



FINDINGS AND CONCLUSIONS

The North Carolina General Statutes require that property deemed non-contiguous to the “primary corporate limits” of a municipality must meet certain requirements for annexation. The following provisions demonstrate the eligibility of the subject property(s) for annexation by the Town as follows:

1. The property lies within an area contained within the defined boundaries of an annexation boundary agreement authorized by NCGS 160A, Article 4A, Part 6.
2. The property meets the requirements of NCGS 160A-58.1(b2).
3. The property owner has submitted a petition to the Town of Landis for annexation.

The property does not currently have a Town of Landis zoning designation due to its location beyond the Extraterritorial Jurisdiction of the Town; therefore, a concurrent hearing may be held at the time of annexation to designate an initial zoning designation upon the Official Zoning Map of the Town.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

THE ACTIONS THAT MAY BE TAKEN AT THE SEPTEMBER 8, 2025, MEETING INCLUDE:

- a. Direct (by Resolution #2025-09-08-1) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Board
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #2025-09-08-2) for public hearing at the next regular meeting.

ADDITIONAL STEPS BEFORE, AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Board of Aldermen undertake the process of annexation, staff will:

1. Place an item on the August 19, 2025, Planning Board agenda a request their recommendation on the designation of the appropriate zoning district requested by the petitioner as Single Family Residential-3 (SFR-3) consistent with the existing designation upon the Future Land Use Map of the Town Plan 2040 of “Residential”
2. Advertise for a Public Legislative Hearing scheduled for October 20, 2025, before the Mayor and Board of Aldermen on the subject of annexing and applying an initial Town zoning designation to the property.

NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN – THE ACTIONS THAT MAY BE TAKEN AT THE October 20, 2025, REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Legislative Public Hearings for the purpose of receiving input from citizens and/or persons owning an interest in the subject property.
2. Considering (adoption or rejection) of an Ordinance #ANNEX-2025-10-20-1 Extending the Corporate Limits (annexation to include the subject property).
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2025-10-20-1 (initial zoning) to reflect designation upon the subject property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk's record, Administrator's record and online.
2. Update shapefiles with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds.
4. Notify all public utilities of the changes in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed,
5. Accept application from owner for the approval (by staff) of site development plan(s) and /or preliminary plat(s) for any future development project upon the subject property,
6. Process zoning permit application(s) and issue permit(s) upon compliance with the Town of Landis Development Ordinance (LDO).