



BOARD OF ALDERMEN

Monday, January 12, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Deputy Town Clerk, Jessica McPherson, Finance Director Gitza Ocasio Perez, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:00 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

Mayor Smith led those in attendance in a moment of silence and the Pledge of Allegiance.

1.4 2026 Martin Luther King, Jr. Day Proclamation

Mayor Smith presented a proclamation declaring January 19, 2026, as "Dr. Martin Luther King, Jr. Day" in the Town of Landis, urging citizens to rededicate themselves to principles of human rights, freedom, nonviolence, and commitment to improving the community through service and volunteerism.

1.5 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2. CONSENT AGENDA:

All items below are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion on these items unless an Aldermen member so requests, in which event, the item will be removed from the Consent Agenda and placed in the appropriate corresponding Agenda Section to then be considered.

2.1 Consider Approval of Regular Scheduled Meeting Minutes from December 8, 2025

ACTION: A MOTION WAS MADE TO APPROVE THE CONSENT AGENDA AS PRESENTED.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

3. PUBLIC HEARINGS:

3.1 Consider Approval of Recessed Public Legislative Hearing for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106115 - 0 W. Hoke Street - SFR-3 to RMST

Mayor Smith requested to be recused from this item due to ethics laws.

ACTION: A MOTION WAS MADE TO RECUSE MAYOR SMITH FROM ITEM 3.1.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

Planning Director Phil Collins explained that this zoning map amendment request had been tabled at the previous meeting because the required neighborhood meeting had not yet occurred. Since then, the meeting had been held and there was neighborhood opposition to the rezoning request, with concerns about spot zoning and new housing.

ACTION: A MOTION WAS MADE TO RECONVENE THE PUBLIC LEGISLATIVE HEARING FOR ZONING MAP AMENDMENT #ZMA-2025-12-08-1 - PARCEL #106115 - 0 W. HOKE STREET - SFR-3 TO RMST

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

During the public hearing, two citizens spoke against the rezoning:

Margaret Deadman - 503 West Mill Street - expressed opposition, noting that the parcel is surrounded by property zoned SFR-3 and that the proposed homes would be out of character with the existing neighborhood. She cited the Planning Director's previous concerns about spot zoning due to the property not being connected to other RMST districts and urged the board to vote against the rezoning.

Sam Deadman - 503 West Mill Street - spoke on behalf of Amy Martin, who could not attend, stating that the rezoning was requested simply because the project is four feet short of meeting existing requirements. He argued that instead of redesigning the project to comply with current code, the contractor was asking the town to change the rules after the fact.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC LEGISLATIVE HEARING FOR ZONING MAP AMENDMENT #ZMA-2025-12-08-1 - PARCEL #106115 - 0 W. HOKE STREET - SFR-3 TO RMST

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

Board members briefly discussed the rezoning.

ACTION: A MOTION WAS MADE TO APPROVE ZONING MAP AMENDMENT ORDINANCE #ZMA-2025-12-08-1 - PARCEL #106115 - 0 W. HOKE STREET - SFR-3 TO RMST.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Failed: (0-4)

Voting Against: Ashley Stewart, Darrell Overcash, Tony Corriher, and Ryan Nelms

ACTION: A MOTION WAS MADE TO ALLOW THE RETURN OF MAYOR SMITH FROM RECUSAL OF ITEM 3.1.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

3.2 Consider Approval of Public Legislative Hearing for Traffic Impact Analysis Change in the Landis Development Ordinance

Planning Director Collins provided an overview of the Traffic Impact Analysis requirements for the Landis Development Ordinance. He explained that the proposed change would set a threshold at 1,500 vehicles per day for all developments, replacing the previous different thresholds for residential and non-residential developments.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC LEGISLATIVE HEARING FOR TRAFFIC IMPACT ANALYSIS CHANGE IN THE LANDIS DEVELOPMENT ORDINANCE.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, and Ryan Nelms

With no public comments received:

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC LEGISLATIVE HEARING FOR THE TRAFFIC IMPACT ANALYSIS CHANGE IN THE LANDIS DEVELOPMENT ORDINANCE.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, and Ryan Nelms

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #ZTA-2026-01-12-01 APPROVING THE TRAFFIC IMPACT ANALYSIS CHANGE TO THE LANDIS DEVELOPMENT ORDINANCE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, and Ryan Nelms

4. PRESENTATIONS:

4.1 Swearing in of Finance Director Gitza Ocasio Perez

Town Clerk Madison Stegall administered the oath of office to Finance Director Gitza Ocasio Perez.

4.2 Swearing in of Deputy Town Clerk Jessica McPherson

Town Clerk Madison Stegall administered the oath of office to Deputy Town Clerk Jessica McPherson.

4.3 Consider Presentation of Sewer AIA Project Closeout (Project 25- 03)

Mr. Gary Flowers from Municipal Engineering presented a summary of the Sewer Asset Inventory and Assessment (AIA) project, which was funded by a \$400,000 grant from the State Reserve Program and American Recovery Plan Act.

