



PLANNING BOARD

Tuesday, April 15, 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, Member Glenn Corriher, Member Deborah Cox, Member Beryl Alston, Member Mark Bringle

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

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Planning Technician/Deputy Clerk Angie Sands, Police Chief Matthew Geelen

Others Present: Alderman Tony Corriher, Citizen Nadine Cherry

1.3 Pledge of Allegiance

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

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

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

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 18, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER MARK BRINGLE, SECONDED BY MEMBER GLENN CORRIHER TO APPROVE THE MARCH 18, 2025, MEETING MINUTES, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

4. NEW BUSINESS:

4.1 Consider Discussion of Each Zoning Type with Examples

Planning Director Phil Collins gave a brief overview of each zoning type that the Town currently has. The purpose of this is to consider any changes that may need to be made to them.

Town Manager Michael Ambrose stated that the Governing Board had requested that the Planning Board look at zoning and make sure no changes were needed. Some discussion was made about neighborhood commercial zoning being added.

Member Deborah Cox asked if the zonings had different setbacks.

Director Phil Collins stated that it would be in the LDO that she has, and we would further discuss those type things at a later time.

Member Deborah Cox asked what could the town do about the dilapidated mobile homes in the town. Director Collins stated that the overlay has some sections where you can put things such as brick under skirting etc.

Madam Chair Catherine Drumm stated that there are differences between a modular and double wide and it doesn't list modular.

Director Collins stated that modulars are built to NC building code standards, and manufactured homes are built to United States Department of Housing minimal standards.

Member Glenn Corriher asked how could you tie classifications to an address. For example: if the Fire Department gets a call, they will be fighting a fire at SFR-1 zoning area, so they know what kind of equipment they need.

Town Manager Ambrose stated that all the zonings are filed with the county, and they are aware in their cad system.

Police Chief Geelen added that the towns dispatchers always have three (3) screens in front of them. When a call is dispatched officers and firefighters can pull up the google street view of the home they are going to and what's around it. The common misconception is when you are on the phone with 911 the dispatcher takes all the information and will then dispatch someone. However, when you are on the phone with 911 the dispatcher is doing all the background work and sending it to another dispatcher who is reading the notes and dispatching the call and putting all the pertinent information in so the unit or firefighter knows all the information they will need.

Town Manager Ambrose stated that the zoning classifications are just a visionary of what you want to see in town, where and how you want to see that. I believe that we will get a lot more requests and as we get those, we must work on the standards we have today. I just want to make sure we have enough zoning types to cover all the needs of the town.

Member Deborah Cox asked if the town offered any incentives for restaurants to come to the town.

Manager Ambrose answered that it is called a TIG Grant. Tax Increment Grant, that is extended that for jobs and things like that. It must be approved by the Governing Board; public notice has to be put out. We have given that to Landis Ridge development site so far that I know of.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

Chief Geelen gave a brief overview of how code enforcement process to the members that may not have been at last month's meeting. He also gave a brief overview of the items in the Code Enforcement report for this month.

Member Deborah Cox commended the job that was being done to make code enforcement better.

Madam Chair asked if we had any information on who the buyer was for Landis Ridge Phase 2-A (Beacon).

Manager Ambrose stated not at this time.

Manager Ambrose added that Love Landis week kicks off May 2 with the groundbreaking for DC and Frances Linn Park at 12:00 – 2:00 PM. The cruise in is also that night. Monday May 5th is Firefighter Fun Day, Tuesday May 6th is Pizza with Public Works, Wednesday May 7th is Business with Badges, Thursday May 8th is Talk with Town Hall, Friday May 9th is Kids Fish Free at the Park, Saturday May 10th is Shred It.

CLOSING

Adjournment

A MOTION WAS MADE TO ADJOURN AT 7:04 PM BY MEMBER DEBORAH COX, SECONDED BY MEMBER BERYL ALSTON. PASSED BY UNANIMOUS VOTE (5-0).

Respectfully submitted,

Angie Sands, Deputy Clerk