

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT ORDINANCE
OF THE TOWN OF LANDIS, NORTH CAROLINA**

Ordinance #ZMA-2024-10-14-1

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of BRITTANY ALEXIS SIMMONS, located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002) lying outside the Town Limits of the Town on the south side of West Davis Street and described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Single-Family Residential-3 District” (SFR-3) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002), as shown in Attachment “A” attached hereto shall be designated “Single-Family Residential-3 District” (SFR-3) on the Official Zoning Map.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcel ID 156 0010000002 as shown in Attachment “A”, attached hereto, shall be designated “Neighborhood” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted the 14th day of October 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Maps from Rowan County GIS:



DRAFT 10/5/24