



PLANNING BOARD

Tuesday, March 17, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm called the Meeting to Order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Vice – Chair Scott Faw

Members Absent: Member Deborah Cox, Alternate Jade Bittle, Alternate Beryl Alston

Staff Present: Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Sergeant Michael Watts, Town Manager Michael Ambrose

Others Present: Alderman Tony Corriher, Michelle Gray, Sam Deadmon, Randall Peterman

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in Attendance to the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADOPT THE AGENDA AS PRESENTED, MOTION PASSED BY UNANIMOUS VOTE (3-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of February 17, 2026, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE – CHAIR SCOTT FAW, TO APPROVE THE FEBRUARY 17, 2026, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (3-0).

3. OLD BUSINESS:

3.1 Consider Discussion of Planning Board Member Applicants

Deputy Clerk/Planning Technician Angie Sands gave a brief introduction of the applicants that were present, Michelle Gray, and Sam Deadmon. She spoke to Randall Peterman that day and he said he would be there but had not shown up yet. Mrs. Sands explained to the Board Members that if they had questions to ask the applicants they could ask them to step to the podium.

Madam Chair Drumm asked Michelle Gray what her current business was in the town.

Michelle stated that she doesn't own a store front, I own a small business where my products are sold in other businesses in town. I travel as well and do shows. I make my own skin care; I have a workshop in my back yard that I work out of. My products are sold in Winston Salem and out towards the Western part of North Carolina.

Madam Chair Drumm asked if she was currently on the D.C. and Frances Linn Park Committee.

Michelle Gray stated she is the Chair of that committee. I have background in consulting as a grant writer. That was one of the things that I brought to the table for the Park Committee was finding funding for the park.

Vice-Chair Faw asked Mr. Sam Deadmon if he could tell them what his background was.

Mr. Sam Deadmon stated he has worked for numerous design build firms, and two (2) architects in Charlotte. We designed the Research Campus. My position was to make sure the buildings were built on time and correctly. I dealt directly with the Sr. Vice President of Construction of Castle and Cook. Originally, I worked for Cannon Mills in Kannapolis in their Engineering Department, then I went to Duke Power and did nuclear design. I've traveled the southeast United States to Texas all the way up to almost to D.C. to Manassas Virginia. I've worked for numerous Town Boards etc. I've built three (3) or four (4) Town Halls, a Police Station or two (2), etc., in North and South Carolina. I was born here and moved back when I got tired of traveling.

Member Glenn Corriher asked Mr. Deadmon why he would want to leave the Planning Board in 2022 and come back now.

Mr. Deadmon asked can I speak candidly.

Member Glenn Corriher stated I mean candidly. I would like to know, we have experienced personally here on this board with some situations as well.

Mr. Deadmon stated he was asked by Meredith to join the board the same time she asked Ronnie Fite to join the board. I think that Catherine came on I think when Ronnie was the Chair of the Planning Board. Rick Flowe was managing it, and we were going through 160D and trying to redo the LDO. We would be given Chapters 1, 3, and 7 to review and come back next week and talk about 1, 3, and 7. He didn't want to hear anybody's comments. I was a seat filler. I was a warm body and a seat filler. The biggest thing we had was we couldn't figure out if it should be nine (9) or seven (7) people on the Board, we could not get a quorum. So, we changed it from nine (9) to seven (7). We would still have a hard time getting a quorum. This board was so disjointed. There is so much difference now in what I'm seeing in you guys than what I saw back then. I sat in here one night after totally realizing my values and views were not valued whatsoever. I was simply there because they had to have x number of people in this Board Room. I almost chewed through my bottom lip. I told the Chairman Ronnie Fite I've got to go I've got an emergency at home. I left and he called me at home the next day and asked about my wife. I said the emergency was really my bottom lip was going to get chewed off because I can not stand to be in the room with Rick Flowe any longer. I know that's personal, but the man was not doing what needed to be done and I'm not quite sure how Catherine and the other Board members finally got 160D done but my hats off to them for making it happen. So, that's why I left the Planning Board. I was not going to be a warm body in a seat just so somebody else could voice their opinion and not care about the other people in the room and what they had to say and what their thoughts were. I looked and when you guys asked for another Board Member, I talked to Michael about it and talked to several

