



PLANNING BOARD

Tuesday, March 12, 2024 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 6:01 pm on Tuesday March 12, 2024, in the Landis Board Room by Vice-Chair Catherine Drumm.

2. DETERMINATION OF QUORUM:

Members Present: Vice-Chair Catherine Drumm, Member Scott Faw, Member Mark Bringle, Member Jade Bittle, Member Deborah Cox

Members Absent: Beryl Alston

Staff Present: Planning, Zoning, and Subdivision Administrator Rick Flowe, Deputy Clerk Angie Sands, Town Manager Michael Ambrose

3. PLEDGE OF ALLEGIENCE:

Vice-Chair Catherine Drumm led those in attendance in the Pledge of Allegiance

4. RECOGNITIONS AND ACKNOWLEDGMENTS:

Vice-Chair Catherine Drumm Welcomed New Member Deborah Cox

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

A motion was made to adopt the agenda as presented with the addition of item 8.5 Discussion of Planning Board Stipend.

Moved by Jade Bittle, seconded by Scott Faw, passed unanimously (5-0).

6. APPROVAL OF MINUTES FOR MEETING(S):

6.1 Consider Approval of December 12, 2023, Meeting Minutes.

A motion was made to approve December 12, 2023, Meeting Minutes
Moved by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0)

7. OLD BUSINESS:

7.1 Consider Discussion of Updated Park Plan and Downtown Plan

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the dirt parking lot in the rear of Par3 Insurance and explained that most of that property was owned by the Town. Recently working with Par3 Insurance, they are exchanging the very rear of their property that comes back towards the park, so that the town will own all the L-shaped parking access through there. The lot would belong to the Town except for 5 parking spaces directly behind Par3. Par3's cross easement agreement would allow them to come through the public parking lot to park in those 5 spaces. The town would be responsible for paving the lot. The property owner is dedicating the property to the town in order to complete the pass through.

8. NEW BUSINESS:

8.1 Consider Election of Planning Board Chairman and Vice-Chairman

Vice-Chair Catherine Drumm said she would consider Chair Position for Planning Board.

A motion was made to elect Catherine Drumm as Chair for the Town of Landis Planning Board.
Motion made by Scott Faw, seconded by Mark Bringle, passed unanimously (5-0).

A motion was made to elect Scott Faw as Vice-Chair of the Town of Landis Planning Board.
Motion made by Jade Bittle, seconded by Mark Bringle, passed unanimously (5-0).

8.2 Consider Discussion of ZMA #2024-04-08-1 (Irish Creek Phase 2)

Planning, Zoning, and Subdivision Administrator Rick Flowe gave a brief overview of ZMA #2024-04-08-1 (Irish Creek Phase 2). Shea Homes is requesting a down zoning from a mixed use 1 category to a single family 3 category. John Floyd, Attorney representing Shea Homes, along with Christina Uber, a representative with Shea Homes, and Warren Delbridge the Engineer working on the project were present during the meeting. John Floyd presented a Power Point that gave insight to the project. The prior plan was up to 240 sites and Shea Homes is 175 units projection. Units per acre 3, the current was 7, it would be cut in half.

Member Jade Bittle asked for Shea Homes to tell the Board about how they would develop the property. John Floyd gave an overview of the sizes of the lots, and high-end product. Member Deborah Cox asked if it was on the Golf Course. Christina responded some of the homes would be. Member Deborah Cox asked to be clear if the previous zoning was Mixed Use and Shea Homes has changed it to be single family. John Floyd confirmed that was correct. PZ&S Administrator Rick Flowe said the biggest difference is the density being a lower density rather than the higher density classification. Christina with Shea Homes commented that they think it fits the area better.

A motion was made to recommend Ordinance #ZMA-2024-04-08-1 (Irish Creek Phase 2) to the Board of Aldermen.

Moved by: Scott Faw, seconded by Deborah Cox, passed by unanimous vote (5-0)

Rick Flowe added he would take the recommendation to the Governing Board at the April Meeting and asked if anyone from the Planning Board would like to be part of that presentation. Scott Faw said he would be happy to do that.

8.3 Consider Discussion of ZMA #2024-04-08-2 (1275 & 1285 Mt. Moriah Church Rd.)

Planning, Zoning, and Subdivision Administrator Rick Flowe gave a brief overview of ZMA #2024-04-08-2 (1275& 1285 Mt. Moriah Church Rd.). The Developer who purchased the property is proposing to modernize the duplex and construct additional townhomes in the rear, and are requesting to rezone to MU1 district, which would allow them to divide the existing duplexes into individual units and sell them.

Discussion was had amongst the Planning Board members regarding ZMA #2024-04-08-2 and how this development would affect the community. Members would like to see conditions that would limit the ZMA to residential only use.

A motion was made to recommend Ordinance #ZMA-2024-04-08-2 under the condition that the ZMA is residential use only to the Board of Aldermen.

Moved by: Chair Catherine Drumm, seconded by Jade Bittle, passed unanimously (5-0).

8.4 Consider Discussion of Development Agreement for Landis85 (Old Beatty Ford Road Business Park)

Ryan Beadle provided an overview of the plans for Landis85.

A motion was made to approve discussion of development agreement for Landis85.

Moved by Jade Bittle, seconded by Deborah Cox, passed unanimously (5-0).

9. ADJOURNMENT:

The meeting was adjourned by Chair Catherine Drumm at 7:44 PM.

Moved by Catherine Drumm, seconded by Mark Bringle, passed unanimously (5-0).

Respectfully Submitted,

Angie Sands, Deputy Town Clerk