


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Application #	Name (surveyor & owner) FEES PD	Job Address	Type/# of lots	Status
SITE-07-21 PLANNER OFFICE (GRAY FILE DRAWER) WAS <u>JOHNSON/WOOD- NEW NAME:</u> <u>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	Major Subdivision Duplex, Townhomes, SF	10-11-21 Application/sketch rec'd 10/11/21 \$100 SKETCH REVIEW 10-12-21 sketch plan reviewed by RF 11-16-21 \$100 rec'd for review 11-29-21 \$2,092.11 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 9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE) 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 DEV. AGR. 3-20-23 PUB. HEARING FOR DEV. AGREEMENT 3-20-23 Board Approved Dev. Agreement 4-12-23 revised plans rec'd 4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware) NEXT STEP CONSTRUCTION CONFERENCE

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SITE 11-21 GRAY FILE DRAWER NEW NAME: <u>LANDIS</u> <u>APARTMENTS</u>	Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec-Architect	716 W. Ryder Ave & Mt. Moriah Ch. Rd Map 130b 096	PROPOSED TWNHOMES APARTMENTS	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 &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&review

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 YEAR 2022				
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SITE 04-22 RICE ROAD TOWNHOMES ZONING PERMIT ISSUED	JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700	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
SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE 2&4</u>	LENNAR CAROLINAS – LAND DESIGN ENGINEER	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 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY
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 & 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.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-20-23 Annex req. approved by Board with approval of ZMA district IND. 3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 3-20-23 BD approved annex- Indust. Zoning 4-11-23 Plan revisions received. 4-26-23 Plan review completed with comments. 4-27-23 R Beadle picked up Dev. Copy with comments.

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2023	2023	2023	2023	2023
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SITE 01-23 BYRNE PROP KIMBALL RD	SHANNON SPARKS SURVEYOR BYRNE PROP. INC	KIMBALL ROAD MAP 123B 115	<u>TOWNHOMES</u> <u>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 TRC & PL BD. (JUNE '23) NEXT
SITE 02-23 CONCRETE PLANT NEW OWNERSHIP/ NEW PLANS	William N. West Owner Crete Solutions FEES PD: 4-11-23: SITE PLN REV: \$432.83 PRKING/LDING: \$540 STRM DRNG: \$216 STRM WTR: \$5,000 TOTAL: \$6,188.83	220 OLD BEATTY FORD RD	<u>CONCRETE PLANT</u>	04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS. 4-26-23 RF review & staff rev. complete comments on plans 4-27-26 Owner/Dev. Bill West p/up set w/comments.
COMPLETE/PARTIAL/ INACTIVE				
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Sub-08-21 FILE DRAWER INACTIVE- FILED AS INACTIVE 8- 16-22 <u>IN CURRENT YR DRAWER</u>	John McHenry Surveyor for JLC GROUP, LLC	208 S. Beaver St	Major Subdivision request	Nov 9, 21 \$100 fee pd. - Nov 5, 21 Email from R. Flowe to surveyor-draft reviewed. 1-11-22 per Surveyor, still waiting on property owner as to whether or not to proceed.
RECOMB PLAT 10-21	COMPLETED IN 2021			
SKETCH 01-22 INACTIVE	CAREY CUSTOM PROPERTIES	S. MAIN ST MAP 130A 08003	SITE REV. POTENTIAL TOWNHOMES	3-1-22 R. Flowe mtg w/Developer 3-1-22 \$100 review/consultation 4-1-22 per GIS Carey purchased property 12-6-22 No activity

