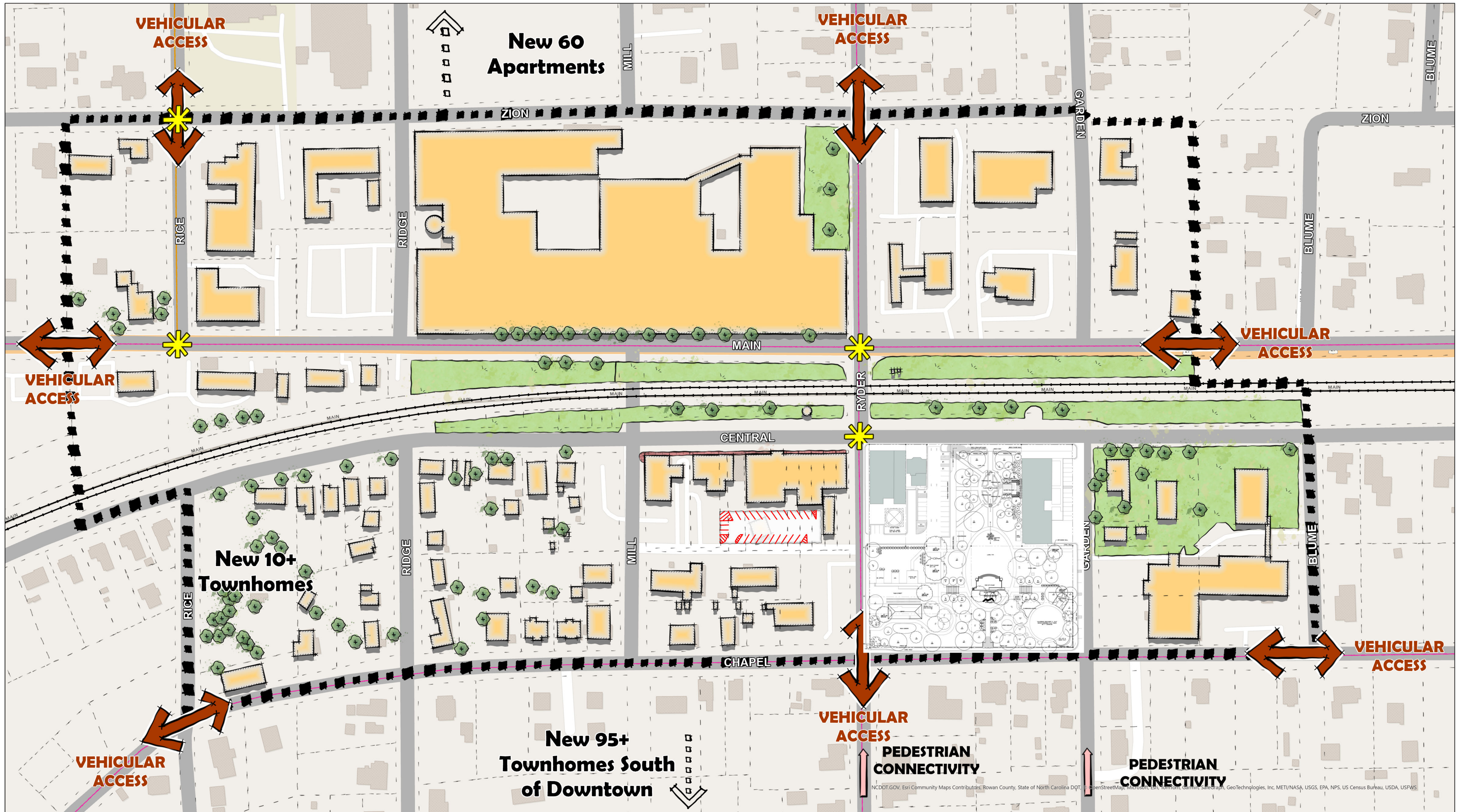
6.1 Adjournment

MOTION was made to move the May Planning Board Meeting to May 15, 2024, by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0)

MOTION was made to adjourn the Planning Board Meeting at 6:35PM by Scott Faw, seconded by Jade Bittle, passed unanimously (5-0)

