

PLANNING STAFF REPORT
 LANDIS PLANNING AND ZONING COMMISSION
 2/17/2026

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Petition: RZON2026-00001 Rezoning

Applicant Information: Steve Ross, Dynamic Developers of the Carolinas LLC

Owner Information: Dynamic Developers of the Carolinas LLC

Existing Zoning: Single Family Residential (SFR-2)

Proposed Zoning: Mixed Use (MU-2)

Existing Permitted Uses: All uses permitted in the SFR-2 zoning district are permitted by right on the subject property.

Proposed Uses: All uses allowed in the MU-2 zoning district.

Parcel ID Number: 130 053

Property Addresses: 525 Kimball Road

Area in Acres: ± 11.57 ac

Site Description: Currently, a residence and several accessory structures occupy the subject property. The structures currently appear to be vacant. The subject property is not within a watershed. Grant's Creek (a perennial stream) runs south to north approximately 120 feet to the west of the subject property.

Adjacent Land Use: The subject property is surrounded by vacant and residential (single family and multi-family) properties in all directions. A small business is located on the southeastern boundary of the subject property. (*see Exhibit D*)

Surrounding Zoning: North: Single Family Residential (SFR-2) and Mixed Use (MU-1)
 East: Single Family Residential (SR-2)
 South: Single Family Residential (SFR-2 & SFR-3)
 West: Single Family Residential (SFR-2)

Utility Service Provider: The subject property is currently served with Landis water and sewer.

Exhibits

EXHIBIT A – Staff Report
 EXHIBIT B – Application

- EXHIBIT C – Property Deed
- EXHIBIT D – Staff Maps
- EXHIBIT E – Use Comparison Table
- EXHIBIT F – Ordinance
- EXHIBIT G – Town of Landis Utility Records
- EXHIBIT H – Adjacent Property Owner Information
- EXHIBIT I – Neighborhood Meeting Information

Intent of Zoning Districts

PROPOSED DISTRICT: MIXED USE (MU-2)

The Mixed-Use District (MU-2) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Landis residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transit

EXISTING DISTRICT: Single Family Residential (SFR-2)

The Single-Family Residential District (SFR-2) provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Landis and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Landis prior to the effective date of these regulations.

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Town of Landis Planning & Zoning

NCDOT Review:

No response. Philip Seitz, District Engineer, NCDOT

Fire Marshal Review:

No comments. Andrew King, Rowan County Fire Inspector/Investigator, Rowan County Fire Marshal

Fire Review:

No comments. Jason Smith, Fire Chief, Town of Landis Fire

Police Review:

No comments. Kevin Young, Assistant Police Chief, Town of Landis Police

Public Works Review:

No comments. Matthew Geelen, Public Works Director, Town of Landis Public Works

Soil and Erosion Review:

The subject property is not along a major thoroughfare (such as Hwy 29) that would normally have mixed uses and general retail and services. It is also completely surrounded by Neighborhood [recommended land use] according to the LUP so the change does not seem to fit the future zoning. Neither the future LUP nor the existing zoning seem to support the change in zoning to MU-2 which would open it up to an extensive use of services (see Exhibit E). Josh Canup, Environmental Compliance Specialist, Rowan County Planning & Development

Rowan County Addressing:

No response. Columbus Hawks, GIS Manager, Rowan County Information Technology/911

Land Use Plan Analysis

The subject property is located within an area recommended for neighborhood use by the Town of Landis 2040 Comprehensive Land Use Plan (Plan). The requested zoning designation is mixed use which would be compatible with the mixed use category of the Plan, not with the existing Plan recommendation. An amendment to the land use plan would be necessary should the rezoning request be approved. (see Exhibit D)

Conclusions

- The subject property is approximately 11.57 acres in size and surrounded by single family residential zoning on all sides, except two properties (approximately 1.6 acres) on the opposite side of Kimball Road that are zoned MU-1. However, spot zoning would not appear to be of concern with this request due to the size of the subject property.
- The subject property is currently occupied by a residence and several accessory structures. All structures appear to be vacant at this time. According to Landis utilities records, the property is served with Landis water and sewer; utilities are currently active.
- The applicant has stated their intention to develop the property with multi-family residential uses. However, the applicant is requesting a conventional rezoning to MU-2, therefore, any use permitted within the MU-2 district would be permitted.
- Kimball Road is listed in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). However, there is no recommended increase in the

future width of the right of way. No right of way dedication will be required as the subject property develops.

This is a conventional rezoning request; therefore, all uses permitted in the MU-2 zoning district would be allowed on the subject property if approved. The Planning and Zoning Board should consider all the information provided and determine if the proposed rezoning is consistent with the Board's vision for this section of the Town of Landis.