

Ordinance #ZMA-2025-12-08-2

**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 130 331 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed Use -1” 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 designated as “Neighborhood”. However, the subject property is adjacent to an existing area designated as “Mixed Use” and this action would be an extension of that district.

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 130 331 described in Attachment “A” attached hereto shall be designated “Mixed Use -1” (MU-1) 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 ID130 331 described in Attachment “A” attached hereto shall be designated in the “Mixed Use - 1” 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 8th day of December 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Attachment “A”

Location Map from Rowan County GIS showing Parcel 130 331

TRACT TWO:

BEGINNING at an existing iron pipe in the Norther margin of Ryder Avenue; and running thence with the Northern margin of Ryder Avenue, North 42 degrees 30 minutes 00 seconds West 105.00 feet to a new iron pin in the line of Betty L. Watts; thence running with Watts' line, North 53 degrees 17 minutes 24 seconds East 214.03 feet to a new iron pin in the line of the Town of Landis; thence running with the line of the Town of Landis, South 42 degrees 30 minutes 00 seconds East 78.53 feet to an existing iron pipe; thence continuing with the line of the Town of Landis, South 46 degrees 11 minutes 17 seconds West 213.00 feet to the point of **BEGINNING**, comprising 0.45 acre, as shown on a survey map prepared by Deal's Land Surveying and dated January 12, 2000.

