PLANNING BOARD

Tuesday, April 21, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm called the meeting to order at 6:01 PM.

1.2 Determination of Quorum

Members Present: Chair Catherine Drumm, Member Glenn Corriher, Member Deborah Cox, Alternate Beryl Alston, Member Michelle Gray
Members Absent: Vice – Chair Scott Faw, Alternate Jade Bittle
Staff Present: Planning Director Phil Collins, Planning Technician/Deputy Clerk Angie Sands, Police Chief Matthew Geelen, Deputy Clerk/Assistant to Town Manager Tori Martin
Others Present: Aldermen Tony Corriher

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

Planning Technician/Deputy Clerk Angie Sands recognized Tori Martin as the new Deputy Clerk/Assistant to Town Manager. We would like to welcome her aboard. Tori will be the Clerk for DCFL Park Committee, and Board of Alderman Meetings. She may fill in for Planning Board Meetings if needed. We are happy to have her join our team.

1.5 Adoption of Agenda

Madam Chair Drumm added 3.0 Swearing in of New Planning Board Member Michelle Gray.
A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY ALTERNATE MEMBER BERYL ALSTON, TO ADOPT THE AGENDA AS AMMENDED, MOTION PASSED BY UNANIMOUS VOTE (4-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 17, 2026, Meeting Minutes

A MOTION WAS MADE BY MEMBER DEBORAH COX, SECONDED BY MEMBER GLENN CORRIHER TO APPROVE THE MARCH 17, 2026, MEETNG MINUTES AS WRITTEN, MOTION PASSED BY UNANIMOUS VOTE (4-0).

3. NEW BUSINESS:

3.0 Swearing in of New Planning Board Member Michelle Gray

Planning Technician/Deputy Clerk Angie Sands swore in Member Michelle Gray for Planning Board and Board of Adjustments.

3.1 Consider Approval of Petition to Annex Parcel ID: 130B12201 - 220 Church Street - ANNEX-2026-06-08

Planning Director Phil Collins gave a brief overview of the application and stated that the application does meet statutory requirements for annexation. I'll ask Planning Technician Angie Sands to explain more about the background of the annexation; she has spoken with the applicant.

Planning Technician/Deputy Clerk Sands stated that she had met with the applicant who had purchased the property at 220 Church Street which is about 1.53 acres which is in Rowan County. The applicant didn't realize at the time that she would need to annex the property into Landis Town limits to get utilities. The applicant purchased a double-wide manufactured home that has been completely set up on the property with a brick foundation. She has a well and septic system, and when she called Duke Energy to get power, that is when she was told that The Town of Landis would supply power and that is when the applicant called me to ask what she needed to do. She explained to me that she is a single mother of four (4) and she plans to make this her forever home. At this time, she has had to move in with her mother until this process is completed.

Members of the board discussed what if she wanted to subdivide and put more mobile homes on the property.

Planning Technician Sands stated that if she wanted to subdivide that would have to come through the Planning Department and get approved.

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY MEMBER DEBORAH COX FOR RECOMMENDATION TO THE BOARD OF ALDERMEN FOR APPROVAL OF ANNEXATION, MOTION PASSED (5-0).

3.2 Consider Petition for Rezoning - 2879 N. Cannon Blvd. ZMA-2026-06-08 - VSR - C-29

Planning Director Collins gave a brief overview of the property. The property is surrounded by commercial use to the south and northeast, and residential to the north and west of the property. It's my understanding that several years ago the property was rezoned to VSR to allow a certain use in one of the buildings. I think that there was a misunderstanding that only that building would be rezoned and the whole property was. That made some nonconformities with uses that were already on the property. The property has three (3) different businesses there. So, this really is a corrective action going back to C-29. The Land Use Plan is behind it.

Attorney Zack Maretz spoke for his client and best friend Ed McAffe who is the owner of the property. This property was zoned C-29 for a long time and was rezoned a couple of years ago for an automotive repair shop and that never took place and he would like to put it back to C-29 use and we're just here to encourage you to please vote in favor of it and answer any questions you might have.

A MOTION WAS MADE BY MEMBER DEBORAH COX, SECONDED BY MEMBER MICHELL GRAY TO RECOMMEND TO THE BOARD OF ALDERMEN APPROVAL OF REZONING 2879 N. CANNON BLVD. FROM VSR TO C-29, MOTION PASSED BY UNANIMOUS VOTE (5-0).

4. OLD BUSINESS:

4.1 Consider Discussion of Public Hearing Decision from Board of Aldermen - ZMA-2026-04-13 - 525 Kimball Road - SFR-2 to MU-2

Madam Chair Drumm briefly went over the decision that the Planning Board made a few months back to recommend that the Board of Aldermen did not approve the rezoning of 525 Kimball Road due to MU-2 allowing building and lot types that did not suit this area. The Public Hearing for this rezoning was on April 13, 2026, and the Board of Aldermen tabled the request.

Planning Technician/Deputy Clerk Sands stated the Board of Aldermen asked the developer to come back with a plan and conditions on the MU-2 request. Mrs. Sands spoke with one of the developers, Spencer Ross, and he asked if they could ask for SFR-3 instead of MU-2. He stated that the engineer is who asked for MU-2 and they now realize that SFR-3 would work because it will allow three (3) homes per acre. He stated that the engineer had drawn up plans for SFR-3 and it was not quite three (3) homes per acre, but they could make that work. Mrs. Sands stated that the Board of Aldermen requested MU-3 with conditions and that would be what the developer would have to follow through with.

Member Glenn Corriher stated that he had the plan that the engineer gave to the Planning Board and it will allow seventeen (17) more homes than the SFR-2 zoning will allow.

Planning Director Collins stated that he believes that the plan is a concern to the Planning Board members. That plan doesn't mean anything. If you vote on MU-2 that plan can go out the window. The whole point was to do conditional zoning so that the developers have to stick to that plan or we can strike some things out or negotiate.

Member Deborah Cox asked if the plan was out.

Planning Director Collins stated it's not out, we can't recognize it because it's conventional rezoning request and they can do whatever in MU-2, not necessarily that plan.

Police Chief Geelen added from a public safety standpoint, Kimball Road is one of our highly trafficked roads and is probably one of our speed enforced roads than any other road in the town. We enforce the speed on that road and with South Rowan High School and the cut through from Landis to China Grove to bypass the road barriers on Main Street in China Grove it's a highly trafficked area and if we add seventeen (17) more homes it will increase that traffic.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report (Included in Packet)

CLOSING:

Adjournment

A MOTION WAS MADE BY ALTERNATE MEMBER BERYL ALSTON, SECONDED BY MEMBER MICHELLE GRAY TO ADJOURN AT 6:38 PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully Submitted,

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Deputy Clerk, Angie Sands

DRAFT