

Ordinance #ZMA-2025-07-15-2

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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map of the Landis Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130 097 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area that is designated as “Mixed Use”. However, the subject property is surrounded by an area that is designated as “Civic” (which would support a rezoning to CIV) and the small size of the subject property would not be conducive to mixed use type development.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of residential uses supporting the local economic base and work-force needs of the Town of Landis, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 097 described in Attachment “A” attached hereto shall be designated “Civic” (CIV) on the Official Zoning Map.

Part 4. Designation of Future Land Use Categories to Subject Properties.

The Board of Aldermen further ordains the property consisting of Rowan County Parcel ID 130 097 described in Attachment “A” attached hereto shall be designated in the “Civic” future land use category, in accordance with G.S 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption

Adopted on this 8th day of September 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS showing Parcel 130 097

TRACT ONE:

BEGINNING at an existing iron pipe in the Northeasterly margin of the right of way of Ryder Avenue, being a common corner with Landis Baptist Church, and thence with the line of the Landis Baptist Church North 46 deg 07 min 10 sec East 213.00 feet to an existing iron pipe in the line of the Town of Landis (295-061); thence with the line of the Town of Landis South 42 deg 30 min 00 sec East 96.72 feet to a new iron, being a common corner with a 0.45 acre tract as shown on a survey; thence with the 0.45 acre tract, South 53 deg 17 min 24 sec West 214.03 feet to a new iron in the Northeasterly margin of the right of way of Ryder Avenue; thence with the Northeasterly margin of the right of way of Ryder Avenue North 42 deg 30 min 00 sec West 70.00 feet to the point and place of **BEGINNING** and being 0.41 acres as shown on the Survey and Map entitled "Betty L. Watts" prepared by Deal's Land Surveying and being dated 01-12-2000, a copy of which is attached to Deed Book 1390 at Page 779 for illustrative purposes.