The presentation highlighted:

- CCTV inspection and assessment of approximately 47,000 feet of sewer pipes
- Identification of numerous pipe defects including root intrusion, utility cable intrusions, and broken pipes
- Assessment of six wastewater lift stations, some of which were 35-40 years old
- Updates to the town's Water and Sewer System Asset Management Plan and 10-Year Capital Improvements Plan

Town Manager Michael Ambrose added that the town also cameras lines regularly using their own equipment and through collaboration with Kannapolis. He noted that two new lift stations at Landis Ridge have recently been commissioned, bringing the total to 12 rather than the 10 mentioned in the report.

ACTION: A MOTION WAS MADE TO APPROVE THE RESOLUTION CONFIRMING THE COMPLETION OF THE SANITARY SEWER ASSET ASSESSMENT AND EVALUATION GRANT STATE PROJECT NO. AIA-W-ARPA-0200

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

Board of Alderman Meeting Minutes:01/12/2026

Mayor Pro-Tem Ashley Stewart departed the meeting at 6:28 PM without being formally excused. In accordance with G.S. § 160A-75, his absence is recorded as an affirmative vote on all subsequent actions taken during the meeting.

CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.4 Citizens' Comments

- Phil Austin - 103 Jefferson Heights - expressed concerns about ongoing water problems on his property despite the lack of rain in recent months. He inquired about the status of ditch cutting that had been previously discussed. He also mentioned that a neighbor had brought in logs and changed the structure of water flow across his pasture, asking if there could be code enforcement regarding this issue. Town Manager Ambrose explained that the stormwater positions had just been approved, and the projects were on a priority list. He also noted that redirecting water would be a civil matter.
- Mike Wallace - 1109 South Main Street - expressed concern about a new stormwater expense charge, stating that his monthly fee had increased from \$10 to \$550 per month, equating to \$6,600 per year. He questioned how the fee was calculated and whether it was being applied equally to all businesses, churches, schools, and public utilities. Town Manager Ambrose explained that the fee is based on impervious area on the property, with each 2,045 square feet of impervious area equaling one ERU at a rate of \$10 per ERU. He emphasized that the previous \$10 flat fee was insufficient to address stormwater infrastructure needs. He apologized for any miscommunication and offered to discuss the matter further.
- Sam Deadmon - 503 West Mill Street - thanked the board for their vote on the zoning issue and inquired about efforts to preserve the history of Landis. Mayor Smith explained that the town is actively collecting memorabilia and working to display items in the train depot, with plans to create displays representing the old doctor's office, post office, and jail. She noted that much of the previously donated historical materials were no longer in the town's possession, but they are working to rebuild the collection.

5. OLD BUSINESS:

5.1 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF SETTING A DATE AND TIME FOR ELECTED OFFICIALS ETHICS TRAINING.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

6. CONSIDERATIONS:

6.1 Consider Approval to Reappoint Scott Faw to Full Member Planning Board Member Position, and Beryl Alston to Alternate Planning Board Member Position

ACTION: A MOTION WAS MADE TO APPROVE REAPPOINTING SCOTT FAW TO FULL MEMBER PLANNING BOARD MEMBER POSITION AND BERYL ALSTON TO ALTERNATE PLANNING BOARD MEMBER POSITION.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

6.2 Consider Approval to Allow Jade Bittle to Move to Alternate, and Post for Full Member to Replace Her Appointment

ACTION: A MOTION WAS MADE TO APPROVE JADE BITTLE TO MOVE TO ALTERNATE PLANNING BOARD MEMEBER AND TO POST FOR A FULL MEMBER TO REPLACE HER APPOINTMENT.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

6.3 Consider Discussion of Engaging an Outside Consultant to Review the Landis Development Ordinance

Planning Director Collins explained that the Planning Board had requested an outside review of the Landis Development Ordinance since it has been four years since it was last thoroughly examined.

ACTION: A MOTION WAS MADE TO APPROVE SEEKING BIDS FOR AN OUTSIDE CONSULTANT TO REVIEW THE LANDIS DEVELOPMENT ORDINANCE.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

6.4 Consider Approval of Budget Amendment #14 to Accept Funding from North Carolina for FY26 Powell Bill

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #14 TO ACCEPT FUNDING FROM NORTH CAROLINA FOR FY26 POWELL BILL.

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

6.5 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3) to Consult with Town Attorney

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) TO CONSULT WITH THE TOWN ATTORNEY.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

The board entered closed session and later returned with no action taken.

ACTION: A MOTION WAS MADE TO END CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) TO CONSULT WITH THE TOWN ATTORNEY.

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

7. REPORTS:

7.1 Departmental Reports (Included in the Board packet)

7.2 Financial Report (Included in the Board packet)

7.3 Town Manager Report (Included in the Board packet)

8. UPCOMING EVENTS:

8.1 Upcoming Events (Included in the Board packet)

9. CLOSING:

9.1 Board Comments

No comments made.

9.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 7:25 PM.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, Ryan Nelms

Respectfully Submitted,

Madison T. Stegall, Town Clerk