Respectfully Submitted,

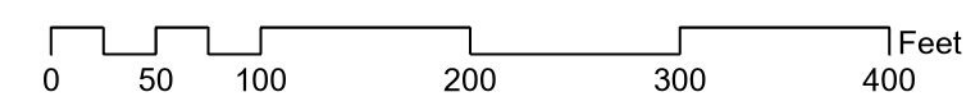
Angie Sands, Deputy Town Clerk



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



MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

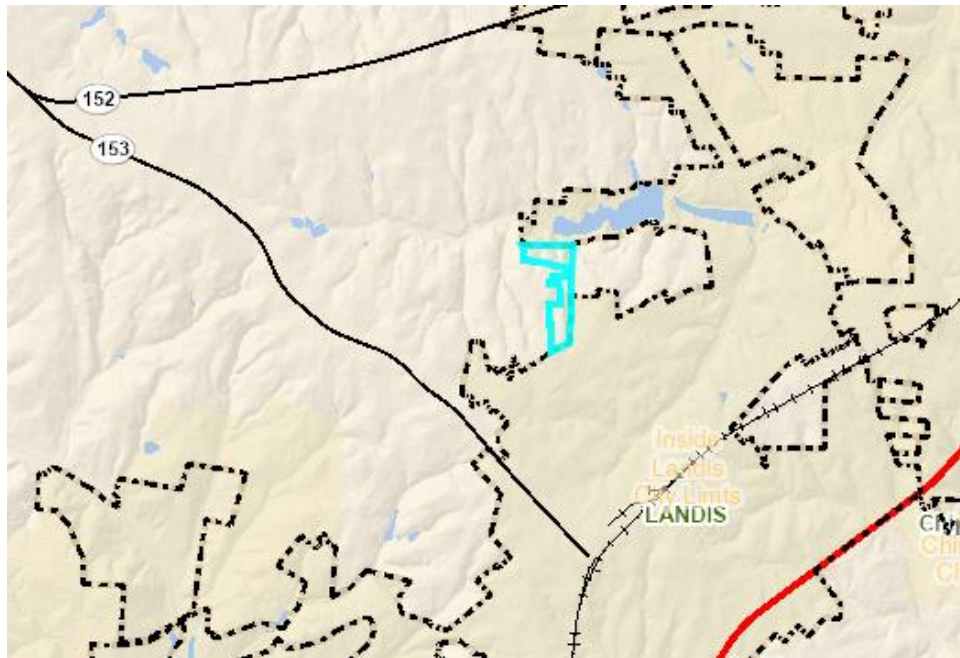
Date: April 15, 2024

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of KELLER, JOSEPH of 5830 Wright Road, Kannapolis, NC 28081-8931

BACKGROUND

On April 11, 2024, the owner of property located at 0 Mt. Moriah Church Road, Landis, NC 28088 (Rowan County Parcel ID 130 0450000002) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 22.09 acres. Location Map from Rowan County GIS:



FINDINGS AND CONCLUSIONS

The standards for annexation require that the property must be contiguous to the “primary corporate limits”. The fact that the property lies within an area bounded on two sides by the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Landis. The property will need to have a Town of Landis zoning designation upon annexation.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

THE ACTIONS THAT MAY BE TAKEN AT THE May 13, 2024 MEETING INCLUDE:

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2024-05-13-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Upon receipt of petition certification by Town Clerk, call (by Resolution #2024-05-13-2) for public hearing at next regular meeting on June 10, 2024.**

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Board of Aldermen undertake the process of annexation, the Planning Board may initiate the process of amending the Official Zoning Map per 160D-204 to run concurrent with the annexation process. The property lies adjacent to an area designated in the Town of Landis Comprehensive Land Use Plan (the Plan) Future Land Use Map adopted May 10, 2021 for neighborhood residential use to the south, and civic to the north is consistent with the principles of the Plan so we may anticipate a recommendation for the owner’s requested mixed use zoning designation from the Planning Board. Here is how these steps align:

1. Scheduled for the **May 15, 2024 Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district;
2. Advertise for a **Public Legislative Hearing scheduled for June 10, 2024 before the Mayor and Board of Aldermen** on the subjects of 1) annexing the property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO); and

NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE June 10, 2024 REGULAR MEETING INCLUDE:

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-06-10 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-06-10 Amending the Official Zoning Map (initial zoning) and the Town Plan 2040 - Future Land Use Map for the newly annexed property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk’s record, Administrator’s record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site plan(s) for any future project;
6. Process zoning permit application and issue permit(s) upon compliance with the Landis Development Ordinance (LDO).

