

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

Ordinance #ZMA-2023-09-11

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 Dynamic Developers of the Carolinas, LLC, being the owners of the certain land area(s) hereinafter known as Rowan County Tax Parcel(s) 123B119 located at 630 Kimball 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 “Mixed Use 1 District” (MU-1) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Neighborhood” designation upon the subject 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 neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents by enabling additional housing opportunities developed in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Parcel ID 123B119, as shown in Attachment “A” attached hereto shall be designated “Mixed Use 1 District” (MU-1) on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted this 11th day of September 2023.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

TRACT 2: 630 Kimball Rd., China Grove, NC 28023 (Tax Map 123B, Parcel 119)

BEING all of Lot Number 15 of the W. L. Kimball Estate, located on Kimball Road as shown on a map of said property made by Hudson & Almond from a physical survey by them in July and October 1965, said map being on file in the office of the Register of Deeds for Rowan County, North Carolina, in Book of Maps 9995 at page 1049 and reference is hereby made to said map for a more complete description of said property.

