

Ordinance #ZMA-2025-07-15-1

**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 130B09601 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 designated as “Neighborhood”. However, the subject property surrounded by an area designated as “Civic” (which would support a rezoning to CIV) and the subject property could be developed in a more complimentary pattern along with the surrounding properties.

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 130B09601 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 130B09601 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 130B09601

All that parcel of land situated in the City of China Grove, Rowan County, North Carolina and more particularly described as follows:

Lying about one mile west of Landis, on the South side of Tuckasseegee Ford Road, and more particularly described as follows:

BEGINNING at an iron in the south margin of the Tuckasseegee Ford Road, the northeast corner of the property of the Landis Baptist Church, and runs thence with the margin of said road, North 62 deg. 14 min. East 200 feet to an iron, the northwest corner of the Leach property; thence with the line of the said Leach property, South 27 deg. 15 min. East 200 feet to an iron in the line of the property of the Landis Baptist Church; thence with the line of said Church's property, South 63 deg. 31 min. West 200 feet to an iron in the said church's property, thence with the line of said church property, North 27 deg. 17 min. West 195.5 feet to the BEGINNING, as shown on the map of the property of Mr. W.B. Aull and others, dated October 22, 1973, by A.C. Brown, Registered Surveyor.



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