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

Ordinance #ZMA-2024-06-10

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of located at 0 Mt. Moriah Church Road, Landis, NC 28088 (Rowan County Parcel ID 130 0450000002) lying outside the Town Limits of the Town on the north side of Mt. Moriah Church Road and described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Mixed-Use 2 District” (MU-2) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 0 Mt. Moriah Church Road, Landis, NC 28088 (Rowan County Parcel ID 130 0450000002), as shown in Attachment “A” attached hereto shall be designated “Residential Main street Transitional District” (RMST) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

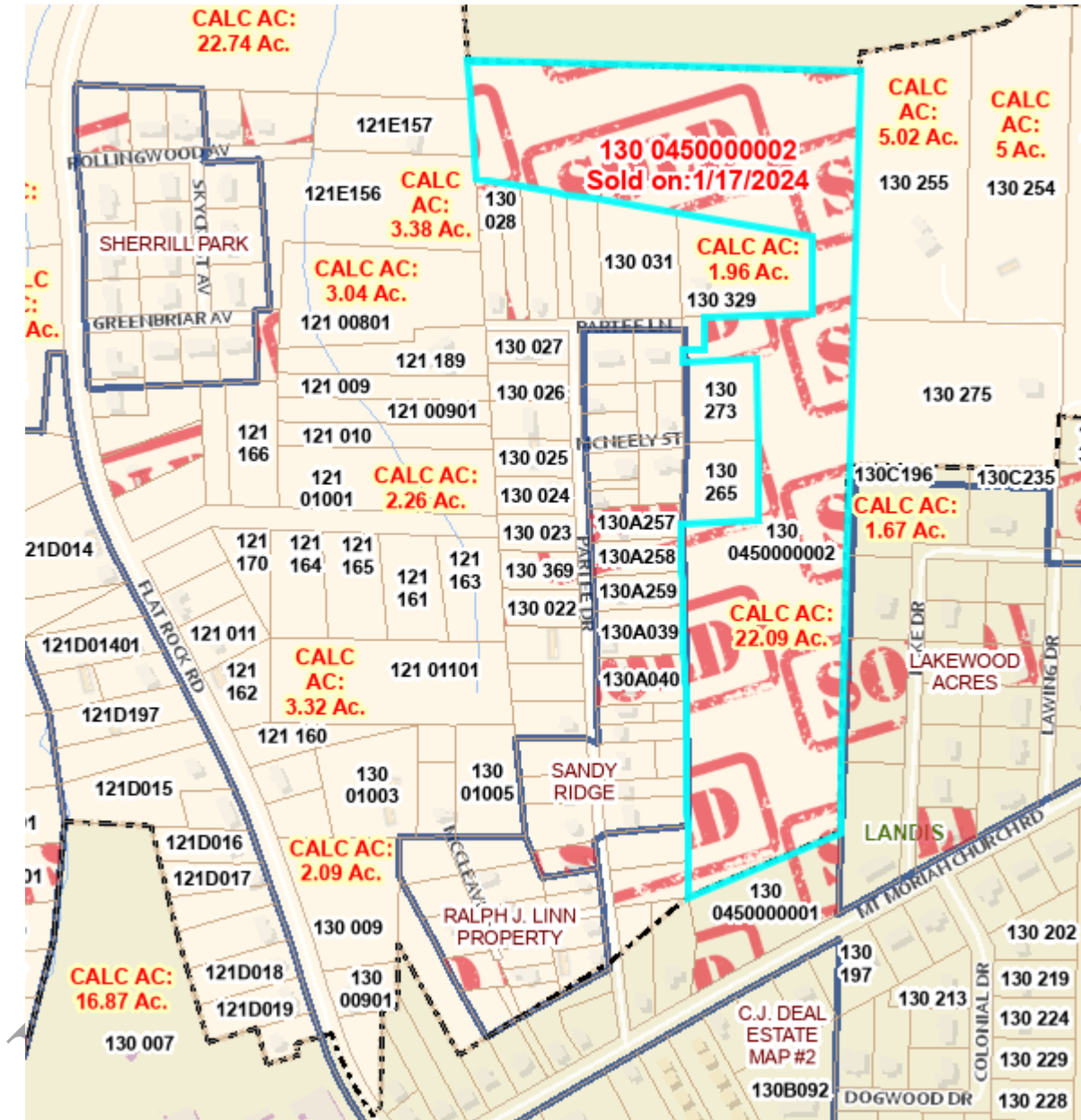
Adopted the 10th day of June 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Maps from Rowan County GIS:



