



Ordinance #ZMA-2026-11-05-01

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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 163 064 and further described in Attachment "A" hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of "Residential Main Street Transition" (RMST) 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 of 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 of Landis, as required by G.S. 160D-605(b).

PART 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 163 064 described in Attachment "A" attached hereto shall be designated "Residential Main Street Transition" (RMST) 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 163 064 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.

The Ordinance shall be effective immediately upon its adoption.

Adopted on this 5th day of November 2026.

S/ _____

S/ _____

Victoria Martin, Town Clerk

Meredith Bare Smith, Mayor

This aerial map displays a residential area in Rowan County, North Carolina. The map features numerous property boundaries, lot numbers, and acreage calculations. A red rectangle highlights a specific property. The map includes labels for 'Rowan County', 'J.C. CORRELL PROPERTY', 'WALKER TOWN', and 'THE OAKS OF LANDIS'. The map is overlaid with a grid of lot numbers and acreage calculations.