

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

Ordinance #ZMA-2024-07-15-2

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 Town of LANDIS, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 109 008 (PIN 5625-05-17-7618) located at the western corner of East Garden Street and North Chapel Street and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) 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 adjacent on two sides to the “Civic” designation on 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 civic uses such as parks and parking lots for citizens and businesses through the provision of diverse land use types supporting both the local economic base 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 109 008 (PIN 5625-05-17-7618) 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 properties consisting of Rowan County Parcel ID 109 008 (PIN 5625-05-17-7618) 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 this 15th day of July 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

One lot lying in the Town of Landis, N. C.; Beginning at the intersection of Chapel and Garden Streets; thence with Garden Street North 44 deg. West 88 feet to a stake a new corner; thence a new line South 46 deg. West 100 feet to a stake, another new corner; thence North 47 deg. West 12 feet to a stake on line of G. C. Turner; thence with Turner's line South 46 deg. West 100 feet to a stake; thence South 44 deg. East 100 feet to a stake on Chapel Street; thence with Chapel Street North 46 deg. East 200 feet to the point of beginning.

Enlarged Area Map for Reference