ARTICLE 6

VARIANCES AND ADMINISTRATIVE APPEALS

6.1 Variances

- 6.1-1 Purpose. The variance process fulfilled by the *Board of Adjustment* is intended to provide limited relief from the requirements of this Ordinance in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance in accordance with G.S.160D-705(d). It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general or to increase the profitability of a proposed development. Rather, it is intended to provide relief where the requirements of this Ordinance render the land difficult or impossible to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested.
- 6.1-2 Provisions That May Not Be Varied By the Board of Adjustment. In no event shall the *Board of Adjustment* grant a variance:
- (A) With respect to any *Conditional Zoning* district or *special use* zoning permit adopted pursuant to this Ordinance. Modifications applicable to Conditional Zoning Districts and/or Special Use Permits may be considered in accordance with the provisions of either Section 5.4-3(F) of this Ordinance for Conditional Zoning districts or Section 7.8-14 of this Ordinance for Special Use Permits respectively.
 - (B) To the flood protection provisions within a designated floodway district that would result in any increase in the flood levels during the regulatory flood discharge.
 - (C) Which would permit uses of land or densities not otherwise permitted in the district in which the property is located.
 - (D) Which would conflict with the North Carolina State Building Code, the North Carolina Fire Prevention Code, or any other codes of the State of North Carolina unless otherwise authorized by laws and/or regulations.
- 6.1-3 Application. The following process shall be followed in applying for a variance:
- (A) An application for a *variance* may be filed by the landowner, a lessee or person holding an option or contract to purchase or lease land, or by an authorized agent of the landowner. Where an agent files the application, the agent shall provide documentation that the owner of the property has authorized the filing of the application. The application for a *variance* shall be filed with the *Planning, Zoning & Subdivision Administrator* on a form provided by the *Planning, Zoning & Subdivision Administrator*.
 - (B) Before filing the application, the applicant shall meet with the *Planning, Zoning & Subdivision Administrator* to discuss the proposed variance and to become more familiar with the applicable requirements and the variance

process. Modifications applicable to Conditional Zoning districts and/or Special Use Permits may be considered in accordance with the provisions of either Section 5.4-3(F) of this Ordinance for Conditional Zoning districts or Section 7.8-14 of this Ordinance for Special Use Permits respectively.

- (C) An application for a variance shall be filed with the *Planning, Zoning & Subdivision Administrator* on a form provided by the *Planning, Zoning & Subdivision Administrator* and contain the information and plans required on the application form.
- (D) The application shall be accompanied by a fee as required by the Town of Landis.
- (E) Once the application is accepted as complete by the *Planning, Zoning & Subdivision Administrator*, the request shall be scheduled for consideration at an evidentiary hearing by the *Board of Adjustment* in accordance with G.S.160D-406.

6.1-4 Action by The Board of Adjustment. The following action shall be taken by the *Board of Adjustment* upon receipt of the completed application in accordance with G.S.160D-406:

- (A) An evidentiary hearing shall be held on the requested variance within thirty-six (36) days of receipt of a complete application.
- (B) Notice of the hearing in accordance with G.S.160D-406(b) and any administrative materials to be presented in accordance with G.S.160D-406(c) shall be deposited in the mail at least ten (10) days but not more than twenty-five (25) days prior to the date of the hearing to:
 - (1) The person or entity whose variance application or request is the subject of the hearing;
 - (2) The owner of the property that is the subject of the hearing if the owner did not initiate the hearing;
 - (3) Owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and,
 - (4) To any other person who makes a written request for such notice at least ten (10) days prior to the date of the hearing.
- (C) A sign stating the purpose, time, date and place shall be prominently posted on the subject property or an adjacent street or highway right-of-way at least ten (10) but not greater than twenty-five (25) days prior to the date of the hearing.
- (D) In considering the application, the *Board of Adjustment* shall review the application materials, the staff recommendation, the general purpose and standards set forth in this Article for the granting of variances, and all testimony and evidence received by the Board at the evidentiary hearing.
- (E) After conducting the evidentiary hearing, the *Board of Adjustment* may:
 - 1. Continue the evidentiary hearing that has been convened without further advertisement;
 - 2. Deny the request; or
 - 3. Grant the request upon the concurring vote of four-fifths (4/5) of the