other folks about it and said I think I'd really like to give it a try again. Catherine walked by me one night, I was sitting here and asked if I wanted to try it again. I said yes ma'am I do. Here we are. Member Glenn Corriher stated that we have also been struggling with having a quorum. We were tonight. This is cool weather, what's going to happen when its warm weather. If you are serving a committee, you make a commitment to try to be there. I appreciate your kindness and honesty about it. To me that's a flag why does somebody doesn't want to be here and all the sudden they want to come back. That's my opinion. Other people might look at it differently. I do understand what you are talking about.

Mr. Deadmon stated that regarding his commitment, if I say I'm going to do something, I'll be there unless something is totally out of control. I have a wife and mini dachshund to deal with. I have no commitments and plan on being here at every meeting.

Member Glenn Corriher thanked Michelle Gray for all her work and dedication to the town and helping with the dedication of the new fire truck and the park.

Mr. Deadmon stated that his family has a long history here. I have a lot of kin people who worked for the Town of Landis. My dad was Fire Chief, and head linesman, electrical inspector at one time, a cousin who was Town Clerk and a lot of others that worked on the crew. I dearly love this little town. I did not lose faith in the town with previous administration failed us.

Vice-Chair Scott Faw asked if we had a third (3rd) candidate for the position.

Deputy Clerk/Planning Technician Angie Sands stated we do have a third (3rd) candidate, and we spoke on the phone today and he is supposed to be here.

After some discussion the board members stated that they would like to give him some time to get there so they could hear from him. They decided to move to the next item on the agenda to give Randall Peterman a few minutes to get there.

After moving forward with the agenda, Madam Chair Drumm asked how long we should wait for Mr. Peterman to arrive.

Town Manager Ambrose stated that we should move forward.

Madam Chair asked if we should table the decision due to the third applicant not being present.

Town Manager Ambrose stated that we had tabled that decision last month and that staff recommend we move forward with the decision.

Member Glenn Corriher asked if he could make a recommendation based on prior history I want to go with Michelle.

Manager Ambrose stated that both applicants are very active in the community, and both understand the community and the Planning Board. They are both good applicants.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO RECOMMEND APPLICANT MICHELLE GRAY FOR THE OPEN POSITION ON PLANNING BOARD MEMBER, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Annexation - ANNEX-2026-05-11 - 715 S. Chapel Street

Planning Director Collins gave a brief overview of the application and request.

Vice-Chair Faw asked if they are annexed into Landis, does that mean they come into the town as tax payers.

Planning Director Collins stated yes that is correct.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO APPROVE THE RECOMMENDATION ANNEX-2026-05-11, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

**4.2 Consider Discussion of Annexation - ANNEX -2026-05-11-1 1139
Dial Street**

Planning Director Collins gave a brief overview of non-contiguous annexation at 1139 Dial Street. There is a small probably about twenty-five-foot break between current town limits and that property. Madam Chair Drumm asked how that would affect the property in between. Planning Director Collins stated it won't affect the property in between. They already have electricity with the town, they are asking for water.

A MOTION WAS MADE BY VICE-CHAIR SCOTT FAW TO APPROVE THE RECOMMENDATION ANNEX-2026-05-11-1, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Reports (Included in Packet)

Sergeant Watts gave a brief overview of 2570 N. Cannon Blvd. that code enforcement case is closed and in compliance.

CLOSING:

Adjournment

A MOTION TO ADJOURN AT 6:35 PM WAS MADE BY VICE-CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER, MOTION PASSED BY UNANIMOUS VOTE (3-0).

Respectfully,

Angie Sands, Deputy Clerk