


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p><b>SITE-07-21</b>  <b>PLANNER OFFICE</b>            (GRAY FILE DRAWER) WAS  <u>JOHNSON/WOOD- NEW</u>  <u>NAME: VILLAS AT LANDIS</u>  <b>RYDER PLACE</b>  <b>(11-8-22)</b></p>	<p>Yarbrough-Williams &amp; Hoyle            (Nest Communities, LLC/Johnson Wood Townhomes)            FEES PD:</p>	<p>Corner of E. Ryder Ave &amp; Upright Streets            Map 109 149 &amp; 133 165</p>	<p>Major            Subdivision            Duplex,            Townhomes, SF</p>	<p>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  <b>3-29-22 Zoning verification letter</b>  <b>4-12-22 Received updated infrastructure information- Capacity Analysis</b>  <b>6-2-22 PLANS REC'D</b>  <b>6-21-22 TRC REVIEW of PLANS</b>  <b>8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED-NEXT STEP: CONSTRUCTION PLANS</b>  <b>8-23-22 email with St. light update to plan</b>  <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE)</b>  <b>11-15-22 ENGINEER memorandum rec'd.</b>  <b>11-28-22 emailed-waiting on water/sewer plans</b>  <b>12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22</b>  <b>12-8-22 NCDOT driveway permit completed and rec'd.</b>  <b>12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments</b> ✓  <b>12-19-22 PICKED UP</b>  <b>1-3-23 ACTIVE FILE</b>  <b>1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS</b>  <b>2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR.</b>  <b>3-20-23 PUB. HEARING FOR DEV. AGREEMENT</b>  <b>3-20-23 Board Approved Dev. Agreement</b>  <b>4-12-23 revised plans rec'd</b>  <b>4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware)</b>  <b>5-16-23 Stormwater review completed.</b>  <b>NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm</b>  <b>5-17-23 DEV. PLANS &amp; DEV. AGR P/UP</b>  <b>5-23-23 1<sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</b></p>

<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. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste</p>
<p>SITE 11-21 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</p>

<p>#11-21 LANDIS APTS</p>				<p>5-24-23 CONSTRUCTION PLANS REC'D                      5-31-23 FEES PAID FOR REVIEW. \$10,266.55                      **Fees include zoning permit application when ready                      **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION)                      6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES                      7-25-23 REC'D 2 SETS OF REVISED CONST PLANS                      7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL                      8-3-23 Fire Marshal reviewed plans                      8-9-23 Plans ready for p/up, emailed Engineer. ✓                      11-08-23 Rec'd Erosion &amp; Soil Sedim. From County                      11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓                      12-13-23 Stormwater calcs needed.                      5-21-24 Groundbreaking Ceremony on site                      5-23-24 Permit issued                      6-13-24 Requested addresses from County GIS                      6-27-24 Emailed request for Const. Admin Fees                      8-14-24 R Flowe called to request Const. Admin Fees                      8-22-24 Const Admin fees Paid \$20,507.60</p>
 <b>YEAR 2022</b>				
<p>Application #</p>	<p>Name (surveyor &amp;/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>	<p>LENNAR CAROLINAS –                      LAND DESIGN ENGINEER                      NOTICE OF INTENT FOR                      NEW DEVELOPER-                      SHEA HOMES                      Philip Smith- Land                      Design</p>	<p>CANNON FARM                      RD</p>	<p>430 LOTS- MU-1                      &amp; SFR-2 CZ</p> <p><b>ZMA 24-04-08-1</b>  <b>MU-1 TO SFR-3</b></p>	<p>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. ✓                      12-6-22 ACTIVE FILE                      3-7-23 NO ACTIVITY                      7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP.                      9-5-2023 MTG W/PL. DIR. W/NEW DEV.                      9-25-23 MTG W/PL DIR. FLOWE                      9-28-23 REC'D MEETING NOTES                      12-12-23 Rec'd form w/ZMA request no funds rec'd                      12-19-23 Rec'd partial fee for ZMA request                      1-3-24 Rec'd full funds for ZMA request- March BOA mtg                      2-13-24 Planning Bd did not meet- April BOA mtg                      2-15-24 Utilities meeting with Dev.&amp; Land Design                      2-26-24 Neighborhood Meeting for Phase II Site</p>

