



ORDINANCE #ZMA-2026-04-13

**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 Town County Tax Parcel ID 130 053 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of "Mixed Use -2" (MU-2) 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 planned for Neighborhood uses by the adopted Plan.

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because it would allow for growth and the possibility of uses beyond those of the current "Neighborhood" designation supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents through the development process in accordance with the LDO.

**Part 3. Designation of Zoning Designation.**

That Rowan County Tax Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated "Mixed Use -2" (MU-2) 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 Town County Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated in the "Mixed Use" 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 13th day of April 2026

s/ \_\_\_\_\_  
Meredith Bare Smith, Mayor

s/ \_\_\_\_\_  
Madison Stegall, Town Clerk

## Attachment "A"

Please see attached survey for the legal description



