

**Ordinance #ZMA-2025-09-08-2**

**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 Rowan County Tax Parcel ID 130 097 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of "Civic" (CIV) 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 that is designated as "Mixed Use". However, the subject property is surrounded by an area that is designated as "Civic" (which would support a rezoning to CIV) and the small size of the subject property would not be conducive to mixed use type development.

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

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

That Rowan County Tax Parcel ID 130 097 described in Attachment "A" attached hereto shall be designated "Civic" (CIV) 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 Rowan County Parcel ID 130 097 described in Attachment "A" attached hereto shall be designated in the "Civic" 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 8<sup>th</sup> day of September 2025.

s/  
**Meredith Bare Smith, Mayor**

s/  
**Madison Stegall, Town Clerk**

Location Map from Rowan County GIS showing Parcel 130 097

**TRACT ONE:**

AC:  
AC:

1365 C206

130B096

1365 C107

CALC AC:  
3.53 Ac.

26.00

26

3

4

126.58

100

W RYDER AV

130 097

(0.40A)

CALC AC:  
0.39 Ac.

714

Inside  
Lands  
Grants

70

212.99

96.72 (173)

78.53

214.03

(0.45A)

130 331

MAP #2

DRAFT