<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>				<p>3-6 &amp; 3-7 Water/Sewer Plans rec'd          4-08-2024 PUB. HRNG ZMA- approved          4-16-24 Irish Crk Development Team met with P/Z          5-10-24 rec'd revised lot drawing          7-16-24 Teams meeting re phase 2 plans          8/6-24 Feed Paid          8-12-24 Phase 2 presented to Planning Board, TRC starts          8-26-24 Pub Wrks Info Reqst.          9-3-24 PP Plat Review          9-4-24 TRC</p>
<p><b>SITE DEV #10-22-</b>  <b>LANDIS RIDGE</b>  <b>LANDIS 85</b>  <del>OLD BEATTY FORD RD</del>  <del>INDUSTRIAL SITE</del></p> <p><b>NAME CHANGE:</b>  <u>LANDIS RIDGE</u>  <u>LANDIS 85</u></p> <p><b>DEV #10-22</b>  <b>LANDIS RIDGE</b></p> <p><del>OLD BEATTY FRD RD</del>  <del>IND. SITE</del>  <del>LANDIS 85</del></p>	<p>RYAN BEADLE/JACKSON-SHAW-          LIPE, MILLS, DEAL          PROPERTIES</p>	<p>OLD BEATTY          FORD RD          INDUSTRIAL SITE</p>	<p><u>ANNEX &amp; ZMA</u>  <u>LOTS:</u>          MAP 140,          PARCELS:          003,167, 138,          169 &amp; 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</p>	<p><b>9-13-22 REC'VD PAYMENT \$600 ZMA REQ.</b> ANNEX W/ ZMA          NOV.8 &amp; 14 2022 MTGS  <b>11-14-22 BD APPROVED ANNEX &amp; IND ZONING</b>          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) &amp; 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 FOR</b>  <b>MARCH PUB HEARING.</b>  <b>3-1-23 SITE PLAN REV. W/ DEV &amp; PUB. WORKS</b>  <b>3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW &amp; PREL PLAT</b>  <b>REVIEW: \$4,801.75</b></p> <p><b>3-20-23 Pub. Hearing Annexation additional properties, req.</b>  <b>IND zoning. BOARD APPROVED</b>          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.          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          9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &amp;5          ON REVIEW TABLE FOR TRC- REVIEWED          10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST          10-23-23 PLANNING BOARD MTG UPDATE ✓          11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE  <b>11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW</b>  <b>11-30-23 WAITING ON CONSTRUCTION PLANS</b></p>

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<p><b><u>DEV #10-22</u></b> <b><u>LANDIS RIDGE</u></b></p>				<p>12-21-23 Rec'd revised Const. plans &amp; all documents                  12-21-23 FUNDS REC'D \$36,136 FEES.                  1-2-24 DIGITAL FILES REC'D                  1-24-24 TRC mtg held – examined plans                  2-13-24 Meeting with Developer and Eng. Review of TRC                  2-14-24 Address from Rowan Cty GIS for constr.: #619                  3-12-24 REC'D REV. CONST. PLANS &amp; CALCS                  WAITING ON ENG. REVIEW                  3-27-24PRE-CONSTRUCTION MEETING HELD                  4-24-24 PERMIT FOR TEMP CONST. OFFICE                  5-1-24 PERMIT FOR BLDGS 1A, 1B, &amp; 2                  5-8-24 STORMWATER AUTHORIZATION TO PROCEED                  6-13-24 rec'd Eng. Water Main report &amp; 2 complete sets of partial revisions to plans.                  6-18-24 RF accepted the partial plans                  6-20-24 Developer p/up their plan set                  6-27-24 Emailed request for Const. Admin Fees                  7-9-2024 Site inspection                  7-12-24 rec'd Construction Admin fees of \$51,552.00</p>
<p><b>2023</b> ALL '23</p>	<p>PROJECTS NOW IN CONSTRUCTION</p>	<p>PHASE</p>		
<p><b><u>2024</u></b></p>	<p><b><u>2024</u></b></p>	<p><b><u>2024</u></b></p>	<p><b><u>2024</u></b></p>	<p><b><u>2024</u></b></p>
<p>Application/ Site #</p>	<p>Name (surveyor &amp; owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>SITE 01-24</p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>		<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN                  2-7-24 PLANS REC'D                  5-2-24 R.O.W PERMIT REQUESTED                  5-28-24 REC'D HARD COPY OF PLANS                  5-30-24 EMAILS TO INCLUDE PUB. WORKS                  6-4-24 REC'D UPDATED PLANS BY EMAIL                  7-10-24 Pub.Works working with Dominion Energy on encroachments                  7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled                  8/16 Rqst for encroachments                  8/27 Site Plan Review apln submitted, waiting on fee</p>

