

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

Ordinance #ZMA-2024-07-15-3

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 STABLE-1 LLC, 15135 RAMAH CHURCH RD., HUNTERSVILLE, NC 28078-4015, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) located at the northeastern corner of Coldwater Street and East Mills Drive and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed-Use 2” (MU-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 the “Commercial” designation on the adopted Future Land Use Map contained within the Plan and is presently designated “US Highway 29 Commercial District” (C-29) on 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 and non-residential uses through the provision of diverse land use types supporting both the local residential and employment needs of the Town for Landis residents, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) described in Attachment “A” attached hereto shall be designated “Mixed-Use 2” (MU-2) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 15th day of July 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

BEING Lot No. 2 as shown on Sheet No. 2, Map of the Division of Mrs. E. G. Mills Estate, Rowan County, NC made by Thomas Hudson and J. F. Almond, Surveyors, December 1959 and recorded in Book of Maps 9995, Page 935-A in the Rowan County Register of Deeds Office, reference to which is hereby made.

Enlarged Area Map for Reference

