



**PROPOSED  
AN AMENDMENT TO THE ZONING MAP  
OF THE TOWN OF LANDIS, NORTH CAROLINA**

**Applicant/Owner(s):**

Name(s)	Dynamic Developers of the Carolinas LLC (Steve Ross)
Address	210 Oak Ave, Kannapolis, NC 28081
Telephone	704-305-3794
E-Mail	Premiersr77@gmail.com

**Project and Property Information:**

Property Location/Address	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136
Existing Zoning Map District	SFR-2
Proposed Zoning Map District	MU-2

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are:

The current zoning designation restrictions not only limit the density but also require a lot width that is not feasible for maximum density of the parcel due to the shape and size. We would like to re-zone to MU to allow for more density and variety of use within the parcel (potential for townhomes). With the growing population in Landis and surrounding areas, this property is well suited for a higher density of residential development and is a prime opportunity to bring more families to the area.

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The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

Parcel Number	Name of Property Owner	Mailing Address
130 052	DAVIS TERRY LEE & DAVIS BARBARA ANN	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 051	DEUCHERT ALEX	733 KIMBALL RD CHINA GROVE, NC 28023-7539
130 050A	DAVIS TERRY LEE	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 324	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
130 345	SNIDER JANE VAUGHN	465 KIMBALL LOOP CHINA GROVE, NC 28023-7533
130 344	TRICON AMERICAN HOLMES LLC	15771 RED HILL AVENUE SUITE 100 TUSTIN, CA 92780-7333
130 062	LOWDER BARRY DEAN	295 OLD STAGECOACH RD CHINA GROVE, NC 28023
130 054	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B126	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B125	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B117	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B121	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B114	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B113	THE LARRY W PAGE FAMILY LIMITED PARTNERSHIP	1135 KIMBALL RD CHINA GROVE, NC 28023-7539
123B119	DYNAMIC DEVELOPERS OF CAROLINAS LLC	210 OAK AVE KANNAPOLIS, NC 28081-4329

(Use additional sheets if necessary)

**ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.**

**Applicant Printed Name(s):      Applicant Address(es):      Applicant Signature(s):**

Dynamic Developers of the Carolinas LLC (Steve Ross)	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136	
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\*A fee, as maintained by the adapted fee schedule, must accompany each proposed zoning map amendment at the time it is filed with the Town of Landis.

\*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor's Office, Rowan County Office Building.)

**For Office Use Only:**

<u>Date of Filing:</u>	<u>Case Number:</u>