members of the *Board of Adjustment* necessary to grant a variance per G.S.160D-406(i). Any approval or denial of the request shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subsection 6.1-6 below or, for flood protection regulation variances, as set forth in Article 18 of this Ordinance. For purposes of this section, vacant positions and members of the Board who are disqualified from voting on the hearing decision shall not be considered “Board members” for calculation of the majority if there are no qualified alternate Board members available to take the place of such members.

6.1-5 Conditions Appropriate conditions, other than a change in the listed use, may be imposed on any variance, provided that the conditions are reasonably related to the variance. (G.S.160D-705(d))

6.1-6 Standards of Review. *The Board of Adjustment’s decision shall be based on competent, material and substantial evidence in the record. All persons providing evidence shall be sworn or affirmed by the Chairman or the Clerk to the Board. The Board of Adjustment shall not grant a variance until it makes each of the following findings per G.S.160D-705(d):*

- (A) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate, in the absence of a variance, that no reasonable use can be made of the property.;
- (B) The hardship results from conditions that are peculiar to the property such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, shall not be the basis for granting a variance.;
- (C) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.;
- and,
- (D) The requested variance is consistent with the spirit, purpose and intent of the ordinance; such that public safety is secured and substantial justice is achieved.

6.1-7 Effective Date of Decision. Any decision made by the Board of Adjustment regarding a variance shall be reduced to writing and reflect the Board’s determination of contested facts and their application to the applicable standards. The written decision shall be approved by the Board of Adjustment, signed by the Chair and shall be filed with the Town Clerk. The effective date of the decision shall be upon the date it is filed with the Town Clerk. The decision shall be delivered by the *Planning, Zoning & Subdivision Administrator* or their designee via personal delivery, electronic mail or by first class mail to the applicant, property owner and to any person who has submitted a written request for a copy prior to the close of the evidentiary hearing on the case. The person making such deliveries shall certify in writing to the file that delivery has been made.

Following the effective date of the decision of the *Board of Adjustment*, the following actions may be taken:

- (A) After the *Board* approves a variance, the applicant shall follow all appropriate procedures set forth in this Ordinance for the receipt of permits, certificates, and other approvals necessary in order to proceed with development.
- (B) After the denial of the variance request, the applicant may make application for a rehearing in accordance with *Board's* rules of procedure and this Ordinance.

6.1-8 Duration. The variance may be issued for a limited duration only. Unless otherwise specified, construction and/or operation shall be commenced within twenty-four (24) months of the date of issuance of a variance, or the variance shall become void.

6.1-9 Appeals. An appeal from any decision of the *Board of Adjustment* may be made by an aggrieved party and shall be made to the Superior Court of the county in which the subject property is located in the nature of certiorari. Per G.S.160D-1405(d), any such petition to the Superior Court shall be filed by the later of thirty (30) days after a written copy of the decision is delivered to the applicant, property owner, and to any other person who, prior to the date the decision becomes effective, has submitted a written request for a copy of the decision. Said decision shall be delivered by personal delivery, electronic mail, or by first class mail. When first class mail is used to deliver the notice, three (3) days shall be added to the time to file the petition.

6.2 Appeals of Administrative Decisions

6.2-1 Purpose. Appeals to the *Board of Adjustment* from the determinations of the *Planning, Zoning & Subdivision Administrator* of the Town of Landis are permitted as provided for in this section and in accordance with G.S.160D-705(b). Additionally, G.S.160D-1403(b) provides for separate and original civil actions without filing an appeal under this section.

6.2-2 Decisions that may be appealed. Any final and binding order, requirement, or determination made in writing by an administrative officer charged with administering and/or enforcing the provisions of this Ordinance may be appealed to the *Board of Adjustment*. Any such determination shall be given to the owner of the property that is subject to the determination and to the party who sought the determination, if different than the property owner. Said notice shall be delivered by personal delivery, electronic mail or by first-class mail.

6.2-3 Standing - parties who may file an appeal. Any person who has standing under G.S.160D-1402(c) may bring an appeal to the *Board of Adjustment*.

