PLANNING BOARD

Tuesday, April 11, 2023, at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. CALL TO ORDER:

A regular meeting of the Planning Board of the Town of Landis was called to order at 6:00 PM on Tuesday, April 11, 2023, in the Landis Municipal Building by Chairman Ryan Nelms.

2. DETERMINATION OF QUORUM:

Members Present: Chairman Ryan Nelms, Member Beryl Alston, Member Jade Bittle, Member Mark Bringle

Members Absent: Vice-Chairwoman Catherine Drumm, Member Scott Faw, Member Dale Eudy

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Town Clerk Madison Stegall

Others Present: Ryan Beadle, Bill West

3. PLEDGE OF ALLEGIANCE:

Chairman Nelms led those present in the Pledge of Allegiance.

4. RECOGNITIONS & ACKNOWLEDGEMENTS:

Chairman Nelms expressed that Mr. Dale Eudy resigned his position on the Planning Board and there is now 1 open seat to fill.

5. CHANGES TO (IF ANY) AND APPROVAL OF AGENDA:

ACTION: A MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED.
Moved By Jade Bittle, Seconded By Mark Bringle
Motion Passed: 4-0
Voting For: Ryan Nelms, Beryl Alston, Jade Bittle, Mark Bringle

6. APPROVAL OF MINUTES FOR MEETING(S):

None

7. OLD BUSINESS:

7.1 Discussion of LDO Art./Sect. 17.7 Requirements for Permanent Signs (Tabled from 3/14/23 Meeting)

Discussion was had amongst Planning Board members to untable the sign discussion having no further questions regarding the matter.

ACTION: A MOTION WAS MADE TO UNTABLE THE DISCUSSION OF LDO ART./SECT. 17.7 REQUIREMENTS FOR PERMANENT SIGNS.
Moved By Jade Bittle, Seconded By Beryl Alston
Motion Passed: 4-0
Voting For: Ryan Nelms, Beryl Alston, Jade Bittle, Mark Bringle

8. NEW BUSINESS:

8.1 Beadle (Landis Commerce Park)

PZS Administrator Flowe invited the Planning Board to gather around the physical site development plan to begin review. Flowe provided a brief review of the project and provided an overview of the site development plans presented and opened the floor for any questions from the Planning Board.

Chairmen Ryan Nelms posed the question of driveways for people living near this project site. Mr. Beadle expressed that they had already resolved any potential driveway issues with this.

PZS Administrator Flowe expressed that he would send Ryan Beadle the finished write ups of the site development plan within the next few days after ensuring reviews are completed by all staff.

8.2 Concreate Plant (Revision)

PZS Administrator Flowe gave an overview of the Concreate Plant project with corresponding maps.

Bill West addressed the Planning Board and expressed that the project is now downsized from the original plans presented. Bill stated that this was an improvement to the project.

Chairman Ryan Nelms poses the question of how much daily traffic they expect. Mr. West stated that this would depend on demand and seasons, but on average around 70 trips a day (back and forth). Mr. Nelms expressed his concern of having more traffic in this area especially during peak hours. Mr. Flowe explained that the NCDOT has been to this area and does not have a need for any expansion to the roads.

PZS Administrator Flowe expressed that he would begin the proper auditing of the plans and return them when completed.

9. ADJOURNMENT:

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:53 PM.
Moved By Jade Bittle, Seconded By
Motion Passed: 4-0
Voting For: Catherine Drumm, Scott Faw, Jade Bittle, Mark Bringle