



WORK SESSION

Thursday, March 06, 2025 at 5:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Absent: Mayor Pro-Tem Ashley Stewart

Staff Present: Town Manager Michael Ambrose, Deputy Town Clerk Maddalyn Shuffler, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks And Rec Director Jessica St. Martin, Planning, Zoning, & Subdivision Administrator Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 5:36 PM.

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

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

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

2. CONSIDERATIONS:

2.1 Consider Discussion of the Board of Elections Filing Fee of \$5.00

Mayor Meredith Smith provided a brief summary of the Board of Elections filing fee. She explained that this fee is required when submitting a notice of candidacy in Rowan County and must be voted on every four years. For the past several years, the filing fee has remained \$5 for both Mayoral and Alderman positions.

ACTION: A MOTION WAS MADE TO KEEP THE FILING FEE FOR MAYOR AT \$5.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

ACTION: A MOTION WAS MADE TO KEEP THE FILING FEE FOR ALDERMAN AT \$5.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

2.2 Consider Discussion of the Agenda Packet for the March 17, 2025, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

3/17/25 Agenda Items Discussed: (The Agenda for 3/17/25 was discussed sequentially, only the items that were deliberated will be mentioned below)

4.1 Consider Zoning Map Amendment ZMA-2025-03-17-02 Parcel #130 045 - Mt. Moriah Church Road - SFR-2 to SFR-3

Town Manager Michael Ambrose provided a brief overview of Zoning Map Amendment ZMA-2025-03-17-02. Planning, Zoning, and Subdivision Administrator Phil Collins explained that the amendment pertains to Rowan County Tax Parcel ID 130 045, a 24.22-acre property currently zoned SFR-2, with a request to rezone to SFR-3.

Mayor Smith noted that this property was originally owned by the county, but it has since been annexed by the Town due to its proximity to Lake Corriher, which is Town-owned. She further explained that the SFR-3 zoning designation allows for up to three single-family homes per acre, which could include townhomes or residential neighborhood homes. However, this zoning does not permit apartments.

4.2 Consider the Voluntary Annexation Petition for Contiguous Property - 0 N. Cannon Boulevard, Landis, NC 28088 (Rowan County Parcel ID 133A059)

Planning, Zoning, and Subdivision Administrator Phil Collins provided a brief summary of the Voluntary Annexation Petition. He explained that the parcel, measuring 0.53 acres, is seeking annexation into the Town. He also noted that the Planning Board had unanimously approved the annexation during its most recent meeting.

4.3 Consider Zoning Map Amendment ZMA-2025-03-17-03 - Parcel #107 05601 from CIV to SFR-1

Town Manager Michael Ambrose provided an overview of Zoning Map Amendment ZMA-2025-03-17-03, explaining that the property, currently being sold by the Town, is being proposed for rezoning to SFR-1 to align with the surrounding parcels. Planning, Zoning, and Subdivision Administrator Phil Collins added that the parcel covers 0.34 acres and noted that the Planning Board had unanimously approved the rezoning during its most recent meeting.

4.4 Consider Approval of the Reciprocal Agreement for Water & Sewer Connection with the City of Kannapolis

Town Manager Michael Ambrose provided an overview of the Reciprocal Agreement, explaining that it aims to support the Town's water storage needs and facilitate the acceptance of wastewater flows from Irish Creek by the City of Kannapolis, thereby ensuring sufficient capacity. Public Works Director Blake Abernathy elaborated, noting that the agreement includes the emergency connection at Landis Ridge and two connections in Irish Creek. Director Abernathy further explained that the Town will lease 250,000 gallons of water storage from the City of Kannapolis for 10 years at a cost of \$1 per year. Additionally, the agreement is set to remain in effect for 20 years.

4.5 Consider Approval the Irish Creek Development Agreement with the City of Kannapolis and Annexation

Town Manager Michael Ambrose gave an overview of the Irish Creek Development Agreement with the City of Kannapolis, explaining that a regional pump station is necessary to support the Irish Creek Development in both municipalities. An attorney representing Shay Homes was present to address any questions from the Board. A discussion followed involving Manager Ambrose, the attorney for Shay Homes, and Board Members.

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 6:35PM

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

Respectfully Submitted,

Madison T. Stegall, Town Clerk