



BOARD OF ALDERMEN

Monday, July 13, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

STAFF PRESENT: Town Manager Michael D. Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith, Public Works Director Sean Taggart

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 6:02 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

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

Moved By: Ryan Nelms, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

2. CONSENT AGENDA:

2.1 **Consider Approval of Work Session Minutes June 4, 2026, Regular Scheduled Meeting Minutes June 8, 2026, Special Called Meeting Minutes June 22, 2026**

2.2 **Consider Approval of FY27 Part-Time Payscale Correction for the Part-Time Regular/Seasonal Parks and Recreation Attendant Position**

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

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

3. PRESENTATIONS:

3.1 Swearing in of Landis Police Officer (Jeffrey Squires)

Officer Jeffrey Squires was called forward and administered the oath of office by Mayor Smith. Officer Squires duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Squires upon completion of the oath.

3.2 Swearing in of Landis Police Officer (Pamela Kennedy)

Officer Pamela Kennedy was called forward and administered the oath of office by Mayor Smith. Officer Kennedy duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Kennedy upon completion of the oath.

3.3 Swearing in of Landis Police Officer (Dominic Pillo)

Officer Dominic Pillo was called forward and administered the oath of office by Mayor Smith. Officer Pillo duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Pillo upon completion of the oath.

3.4 Swearing in of Landis Interim Police Chief (Shawn Hill)

Shawn Hill was called forward and administered the oath of office by Mayor Smith. Mr. Hill duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of Interim Chief of Police for Landis. Congratulations were extended to Interim Chief Hill upon completion of the oath.

3.5 Presentation of Appreciation Award to Police Chief Matthew Geelen

Mayor Smith recognized outgoing Police Chief Matthew Geelen and presented him with an appreciation award. Mayor Smith acknowledged Chief Geelen's long history of service to the Town of Landis, noting that he first joined the department in 2014, served until 2020, and subsequently returned to serve as Chief of Police. Mayor Smith expressed deep appreciation on behalf of the Town for Chief Geelen's dedication, and noted that the community had formed a strong connection with him. Mayor Smith extended a standing invitation for Chief Geelen to return home and serve in any capacity should he wish to do so in the future.

Police Chief Geelen addressed the Board, town employees, and members of the community with prepared remarks.

“Good evening, Mayor, members of the Board, town employees, and members of our community. As many of you know, my time with the Town of Landis is coming to a close. Tonight, I want to take a few minutes to express my sincere gratitude for the honor and the opportunity to serve this community. I’ve had the privilege of serving this town in several capacities: as a police officer, detective sergeant, chief of police, fleet manager, interim public works director, and capital projects manager. Each of those roles gave me a unique opportunity to serve this community in different ways, and I will always be grateful for the trust that was placed in me. Serving as your Chief of Police for the last three years has been one of the greatest honors of my career. While my name may have been associated with many accomplishments during that time, the reality is that none of those successes belong to me alone. The true backbone of this town is the employees. Every day, our police officers, public works crews, utility employees, administrative staff, parks employees, and every other department come to work with one goal: to make Landis a better place. They often do so without recognition, without fanfare, and simply because they care about the community. I’ve been blessed to work alongside some of the most dedicated public servants anyone could ask for. To every employee, thank you. Thank you for believing in me, supporting me, challenging me, and standing beside me. You made me a better leader, and without your hard work, dedication, and commitment, I would not have experienced the successes that I have over the last three years. Every accomplishment we celebrated truly was a team accomplishment. I also want to thank this Board. Thank you for your confidence, your support, and for allowing me the opportunity to lead and serve. Your willingness to trust me with additional responsibilities throughout my time here is something I’ll never forget. Looking back, I am proud of what we accomplished together—not because of any one person, but because we worked as a team. More importantly, I leave knowing that the Town of Landis is in good hands because of the incredible employees who continue to serve this community every single day. Although I’m beginning a new chapter, a part of my heart will always remain here. The friendships, the memories, and the experiences I have gained while serving this town will stay with me for the rest of my life. Thank you for allowing me to serve this incredible community. May God continue to bless each of you, and may he continue to bless the Town of Landis. Thank you.”

4. PUBLIC HEARINGS:

4.1 Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-07-13 - Parcel ID 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Planning Director Phil Collins presented the item to the Board. He explained that the applicant intends to develop the approximately 11.59-acre property at 525 Kimball Road as a single-family detached residential development. Under the current SFR-2 zoning, the property could potentially accommodate 23 lots, while the proposed SFR-3 zoning would potentially permit up to 34 lots. Director Collins noted that the Planning Board had considered the request at its May 19th meeting and approved it unanimously. He also noted that because the parcel is approximately 11.59 acres in size, spot zoning was not a concern.

