

PLANNING STAFF REPORT
 LANDIS PLANNING AND ZONING COMMISSION
 4/21/2026

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Petition: RZON2026-00002 Rezoning

Applicant Information: Jennifer Ronneburger

Owner Information: Mac N Pops LLC

Existing Zoning: Vehicle Service & Repair (VSR)

Proposed Zoning: US Highway 29 Commercial (C-29)

Existing Permitted Uses: All uses permitted in the VSR zoning district are permitted by right on the subject property.

Proposed Uses: All uses allowed in the C-29 zoning district.

Parcel ID Number: 133A04703

Property Addresses: 2877, 2879 & 2881 N Cannon Boulevard

Area in Acres: ± 1.48 ac

Site Description: Several commercial buildings are located on site and the buildings are occupied by existing businesses. The subject property is located within the protected area of the Cold Water Creek Watershed. Beaver Creek runs along the southern property line in a northwest to southeast direction.

Adjacent Land Use: The subject property is surrounded by commercial uses to the south and northeast, residential uses to the north and west and vacant property to the east (on the opposite side of N Cannon Blvd).

Surrounding Zoning: North: Residential Main Street Transition (RMST) and US Highway 29 Commercial (C-29) districts
 East: Single Family Residential (SR-2) and Rowan County Commercial, Business, Industrial (CBI) districts
 South: US Highway 29 Commercial (C-29) district
 West: Residential Main Street Transition (RMST) district

Utility Service Provider: The subject property is currently served with Landis water and sewer.

Exhibits

- EXHIBIT A – Staff Report
- EXHIBIT B – Application
- EXHIBIT C – Property Deed
- EXHIBIT D – Staff Maps
- EXHIBIT E – Use Comparison Table
- EXHIBIT F – Adjacent Property Owner Information
- EXHIBIT G – Neighborhood Meeting Information

Intent of Zoning Districts

PROPOSED DISTRICT: MIXED USE (MU-2)

The US Highway 29 Commercial District (C-29) is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 29 corridor. Development standards in the C-29 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-29 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

EXISTING DISTRICT: Single Family Residential (SFR-2)

The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and it's interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Town of Landis Planning & Zoning

NCDOT Review:

Philip Seitz, District Engineer, NCDOT

Fire Marshal Review:

Andrew King, Rowan County Fire Inspector/Investigator, Rowan County Fire Marshal

Fire Review:

Jason Smith, Fire Chief, Town of Landis Fire

Police Review:

Kevin Young, Assistant Police Chief, Town of Landis Police

Public Works Review:

Matthew Geelen, Public Works Director, Town of Landis Public Works

Soil and Erosion Review:

Josh Canup, Environmental Compliance Specialist, Rowan County Planning & Development

Rowan County Addressing:

Columbus Hawks, GIS Manager, Rowan County Information Technology/911

Land Use Plan Analysis

The subject property is located within an area recommended for commercial use by the Town of Landis 2040 Comprehensive Land Use Plan (Plan). The requested zoning designation is commercial which would be compatible with the commercial category of the Plan. (*see Exhibit D*)

Conclusions

- A potential tenant approached staff in November to locate a commercial business in one of the buildings on site and it was found that the current zoning of the property would not permit the proposed use. After further research it was found that another business on site is also not permitted by the existing zoning district. Staff further considered the existing and proposed uses and found that the US Highway 29 Commercial district would permit the existing and proposed uses. The applicant decided to move forward with a request to rezone the property.
- This section of North Cannon Boulevard is listed in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). The current right of way width is 100 feet. The projected right of way is 110 feet. Therefore, it is projected that the applicant will need to dedicate 5 feet of right of way along the frontage in the future.

This is a conventional rezoning request; therefore, all uses permitted in the C-29 zoning district would be allowed on the subject property if approved. The Planning and Zoning Board should consider all the information provided and determine if the proposed rezoning is consistent with the Board’s vision for this section of the Town of Landis.