

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

Ordinance #ZMA-2024-04-08-2

**BE IT ORDAINED** by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of Mt. Moriah Apartments LLC 1484 S Beverly Dr. #114, Los Angeles, CA 90035-3043, being the owners of the certain land area(s) hereinafter known as Rowan County Tax Parcel(s) 130B095 and 130B315 located at 1275 & 1285 Mt. Moriah Church Road as described in Attachment “A” attached hereto be designated upon the OZM as follows:

**Part 1. Consistency with Adopted Comprehensive Plan.**

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Mixed Use 1 District” (MU-1) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the subject property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods 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 by enabling additional housing opportunities developed in accordance with the LDO.

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

That Rowan County Parcel ID 130B095 and 130B315, as shown in Attachment “A” attached hereto shall be designated “Mixed Use 1 District” (MU-1) on the Official Zoning Map.

**Part 4. Effective Date.**

This Ordinance shall be effective immediately upon its adoption.

Adopted this 8<sup>th</sup> day of April 2024.

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

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

Attachment "A"

Being Tract 1 and Tract 2, consisting of 2.51 acres, and being all of the property described in a "Final Plat of Minor Subdivision for Ferrell and Betty James," a map of said property being on file in the Office of the Register of Deeds for Rowan County in Map Book 9995, Page 5849, specific reference thereto being hereby made for a more complete description thereof by metes and bounds.