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				2-7-23 INACTIVE FILE
SKETCH PLAT 02-22 8-3-22 WITHDRAWN-NEW OWNER. FILED IN CURRENT YR DRAWER	Suther Engineering	215 W. Rice Street	Preliminary review for Multi-Family Dwellings	3-15-22 application rec'd- pd \$100 3-24-22 pdf of proposal emailed to P/Z Admin 3-28-22 P/Z Admin Flowe emailed comments to Engineer Suther. 6-1-22 plan rec'd by email 6-2-22 fee schedule emailed to Suther. 6-21-22 MTG WITH R FLOWE &/ TRC REVIEW
RECOMB.03-22 COMPLETED 4- 6-22 (CURRENT YR FILE)	Parks, Jennifer	530 Branchview Court	Recombination Plat	4-6-22 signed by P/Z Assist. 4-8-22 recorded in Rowan County
SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22	RICE RD TOWNHOMES CONSTRUCTION NOT BEGUN- ACTIVE FOR REVIEWS	E RICE STREET	TOWN HOMES	1-12-22 MTG R FLOWE PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812 6-21-22 TRC MTG TO REVIEW PLAN- Location: IN map cage 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE ✓ NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW 11-22-22 TRC COMMENTS COMPLETE 11-30-22 PLANS W/COMMENTS READY FOR P/UP 12-5-22 plans p/up by developer for review/revisions 12-13-22 REC'D REVISED PLANS 12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED) 12-19-22 PICKED UP by developer 12-19-22 rec'd zoning permit appl by email. 12-28-22 rec'd address from county 12-28-22 issued zoning permit # ZN-22-81
PLAT 05-22- - COMPLETE	SAM KING ENG. VANQUISH FENCING	1555 PINNACLE WAY	PARKING LOT EXPANSION	4-26-22 PLANS REC'D ELECTRONIC REVIEWS BY RFLOWE, 6-1-22 REVIEW MTG BY RFLOWE 6-2-22 PERMITTED ZN-22-36

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INACTIVE- EXEMPTION 07-22	JORDAN GRANT ENGIN. HUIZAR-OWNER	707 W RIDGE AVE	1 LOT TO SPLIT TO 2	6-15-22 REC'D MAP BY EMAIL FOR REVIEW 6-23-22 REV'WD W/FLOWE: REMOVE SETBACKS ON PLAT, SUSAN TO SIGN WHEN ITS READY 10-6-22 SC REC'VD EMAIL FROM SURVEYOR- PLANS TO GO FORWARD. 12-6-22 No action 1-24-23 NEW OWNER -RECONSIDERING
EXEMPTION 08-22 (CURRENT YR FILE DRAWER)COMPLETE	RILEY GOBBLE SURVEYOR HOELL- OWNER	415 W RYDER ST	1 LOT INTO 2	EXEMPTION PLAT SIGNED ON 7-26-22
EXEMPTION-RECOMB. PLAT 11-22-22 COMPLETE	SPARKS SURVEYING BROWN-OWNER	506 PINE STREET	COMBINED EXISTING DRIVE ON ADJ LOT TO 506 PINE ST	PLAT SIGNED ON 11-22-22 BY SCLOSNER
SITE DEV. 11-22 COMPLETE	DEM PROPERTIES- LANDIS BUS. PARK	1520 PINNACLE WAY DR ADDRESS BY GIS ON 12-20-22	NEW 74' X 135' BLDG	MET W/RFLOWE 10-25-22 SUBMITTAL SITE PLAN- *RFLOWE APPROVED SITE DEV. PLAN 10-26-22REC'D \$325 SITE PLAN REVIEW FEE 11-16-22 ZONING PERMIT APP SENT TO APPLICANT 12-6-22 PERMIT APPLICATION TO COME 12-14-22 PERMIT APPLICATION COMPLETE #ZN-22-78
Site- 09-21 COMPLETE GRAY FILE DRAWER CONCRETE PLANT PERMITTED ON 1-31- 2023. # ZN-23-06	Macleod Construction Inc. (Mansour-Edlin Consultant) PLANS BESIDE MAP CAGE DOCUMENTS IN GRAY FILE FEES PD: 11-24-2021 SKETCH PL REV FEE: \$100 11-18-2022 FEES PD FOR: ZONING PERMIT: \$50 SITE PLN REV: \$432.50 PLAN REVIEW: PARKING/LOADING: \$1,000 STORM DRAINAGE: \$502.20 STRM WTR : \$5,000	220 Old Beatty Ford Rd	Site plan for concrete plant	Nov. 16, 2021, preliminary site plan Nov. 24,2021 \$100 fee rec'd Emailed R. Flowe Reviewed 11-24-21 Plan with notes sent to Macleod/Edlin 12-4-21 <i>In file drawer.</i> 6-14-22 Contractor called inquiring height reg. for silos. Project moving forward asbestos removal and demolition planned. 6-22-22 Email to everyone- need set up pre-site plan application conference with RF to see intent with bldg. elevations, grades, etc. to answer any conditions, hgts., etc. 7-11-22 MTG WITH R FLOWE 7-20-22 Septic site evaluation form to Michael Houser for county to evaluate site. 9-15-22 EMAIL UPDATE-test holes for septic dug- revision plans being drawn for review. 11-2-22 MTG W/RFLOWE 11-22-22 REC'D PLANS AND PERMIT APPS