6.2-4 Period to File an Appeal. A person with standing shall have thirty (30) days from the date of receipt of the written determination within which to file an appeal. Any person or entity with standing to appeal shall have thirty (30) days from receipt from any source of actual or constructive notice of the decision within which to appeal.

6.2-5 Constructive Notice. Per G.S.160D-403(b) persons with standing to appeal shall have constructive notice of a determination from the date a sign providing notice a determination has been made is prominently posted on the property. A sign containing the words “Zoning Decision”, “Subdivision Decision” or similar language for other determinations in letters at least six inches high and identifying a means to contact a Town of Landis official for information about the determination, with said sign being posted for a minimum of ten days. Posting of the sign shall be the responsibility of the landowner or applicant and verification to the Town is required.

6.2-6 Filing of Appeal.

(A) The appeal shall be filed with the *Planning, Zoning & Subdivision Administrator* in writing and shall contain information identifying the property, the owner and the purpose for the request.

(B) The appeal shall be accompanied by a fee as established by the Town of Landis.

(C) Upon acceptance of the appeal application by the *Planning, Zoning & Subdivision Administrator*, a hearing shall be scheduled for the *Board of Adjustment* within thirty-six (36) days of the date of submittal of a complete application. Notwithstanding, the appellant can apply for an expedited hearing to occur within fifteen (15) days of such filing as provided in Subsection D below.

(D) The filing of an appeal per G.S.160D-405 shall stay the enforcement of the action appealed unless the *Planning, Zoning & Subdivision Administrator* certifies to the *Board of Adjustment* after notice of appeal has been filed that because of the facts stated in an affidavit, a stay would cause imminent peril to life and property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of this Ordinance. In such case, enforcement proceedings shall not be stayed except by a restraining order granted by the Superior Court of Rowan County on notice to the administrative official from whom the appeal is taken, with due cause shown. If enforcement proceedings are not stayed, the appellant may file for an expedited hearing of the appeal to occur within fifteen (15) days after such request is filed.

6.2-7 Action by the Board of Adjustment.

(A) Upon receiving the appeal application, the *Board of Adjustment* shall hold an evidentiary hearing on the appeal. Notice of the hearing shall be as provided in Section 6.1-4. The person whose decision is being appealed shall transmit to the *Board* all documents and exhibits constituting the record upon which the action appealed from is being taken. Said information shall also be provided to the applicant and to the owner of the property that is subject to the appeal, if such person(s) is not the applicant.

(B) The evidentiary hearing shall be conducted in accordance with rules of procedure of the *Board of Adjustment* and in accordance with the G.S.160D-406. All persons providing evidence at the hearing shall be sworn or affirmed by either the Chair or the Clerk to the Board. The official who made the decision that is being appealed shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any party or the Town would be unduly prejudiced by the presentation of matters not presented in

the notice of appeal, the Board shall continue the evidentiary hearing.

- (C) Either after the evidentiary hearing or at a subsequent or continuation meeting to be held within 30 days of the close of the evidentiary hearing, the *Board of Adjustment* shall adopt an order reversing, affirming, wholly or partly, or modifying the contested action. The *Board's* decision shall be based upon competent, material and substantial evidence.
- (D) The *Board of Adjustment* shall not reverse or modify the contested action unless it finds that the administrative officer erred in the application or interpretation of the requirements of this Ordinance.
- (E) *The Board of Adjustment* shall not reverse or modify the contested action unless there is a concurring vote of a majority of the Board's members. For purposes of this section, vacant positions and members of the Board who are disqualified from voting on the hearing decision shall not be considered "Board members" for calculation of the majority if there are no qualified alternate Board members available to take the place of such members.
- (F) The parties to an appeal may agree to mediation or other forms of alternative dispute resolution.
- (G) Any decision made by the Board of Adjustment regarding an appeal shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be approved by the Board, signed by the Chair and shall be filed with the Town Clerk. The effective date of the decision shall be upon the date it is filed with the Town Clerk. The decision shall be delivered by the *Planning, Zoning & Subdivision Administrator* or their designee via personal delivery, electronic mail or by first class mail to the applicant, property owner and to any person who has submitted a written request for a copy prior to the close of the evidentiary hearing on the case. The person making such deliveries shall certify in writing to the file that delivery has been made.

