

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

Ordinance #ZMA-2024-07-15-1

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 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) lying outside the Town Limits of the Town on the north side of Old Beatty Ford Road 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 “Industrial District” (IND) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Employment/Manufacturing” designation upon the adjacent 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 the local economic base of the Town while improving access to local jobs to improve the quality of life for Landis residents by enabling additional business opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123), as shown in Attachment “A” attached hereto shall be designated “Industrial District” (IND) on the Official Zoning Map.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcel ID numbers 133 236, 133 237, & 133 123 as shown in Attachment “A”, attached hereto, shall be designated “Employment/Manufacturing” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted the 15th day of July 2024.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS showing parcels located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123):