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	TOTAL: \$6,984.10 ACTIVE FOR CONST. REVIEWS			<p>11-29-22 Rec'd Review fees Payment: \$6,984.70</p> <p>12-6-22 Stormwater overview by R. Flowe & staff, TRC MTG SET FOR 1-5-23. ACTIVE SITE</p> <p>12-20-22CALCULATIONS FOR DRAINAGE MAP FOR DRIVEWAY PIPES BY EMAIL REC'D.</p> <p>1-3-23 NCDOT driveway permit approval with requirement documentations rec'd.</p> <p>SCHEDULED:TRC MTG 1-5-23</p> <p>1-3-23 ACTIVE FILE</p> <p>1-5-23 TRC MTG. project reps attended. Rejected Calculations report given to reps for corrections.</p> <p>1-10-2023 PL. BD OVERVIEW MINOR CHANGES TO PLAN- REVISIONS MARKED PLAN SET GIVEN TO DEVELOPER.</p> <p>1-19-23 PLANS W/REVISIONS & REVISED WATER QUALITY CALCULATIONS REC'D.</p> <p>1-23 Request for permit to begin building.</p> <p>1-26-23 WATER QUALITY CALCS ACCEPTED</p> <p>1-31-2023 PROJECT PERMITTED # ZN-23-06</p>
EXEMP/RECOMB PLAT	MEL THOMPSON SURVEYOR (RUBY GOODMAN)	MIKE WALLACE RACING INC	RECOMBINATION	<p>2-22-23 EMAILED PLAT FOR REVIEW, FEE: \$10 PD.</p> <p>RFLOWE APPROVED, HE WILL SIGN WHEN COMPLETE. Signed 2-23-23.</p> <p>RECORDED 2-27-23.</p>
SUB-06-22 COMPLETED EXEMP PLAT 06-22 IN P/Z CURRENT FILE SPARKS SURVEYOR	SLOOP & BUILD 4 VALUE LLC SLOOP PARCEL ON BEAVER STREET/TOWN ST. SEPARATED TO 2 PARCELS PERMITTED 4-18-23	TOWN STREET/N BEAVER ST	FUTURE SUBDIVISION OF LOT ON TOWN STREET LOT SEPARATED FROM 1 TO 2 LOTS	<p>PD \$100- 6-1-22 REVIEW MTG WITH FLOWE.</p> <p>7-13-22-PROPERTY FRONTING ON N. BEAVER DIVIDED OFF AS EXEMPTION PLAT</p> <p>REMAINING PROPERTY ON TOWN ST TO BE SUBDIVIDED -POTENTIAL TOWNHOMES.</p> <p>12-6-22 ACTIVE FILE</p> <p>2-6-2023 PLANNING & PUB WORKS MET W/OWNERS * OWNERS TO SUBMIT NEW PLANS</p> <p>3-7-23 ONGOING COMMUNICATION OF PLANS</p> <p>4-13-23 Owner working on easement recording.</p> <p>4-18-23 PERMITTED LOT #2 ON TOWN ST WITH RECORDED UTILITY EASEMENT PERMIT #ZN-23-24</p>

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EXEMPTION PLAT	RILEY GOBBLE SURVEYOR	WEST RYDER AVE	DIVISION OF 1 LOT INTO 2	COMPLETED 04-27-23