

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT ORDINANCE
OF THE TOWN OF LANDIS, NORTH CAROLINA**

Ordinance #ZMA-2024-12-09

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 the zoning map amendment to the property of Town of LANDIS, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A103 and 133A105 located between 1000 and 1040 Coldwater Street and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Single-Family Residential-2” (SFR-2) is 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 surrounded by residential neighborhood homes designation on both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

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 for Landis, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 133A103 and 133A105 described in Attachment “A” attached hereto shall be designated “Single-Family Residential-2” (SFR-2) on the Official Zoning Map.

Part 4. Designation of Future Land Use Categories to Subject Properties.

The Board of Aldermen further ordains the properties consisting of Rowan County Parcel ID 133A103 and 133A105 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.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 9th day of December 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

**Tax Parcel 133A-103
Dial Street**

Lots Nos. 184, 185, 186, 187 and 188 as shown on Map No. 5 of Property of O.L. & D.C. Linn, made by G. Sam Rowe, Reg. C.E., dated May 10, 1950, recorded in Book of Maps at page 775 in the Office of the Register of Deeds for Rowan County, North Carolina.

**Tax Parcel 133A-105
Coldwater Street**

Lots Nos. 176, 177, 178 and 179 as shown on Map No. 5 of Property of O.L. & D.C. Linn, made by G. Sam Rowe, Reg. C.E., dated May 10, 1950, recorded in Book of Maps at page 775 in the Office of the Register of Deeds for Rowan County, North Carolina.

Enlarged Area Map for Reference