6.2-8 Effect of reversal or modification. In the event that the *Board of Adjustment* reverses or modifies the contested action, all subsequent actions taken by administrative officers with regard to the subject matter shall be in accordance with the reversal or modification granted by the *Board* unless an appeal is taken on the Board's decision.

6.2-9 Appeal from Board of Adjustment. An appeal from any decision of the *Board of Adjustment* may be made by an aggrieved party and shall be made to the Superior Court of the county in which the subject property is located in the nature of certiorari. Per G.S.160D-1405(d), any such petition to the Superior Court shall be filed by the later of thirty (30) days after a written copy of the decision is delivered to the applicant, property owner, and to any other person who, prior to the date the decision becomes effective, has submitted a written request for a copy of the decision. Said decision shall be delivered by personal delivery, electronic mail, or by first class mail. When first class mail is used to deliver the notice, three (3) days shall be added to the time to file the petition.

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 unoccupied mobile office or classroom structures. Notice issued and have spoken with one of the partners arranging for the demolition and removal. Recent attempts to contact failed. Will continue other options. |
| 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. Will follow up on 05-08-24 for compliance. |
| HC-21-08 | 317 East Corriher Street | Gail D Jackson | unsafe and unsanitary conditions inside and outside the house. Conducted inspection with warrant. Hearing held with decision she will continue with clean up and I will conduct periodic inspections until compliance is met. Follow up inspection delayed due to her health conditions. |
| HC-24-01 | 109 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|--|
| HC-24-02 | 111 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-03 | 201 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-04 | 202 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-05 | 203 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-06 | 205 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-07 | 206 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-08 | 207 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|--|
| HC-24-09 | 209 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-10 | 210 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-11 | 211 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-12 | 212 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-13 | 214 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-14 | 215 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| HC-24-15 | 216 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|------------------|-----------------------|--|--|
| HC-24-16 | 217 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. |
| 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.. |
| 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.. |
| HC-24-19 | 1020 Linn Street | Jesus Dotelo Andrade & Susana Bernal Lorenzo | Substandard housing conditions. Pending inspection. |
| HC-24-20 | 103 Church Street | Stephen A & Paatricia G Stancil | Substandard housing conditions. Pending inspection. |
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TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
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| 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 will follow up again with owner. |
| 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. Dumping continues to grow. In conversation with developer. Pending abatement by the Town. |
| 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. Pending notice. |
| PN-23-22 | 209 West Hoke Street | Margaret Morris Lisk | various forms of trash and debris. Notice issued. Met on site with owner and friend who are beginning clean up. In frequent contact owner and friend. Progress continues very slowly and I have a site inspection appointment with the owners on 05-08-24. |

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 one of the owners responded relating the structures would be removed soon. No further actions by the owners, Pending other enforcement actions. |
| PN-24-02 | 404 Blume Street | Straight Path Real Estate Solutions LLC | Erosion control issue causing mud slides and damage to the adjoining property. Pending additional research for possible notice of violation. |
| PN-24-03 | 705 West Ridge Avenue | Jesse Mahaley Spears | various forms of debris, junk and other material collections openly stored on the property. Notice issued and abated by owner. CLOSED 04-02-24 |
| PN-24-04 | 707 & 709 West Ridge Avenue | Bernardo Huizar | Trash, debris, building material debris, junked/nuisance vehicles and possible business use of the property. Notice issued and major progress has been noted. Will follow up for completion on 05-08-24. |
| PN-24-05 | 107 North Meriah Street | James A Hall Jr Heirs | trash, debris, and other similar items along with junked/nuisance vehicles again. Pending contact and notice of violation. |

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
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| ABANDONED-JUNKED-NUISANCE VEHICLES | | | |
| MVO-24-01 | 110 Upright Street | T D Enterpris Inc | All outside violations have been abated by the tenant and owners. Case will remain open to monitor. |
| MVO-24-02 | 616 South Main Street | Dwayne & Arnold & Carlyin Crouch | Abandoned business with multiple junked/nuisance vehicles remaining. Notice issued and met with owners on site. Most vehicles had been removed and they were arranging forr vehicle owners to pick up 05-08-24. |
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| ZONING | | | |
| Z-23-02 | 303 Buford Drive | Fon Ernest | Planning Department is handling the final aspects of these issues. CLOSED 04-24-24 |
| 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 on 04-30-24. |
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TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
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| 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. |
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LANDIS DEVELOPMENT PLANS UNDER REVIEW


