

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

Ordinance #ZMA-2024-01-08

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 located at 0 S Chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 1090000002 and that portion of 108 1800001 lying outside the Town Limits of the Town and south of S Beaver Street) and described with illustration 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 “Residential Main street Transitional District” (RMST) 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 located at 0 S chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 1090000002 and that portion of 108 1800001 lying outside the Town Limits of the Town and south of S Beaver Street), as shown in Attachment “A” attached hereto shall be designated “Residential Main street Transitional District” (RMST) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 11th day of January 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

TRACTS 1 & 2:

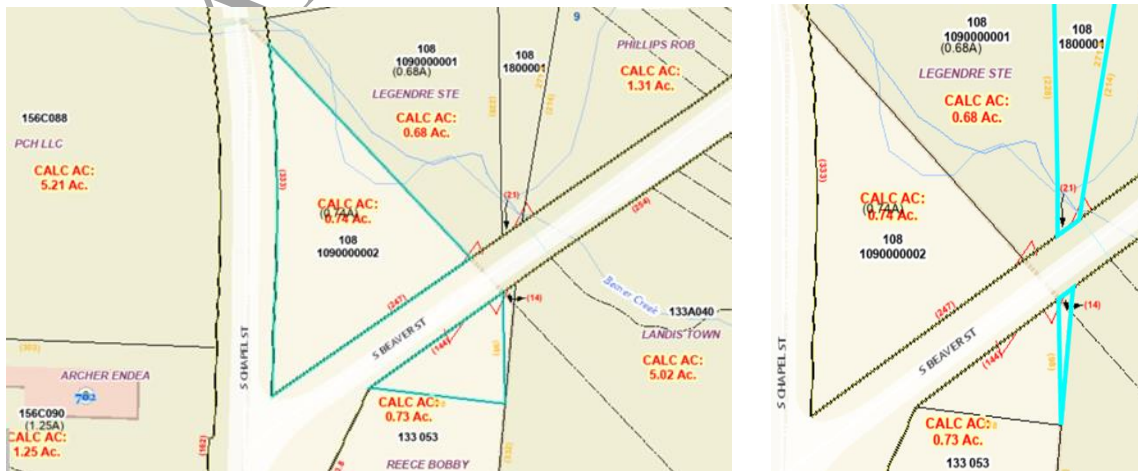
Parcel #s: 108 1090000001 & 108 1090000002

(1.53 Acres, more or less, Intersection of Beaver (now Sloop Street) and Chapel Street, Town of Landis, China Grove Township, Rowan County) Map 108, Parcel 109) Lying in the Town of Landis, China Grove Township, Rowan County, North Carolina, on the east side of Chapel Street and the south side of Sloop Street, and more particularly described as follows: BEGINNING at a stake at the intersection of Beaver (now known as Sloop Street) and Chapel Streets; thence with Chapel Street, South 9-45 East, South 6-45 East, and South 7-30 West 946 feet to a stake, E. G. Mills' corner; thence with E. G. Mills' line, South 88-45 East 226 feet to a stake, E. G. Mills' line; thence North 1-45 East 996 feet to a stake on Beaver (now Sloop Street) Street; thence with Beaver (now Sloop Street) Street, South 80-15 West 315 feet to the BEGINNING, containing 5.3 acres, more or less.

LESS AND EXCEPT the following 1.25-acre tract (Map 108, Parcel 181001) deeded to Robert J. Phillips and wife, Gail M. Phillips, by Coy A. Little, single, on November 7, 1990, by deed in Deed Book 665, at Page 589. This property is lying in the Town of Landis, China Grove Township, on the east side of Chapel Street, and being more particularly described as follows: BEGINNING at a spike in the right-of-way line of Chapel Street, said spike being located S. 7-23 E. 384.5 feet from a spike in the right-of-way of Chapel Street at its intersection with Sloop Street; thence N. 82-37 E. 255.30 feet to a new iron pin; thence S. 1-27 W., passing an iron rod at 80.50 feet, a total distance of 232.76 feet to an iron pipe; thence S. 82-37 W., passing an iron rod at 164.55 feet, a total distance of 219.65 feet to a bolt in the face of a bridge curb in the right-of-way of Chapel Street; thence within the right-of-way of Chapel Street N. 7-23 W. 230.0 feet to the point and place of BEGINNING, containing 1.25 acres, and being that property shown upon a survey by Charles D. Brown, Registered Surveyor, entitled "Property of Robert J. Phillips" bearing the date of November 29, 1977, to which reference is hereby made.

LESS AND EXCEPT the following 2.52-acre tract (Map 108, Parcels 164, 165, 166 & 167) deeded to Scottish Real Estate, Inc. by Robert J. Phillips and wife, Gail M. Phillips; and Mary B. Phillips, widow; and Coy A. Little, single, on May 18, 1978 by deed in Deed Book 582, at Page 211. This property is lying in the Town of Landis, China Grove Township, Rowan County, N. C. on the east side of Chapel Street and the south side of Sloop Street, and being part of the old E. D. Mills property and more particularly described as follows: BEGINNING at a spike near the center line of Chapel Street at the old northwestern corner of E. D. Mills and runs thence N. 82-36-40 E. 315 feet with the southern edge of Sloop Street (unopened) to an iron stake, the old northeastern corner of E. D. Mills; thence S. 1-27 W. 389.05 feet (passing an iron stake on line at 269.57 feet) to an iron stake, a new corner; thence a new line S. 82-37 W. 255.30 feet to a spike, a new corner in Chapel Street in the old E. D. Mills' line; thence N. 7-23 W. 384.5 feet with the old line to the point of BEGINNING, containing 2.52 acres, more or less, as surveyed by Charles D. Brown on May 18, 1978. This conveyance is being made subject to the right-of-way of Chapel Street.

Location Maps from Rowan County GIS:



DRAFT 12 December 2023