



Ordinance #ZMA-2026-06-08

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 Mac N Pops LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A04703 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of "US Highway 29 Commercial District" (C-29) 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 an area surrounded by commercial designation of both the adopted Future Land Use Map contained within the Plan and Current Official Zoning Map.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for growth and expansion of commercial 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 133A04703 described in Attachment "A" hereto shall be designated "US Highway 29 Commercial District" (C-29) 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 ID 133A04703 described in Attachment "A" attached hereto shall be designated in "US Highway 29 Commercial District" 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 June 2026.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 133A04703

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601), and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc, (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown two (2) lines as follows: (1) North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle; thence (2) North 21 degrees 46 minutes 54 seconds West 134.87 feet (passing a bent 2" pipe at 77.66 feet which is also the common corner of Brown and Kit A Caldwell (DB 1137, PG 994), to a #5 rebar in the line of Caldwell and in the corner of South Upright Street; thence with the line of Upright Street North 34 degrees 20 minutes 00 seconds East 169.39 feet to a set iron pin in the line of Upright Street and in the line of Vicki Lumsden (DB 1168, PG 425); thence with Lumsden South 56 degrees 48 minutes 18 seconds East 308.89 feet (passing a pk nail at 4.76 feet), to a set iron pin in the corner of Lumsden and in the line of North Cannon Boulevard (US Highway 29 and 601); thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 390.60 feet (passing an existing axle at 200.01 feet) to the point and place of BEGINNING, containing 2.414 acres, more or less as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., dated December 15, 2011, by Land Development Services.

LESS AND EXCEPT THAT .0935 ACRES CONVEYED TO D.E. MOORE FAMILY PROPERTIES, LLC FROM BROWN BROTHERS CONSTRUCTION COMPANY IN DEED BOOK 1216, PAGE 547 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601) and in the common corner of hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and the corner of Jeanette C. Brown (DB 835 PG 995); thence with Brown North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle in the common corner of Jeanette C. Brown (DB 835, PG 995) Brown Brothers Construction, and Jeanette Brown (DB 460, PT 49 and DB 476, PG 337); thence six (6) new lines with Jeanette Brown (DB 460, PG 49 and DB 476, PG 337) and Brown Brothers Construction as follows: (1) North 76 degrees 07 minutes 59 seconds East 31.74 feet to a set iron pin; thence (2) South 79 degrees 42 minutes 30 seconds East 22.34 feet to a point; thence (3) South 79 degrees 42 minutes 30 seconds East 37.15 feet to a point; thence (4) South 79 degrees 42 minutes 30 seconds East 21.71 feet to a set iron pin; thence (5) South 49 degrees 43 minutes 53 seconds East 66.53 feet to a point; thence (6) South 49 degrees 43 minutes 53 seconds East 41.47 feet to an existing axle in the corner of Jeanette Caldwell Brown (DB 460, PG 49 and DB 476, PG 337) and in the line of North Cannon Boulevard; thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 185.36 feet to the point and place of BEGINNING, containing 0.935 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., by Land Development Services, dated December 15, 2011.