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| 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> |

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| <p>(CONT.) #07-21 RYDER PLACE</p> | | | | <p>5-24-23 Pre-Construction meeting - **Constru 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 TWNHOMES APARTMENTS</p> | <p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN- Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &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</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| <p>#11-21 LANDIS APTS</p> | | | | <p>5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today 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 & 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.</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> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| <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</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>OLD BEATTY FRD RD IND. SITE <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 2-14-24 Address from Rowan Cty GIS for constr.: #619</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| <p>DEV #10-22 LANDIS RIDGE</p> | | | | <p>3-12-24 REC'D REV. CONST. PLANS & CALCS WAITING ON ENG. REVIEW 3-27-24PRE-CONSTRUCTION MEETING HELD</p> |
| <p>2023 ALL 2023 PROJECTS. NOW IN CONSTRUCTION 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</p> |
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| <p>PLANS IN CONSTRUCTION/ REVIEW</p> | | | | |
| <p>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</p> | <p>William N. West Owner Crete Solutions</p> | <p>220 OLD BEATTY FORD RD</p> | <p>CONCRETE PLANT</p> | <p>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</p> |
| <p>SITE 03-23 PINNACLE PARKING LOT SITE PLAN</p> | <p>CESI ENGINEERING JASON MARTINEZ(SITE)</p> | <p>1600 PINNACLE WAY DR.</p> | <p>NEW DRIVEWAY- PARKING LOT EXPANSION</p> | <p>7-12-23 PLANS RECEIVED W/FEE PD \$875 8-1-23 PLAN REVIEW R FLOWE- MEETING RESULTS: NEW PLANS WILL BE SUBMITTED ASAP. 9-6-23 PLANS SUBMITTED 9-12-23 PLAN REV. RFLOWE AND T. WALTERS- REVIEW CONTINUES 9-19-23 RFLOWE & TWALTERS SIGNED OFF ON PLANS. EMAILED ALL- DEV. SET READY AT FRONT DESK. 9-25-23 PLANS P/UP 9-27-23 NCDOT APPROVAL, SIGNED DRIVEWAY PERMIT</p> |
| <p>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</p> | <p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p> | <p>KIMBALL ROAD MAP 123B 115</p> | <p>TOWNHOMES 9 PROPOSED</p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p> | <p>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 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)</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| | | | | <p>10-19-23 RFLOWE REVIEWED. NEED UPDATED BU 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 TWNHOMES PERMIT ISSUED 12-28- 22FOR 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 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</p> |
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| <p>#04-22 RICE ST. TWNHMS CONT.</p> | | | <p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements</p> <p>6-6-23 Const. Admin Fees Pd: \$1,180.50</p> <p>6-30-23 UPDATED PLANS REVIEWED-APPROVED</p> <p>7-6-23 REC'D MATERIALS LIST</p> <p>SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.</p> <p>REVIEW OF W/S, BLDG ELEVATION</p> <p>FEES PD:</p> <p>PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100</p> <p>SITE WORK ACTIVE</p> <p>10-11-23 REC'D UTILITY AS BUILTS</p> <p>10-16-23 PLANS ACCEPTED BY RFLOWE</p> <p>10-17-23 EMAILED DEV. READY FOR PICK UP</p> <p>10-18-23 FINAL PLAT- MYLAR REC'D</p> <p>10-19-23 R FLOWE SIGNED PLAT</p> <p>10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE</p> <p>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</p> <p>11-8-23 Rec'd mylar – waiting on State permits</p> <p>11-16-23 mtg w/state rep re approvals</p> <p>11-20-23 application submitted with NCDEQ</p> <p>11-21-23 REC'D \$350 FINAL PLAT FEE</p> <p>2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50)</p> <p>2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35)</p> <p>2-8-24 PERMIT ISSUED FOR 5 TOWNHMS</p> <p>2-14-24 Rec'd NCDEQ permit to construct water system.</p> <p>2-21-24 NCDEQ permit to construct wastewater system.</p> <p>3-27-24 VIOLATION NOTICE TO DEVELOPER</p> |
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Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2024

Section 6, Item 6.1

| 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 |