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				9/26/24 Permits issued and fees paid
SITE 02-24	OCAMPO	US 29		2-28-24 ELECTRONIC SITE PLAN REC'D 3-5-24 REC'D \$325 SITE PLAN REV. FEE 4-3-24 Rec'd hard copies of site plan waiting on building elevations. 7-11-24 Rec'd complete site plans with building elevations 7-23-24 Site plan review by RFlowe - 07-24-24messedged Engineer with notes from RFlowe 8-14-24 Review for follow up comments with R Flowe
ZMA	Legendre	627 S Chapel	RMST to CIV	Legislative Hearing 10/14/24
Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	Paid \$100 on 7-16-24
Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
<b>PLANS IN CONSTRUCTION/ REVIEW</b>				
<b>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b>	<b>William N. West Owner Crete Solutions</b>	220 OLD BEATTY FORD RD	<u>CONCRETE PLANT</u>  <u>ANNEX REQ. FOR</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. 5-9-23 Rec'd partial set of plans- advised need complete sets. 5-10-23 rec'd 2 complete sets of plans w/revisions 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. Site work active. 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD

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			<a href="#">7-15-24 PUB. HRNG</a>	5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG 6-11-24 RF conducted site inspection
<b>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</b>	SHANNON SPARKS SURVEYOR BYRNE PROP. INC	KIMBALL ROAD MAP 123B 115	<a href="#">TOWNHOMES 9 PROPOSED</a>  9-11-23 BD ALD APPROVED DEV. AGREEMENT	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 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING
<b>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22FOR SITE DEV.</b>	JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS	<b>221 E RICE STREET</b>	<a href="#">TOWNHOMES</a>	1-12-22 MTG R FLOWE <i>PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812</i> 6-21-22 TRC MTG TO REVIEW <i>PLAN- Location: IN map cage</i> 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

<p>#04-22 RICE ST. TWNHMS CONT.</p>				<p>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 <b>4-18-23 Rec'd 1 new page to plans.</b> <b>4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.</b> 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 5-19-23 PLANS P/UP <b>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements</b> <b>6-6-23 Const. Admin Fees Pd: \$1,180.50</b> <b>6-30-23 UPDATED PLANS REVIEWED-APPROVED</b> <b>7-6-23 REC'D MATERIALS LIST</b> <b>SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.</b> <b>REVIEW OF W/S, BLDG ELEVATION</b> <b>FEES PD:</b> <b>PREL PLAT \$450, SKETCH PLAN\$100, UNITS \$100</b> <b>SITE WORK ACTIVE</b> <b>10-11-23 REC'D UTILITY AS BUILTS</b> <b>10-16-23 PLANS ACCEPTED BY RFLOWE</b> <b>10-17-23 EMAILED DEV. READY FOR PICK UP</b> <b>10-18-23 FINAL PLAT- MYLAR REC'D</b> <b>10-19-23 R FLOWE SIGNED PLAT</b> <b>10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE</b> <b>10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations</b> <b>11-8-23 Rec'd mylar – waiting on State permits</b> <b>11-16-23 mtg w/state rep re approvals</b> <b>11-20-23 application submitted with NCDEQ</b> <b>11-21-23 REC'D \$350 FINAL PLAT FEE</b> <b>12-5-23 final plat rec'd</b> <b>12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)</b></p>
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