Director Collins provided context for the Board, noting that this request had originally been heard at the April Board of Aldermen meeting, at which time the applicant was instructed to reconsider the request. The applicant subsequently returned with the revised SFR-3 designation now before the Board.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (3-0)
Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3
Moved By: Ryan Nelms, seconded by Darrell Overcash
Motion Passed: (3-0)
Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3
Moved By: Tony Corriher, seconded by Darrell Overcash
Motion Passed: (3-0)
Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

Chris Watts addressed the Board regarding a permitting and communication issue he had encountered with Town staff in connection with the development of a residential lot at 601 Hillside Street. Mr. Watts provided a timeline of events beginning in February 2026, during which he and his son undertook site preparation — including grading work at an approximate cost of \$20,000 — following planning approval in March 2026. He recounted a June 3rd site visit with a Ron, during which the initial understanding was that the project would connect to an existing tap on Hillside Street and extend the line approximately 150 feet to the rear of the lot.

Mr. Watts stated that on June 8th, he was informed by Town Manager Ambrose that a full loop extension — adding approximately an additional 200 feet — would be required, bringing the total estimated cost of water and sewer infrastructure to between \$60,000 and \$90,000. He argued that this requirement made the single lot effectively unbuildable and served no benefit to the Town given that the lot in question was the only property that would be served. He indicated that on June 23rd, a meeting was held with the planning department during which a lot recombination was proposed as an alternative approach, and that his surveyor submitted a proposal to Town staff on June 25th. Mr. Watts expressed frustration that, as of the meeting date — 18 days later — he had not received a substantive response from the Staff Planner Sands.

Town Clerk Tori Martin noted that the three-minute time limit had been reached. Mayor Smith thanked Mr. Watts for bringing the matter forward. Mayor Smith advised Mr. Watts to submit a formal email requesting a follow-up meeting and indicated the matter would be taken up with the Town Manager.

Town Manager Ambrose stated that Staff Planner Angie Sands had been in communication with Mr. Watts and was working with Town Attorney Locklear, actively reviewing his proposal. Town Attorney Locklear noted that the Town had an obligation to ensure any water and sewer extension complied with all applicable environmental and regulatory standards. Town Manager Ambrose indicated the matter was expected to be resolved by the end of the week.

6. CONSIDERATIONS

6.1 **Consider Approval to Adopt Armstrong Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge**

Mayor Smith introduced this item, noting it had been discussed at the prior work session. It was explained that this action represents the final phase of the Phase 1 dedication for the Landis Ridge roadway, encompassing the road in front of 1400 Armstrong Street to the cul-de-sac, along with corresponding public water, sewer, and stormwater utility lines and easements. No questions were raised by the Board.

ACTION: A MOTION WAS MADE TO APPROVE ADOPTING ARMSTRONG STREET, AND CORRESPONDING PUBLIC WATER, SEWER AND STORMWATER UTILITY LINES AND EASEMENTS AT LANDIS RIDGE

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

7. REPORTS:

7.1 **Code Enforcement Report** (Included in The Board Packet)

7.2 **Fire Department Report** (Included in The Board Packet)

7.3 **Fleet Report** (Included in The Board Packet)

7.4 **Parks and Recreation Report** (Included in The Board Packet)

7.5 **Planning Department Reports** (Included in The Board Packet)

7.6 **Police Department Report** (Included in The Board Packet)

7.7 **Public Works Report** (Included in The Board Packet)

8. REPORTS:

8.1 **Financial Report** (Included in the Board packet)

8.2 **Town Manager Report** (Included in the Board packet)

9. UPCOMING EVENTS:

9.1 **Upcoming Events** (Included in the Board packet)

Mayor Smith reviewed upcoming events for the community. The following were noted:

- July 14: DCFL Committee Meeting at 5:30 PM
- July 17: Parks and Recreation Professional Day
- July 21: Planning Board Meeting at 6:00 PM

- August 6: Board of Aldermen Regular Scheduled Meeting (moved from the regular date of August 10 to accommodate school open houses)
- August 7: Cruise In
- August 11: DCFL Park Committee Meeting at 5:00 PM
- August 18: Planning Board Meeting at 6:00 PM
- September 25: National Night Out (downtown; noted as a correction from the board packet, which had listed an incorrect date)
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10. CLOSING:

10.1 Board Comments

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:37 PM.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher