



PLANNING BOARD

Tuesday, August 08, 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 August 8, 2023, in the Landis Board Room by Chairman Ryan Nelms.

2. DETERMINATION OF QUORUM:

Members Present: Chairman Ryan Nelms, Member Mark Bringle, Member Scott Faw, Member Beryl Alston, Member Roxanne Barnes.

Members Absent: Vice-Chair Catherine Drumm, Member Jade Bittle

Staff Present: Planning, Zoning & Subdivision administrator Rick Flowe and Deputy Town Clerk Haley Graham

Others Present: Nadine Cherry

3. PLEDGE OF ALLEGIENCE:

Chairman Ryan Nelms led those in attendance in the Pledge of Allegiance.

4. RECOGNITIONS AND ACKNOWLEDGMENTS:

Chairman Ryan Nelms welcomed Roxanne Barnes to the Planning Board. He also thanked Public Works, Fire, Police, and Town Manager, Michael Ambrose, for their efforts in the storm response.

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

A Motion was made to approve the Agenda by Faw, seconded by Bringle, passed by unanimous vote (5-0).

6. APPROVAL OF MINUTES FOR MEETING(S):

Chairman Nelms asks to consider approval of the Planning Board Meeting Minutes from June 21, 2023. It was noted that Pledge was spelled incorrectly and would be corrected.

A Motion was made to approve the June 21, 2023, meeting minutes by Faw, seconded by Alston, passed by unanimous vote (5-0).

7. OLD BUSINESS:

7.1 **Periodic Review and Update per NCGS 160D-501(a) to Town Plan 2040-Comprehensive Land Use Plan and Future Land Use Map: Small Area Planning for Downtown Landis Revitalization:**

a.) **Existing conditions**

PZ&S Administrator Rick Flowe presented all factors and distributed packets. PZ&S Administrator Rick Flowe reviewed packet files 1 and 2.

b.) **Site analysis approach & schedule site visit**

PZ&S Administrator Rick Flowe provided slides on USB. Rick Flowe also proposed a walk about for the October 10, 2023, meeting. Scott Faw has a conflict in schedule and recommended the week after for the meeting. Recommended to leave on standing Old Business Agenda as action item.

8. NEW BUSINESS:

8.1 a.) **Planning Board review/recommendation of Draft Development Agreement and Draft Ordinance #DA-2023-09-11 for "Kimball Landing" townhome project.**

PZ&S Administrator Rick Flowe presented the background and materials. He stated that state law calls for a Planning Board review and recommendation of Development Agreements. The Planning Board had previously provided input on the site Development Plan. Since that time, the project scope has been scaled down from 9 units to 8 units for the Kimball Landing townhome project. The only developer installed public improvement included in the project is the installation of a 5' sidewalk across the frontage along Kimball Road, which is ADA complaint. The Draft Development Agreement provides for the project to be completed in a single phase and for all improvements to be completed during the single phase.

A Motion was made to recommend Ordinance #DA-2023-09-11 and the Development Agreement to the Board of Aldermen by Faw, seconded by Alston, passed by unanimous vote (5-0).

b.) **Planning Board review/recommendation of Draft Ordinance Amending the Landis Development Ordinance Official Zoning Map:**

i.) **ZMA 2023-09-11 located at 630 Kimball Road requesting a zoning designation per N.C.G.S. 160D-604(b) of "Mixed-use 1" (MU-1)**

PZ&S Administrator Rick Flowe presented the background and materials. He stated The site is adjacent to an existing Mixed-Use 1 (MU-1) district property with an older townhome project built to standards of previous ordinance in effect at that time; however, that new development in the MU-1 district would be required to meet the standards of the Landis Development Ordinance or LDO.

Mr. Flowe stated the applicant is present and available to answer any questions about their application for the ZMA; however, that any use listed in the LDO for the MU_1 would be

eligible so any comments about their stated intent to construct new townhomes would be subject to change if the owner decided to sell or develop any of the other eligible uses for the site.

A Motion was made to recommend Ordinance #ZMA-2023-09-11 to the Board of Aldermen by Faw, seconded by Bringle, passed by unanimous vote (5-0).

9. ADJOURNMENT:

Meeting was adjourned by Chairman Ryan Nelms at 6:48 pm.

A Motion was made to adjourn the meeting by Bringle, seconded by Barnes, passed by unanimous vote (5-0).

Respectfully Submitted,

Angela Sands, Deputy Town Clerk