


# LANDIS DEVELOPMENT PLANS UNDER REVIEW

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<b>SITE-07-21</b> <b>PLANNER OFFICE</b> (GRAY FILE DRAWER) WAS <del>JOHNSON/WOOD- NEW</del> <u>NAME: VILLAS AT LANDIS</u> <u>RYDER PLACE (11-8-22)</u>	Yarbrough-Williams & Hoyle (Nest Communities, LLC/Johnson Wood Townhomes) FEES PD:	Corner of E. Ryder Ave & Upright Streets Map 109 149 & 133 165	<b>Major</b> <b>Subdivision</b> <b>Duplex,</b> <b>Townhomes, SF</b>	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 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 <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH</b> <b>CALCULATIONS (BESIDE MAP CAGE)</b> 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 <b>DEV. AGR.</b> 3-20-23 PUB. HEARING FOR <b>DEV. AGREEMENT</b> 3-20-23 Board <b>Approved</b> 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 1 <sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION

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<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.</p>
<p>SITE 11-21 GRAY 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 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN- Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &amp;MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans &amp; review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today. 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</p>

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#11-21 LANDIS APTS				<b>**Fees include zoning permit application when ready</b> <b>**=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION)</b> <b>6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES</b> <b>7-25-23 REC'D 2 SETS OF REVISED CONST PLANS</b> <b>7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL</b> <b>8-3-23 Fire Marshal reviewed plans</b>
 <b>YEAR 2022</b>				
Application #	Name (surveyor &/OR owner)	Job Address	Type/# of lots	Status FEES PD
<b>SITE DEV 09-22</b> <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&amp;4</u>	LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER	CANNON FARM RD	430 LOTS- MU-1 & SFR-2 CZ	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. ✓ <b>12-6-22 ACTIVE FILE</b> 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP.
SITE DEV 10-22 <u>OLD BEATTY FORD RD</u> <u>INDUSTRIAL SITE</u>	RBEADLE/JACKSON- SHAW- LIPE, MILLS, DEAL PROPERTIES	OLD BEATTY FORD RD INDUSTRIAL SITE	<u>ANNEX &amp; 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	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.) <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</b> <b>FOR MARCH PUB HEARING.</b> <b>3-1-23 SITE PLAN REV. W/ DEV &amp; PUB. WORKS</b> <b>3-20-23 Annex req. approved by Board with approval of</b> <b>ZMA district IND.</b> <b>3-20-23 Pub. Hearing Annexation additional properties, req.</b> <b>IND zoning. BOARD APPROVED</b> <b>3-20-23 BD approved annex- IND. Zoning</b> <b>4-11-23 Plan revisions received.</b> <b>4-26-23 Plan review completed with comments.</b>

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				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
2023	2023	2023	2023	2023
Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<b>SITE 01-23 BYRNE PROP KIMBALL RD</b>	<b>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</b>	KIMBALL ROAD MAP 123B 115	<u>TOWNHOMES 9 PROPOSED</u>	2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 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
<b>SITE 03-23 PINNACLE PARKING LOT SITE PLAN</b>	<b>CESI ENGINEERING JASON MARTINEZ(SITE)</b>	1600 PINNACLE WAY DR.	<u>PARKING LOT EXPANSION</u>	7-12-23 PLANS RECEIVED W/FEE FEES PD \$875 8-1-23 PLAN REVIEW R FLOWE- MEETING RESULTS: NEW PLANS WILL BE SUBMITTED ASAP.
<b>PLANS IN CONSTRUCTION/ REV</b>				
<b>SITE DEV 04-22</b> <u>RICE RD TOWNHOMES</u> <u>PERMIT ISSUED 12-28-22FOR SITE DEV.</u>	JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS	221 E RICE STREET	<u>TOWNHOMES</u>	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 <b>NEXT STEP:</b> PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM

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				<p>5-19-23 PLANS P/UP</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>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><b>SITE 02-23</b></p> <p><b>CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b></p>	<p><b>William N. West</b> Owner <b>Crete Solutions</b></p>	<p>220 OLD BEATTY FORD RD</p>	<p><u>CONCRETE PLANT</u></p>	<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.</p> <p>Site work active.</p>