



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** February 9, 2026

**SUBMITTED BY:** Matthew Geelen, Interim Public Works Director

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Ordinances/Resolutions

**SUBJECT:** **Consider the Approval of Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway**

### **DETAILS:**

On February 21, 2025, the Town of Landis Code Enforcement Officer conducted an inspection of the non-residential structure and determined it to be unfit due to unmaintained deterioration and hazardous conditions, including roof damage and decay, possible roof leaks, and multiple nuisance, junk, and rubbish violations on the property. Multiple notices were issued to the property owner with no response.

A formal complaint and notice of hearing were served on April 30, 2025, and a duly noticed hearing was held on May 14, 2025, at Landis Town Hall. Following the hearing, the Code Enforcement Officer issued an Order on July 10, 2025, determining the structure to be deteriorated and dilapidated and ordering the owner to repair or remove/demolish the structure within fifteen (15) days. The property owner has failed to comply with the Order.

Pursuant to Landis Code of Ordinances § 95 and § 96 and N.C.G.S. § 160D-1203 authorize the Code Enforcement Officer to proceed with the closing and vacating of the non-residential structure. The ordinance further authorizes the placement of a placard declaring the structure unfit for human habitation, the recording of the ordinance with the Rowan County Registry, the assessment of associated costs as a lien against the property as permitted by law, and the levy of applicable civil penalties.

### Requested Action:

Motion to Approve Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway