



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 (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property is located at 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) lying outside the town limits and is 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” (SFR-3) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Residential 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 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.

The Rowan County Tax Parcel ID 132 170 described in Attachment “A” attached hereto shall be designated “Single Family Residential -3” (SFR-3) 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 132 170 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” 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.

The Ordinance shall be effective immediately upon its adoption.

Adopted on this 20th day of October 2025.

s/_____
Meredith Bare Smith, Mayor

s/_____
Madison Stegall, Town Clerk

Attachment “A”

Being all of Lot 2, as shown on the Exception Plat titled “Exception Plat Property Owned by: Lois M. Edwards and Robert E. Edwards, 1273 Cannon Farm Road, China Grove, Rowan County, North Carolina, Kannapolis ETJ” prepared by Jackie G. Duncan, PLS and Recorded in the Towan County Register of Deeds in Map Book 9995, at Page 11161.

Parcel: 132 170

Physical Address: 1273 Cannon Farm Road, China Grove, NC 28083

