



Fee rec'd
6/22/23
\$895.00

PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF LANDIS, NORTH CAROLINA

Applicant/Owner(s):

Name(s)	Dynamic Developers of the Carolinas, LLC
Address	210 Oak Avenue, Kannapolis, NC 28081
Telephone	704-305-3794
E-Mail	Premiersr77@gmail.com

Project and Property Information:

Property Location/Address	525, 630, 635, 637 Kimball Rd	Parcels: 130 053 123 B 119
Existing Zoning Map District	Sf-2 SF-3	
Proposed Zoning Map District	mu-1	

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are:

There are multi family homes in this area,
and we are seeing a tremendous growth in
Rowan County. We feel that mult family
homes in a need.

100 50/50 6307
100 50/50 6307

The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change;
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change;
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

Parcel Number	Name of Property Owner	Mailing Address
130 052	Terry + Barbara Davis	637 Kimball Rd China Grove NC 28023
130 062	Barry Louder	295 Old Stage Coach Rd, China Grove NC 28023
123 B113	Larry Page Family	1135 Kimball Rd China Grove, NC 28023
123 B114	Ben + Lee Kimball	465 Kimball Rd, China Grove NC 28023
123 B114	" "	" "
123 B117	Ben Kimball	465 Kimball Rd, China Grove NC 28023
123 B125	Ben Kimball	" "
130 B 054	Ben Kimball	" "
130 345	Jane Snider	465 Kimball Loop China Grove 28023
130 324	Ben Kimball	465 Kimball Loop China Grove NC 28023
123 090	Joseph Selma	699 Eudy Rd China Grove, NC 28023
130 081	Deuchert + Alex	633 Kimball Rd, China Grove, NC 28023
123 B089	McGalliard Robert	710 Kimball Rd China Grove, NC 28023
130 053	Dynamic Developers of the Carolinas	525 Kimball 210 Oak Ave Kannapolis, NC 28081

(Use additional sheets if necessary)

ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.

Applicant Printed Name(s):	Applicant Address(es):	Applicant Signature(s):
Dynamic Developers of the Carolinas, LLC	210 Oak Avenue Kannapolis, NC 28081	

*A filing fee of (\$750 + \$125 advertising cost = \$875) must accompany each proposed zoning map amendment at the time it is filed with the Town of Landis.

*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor's Office, Rowan County Office Building.)

For Office Use Only:

Date of Filing: <u>payment rec'd</u> <u>06/22/2023</u>	Case Number:
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Revised 7/11/2023

pre-app conference + revised
ZMA req. as
JUL 11 2023 per above
RECEIVED By applicant

Rowan County GIS

PARCEL ID: **123B119**
PIN: 5626-14-43-3669

Owner Name:
DYNAMIC DEVELOPERS OF CAROLIN

Mailing Address:
210 OAK AVE

KANNAPOLISNC28081-4329
Property Address:
630 KIMBALL RD

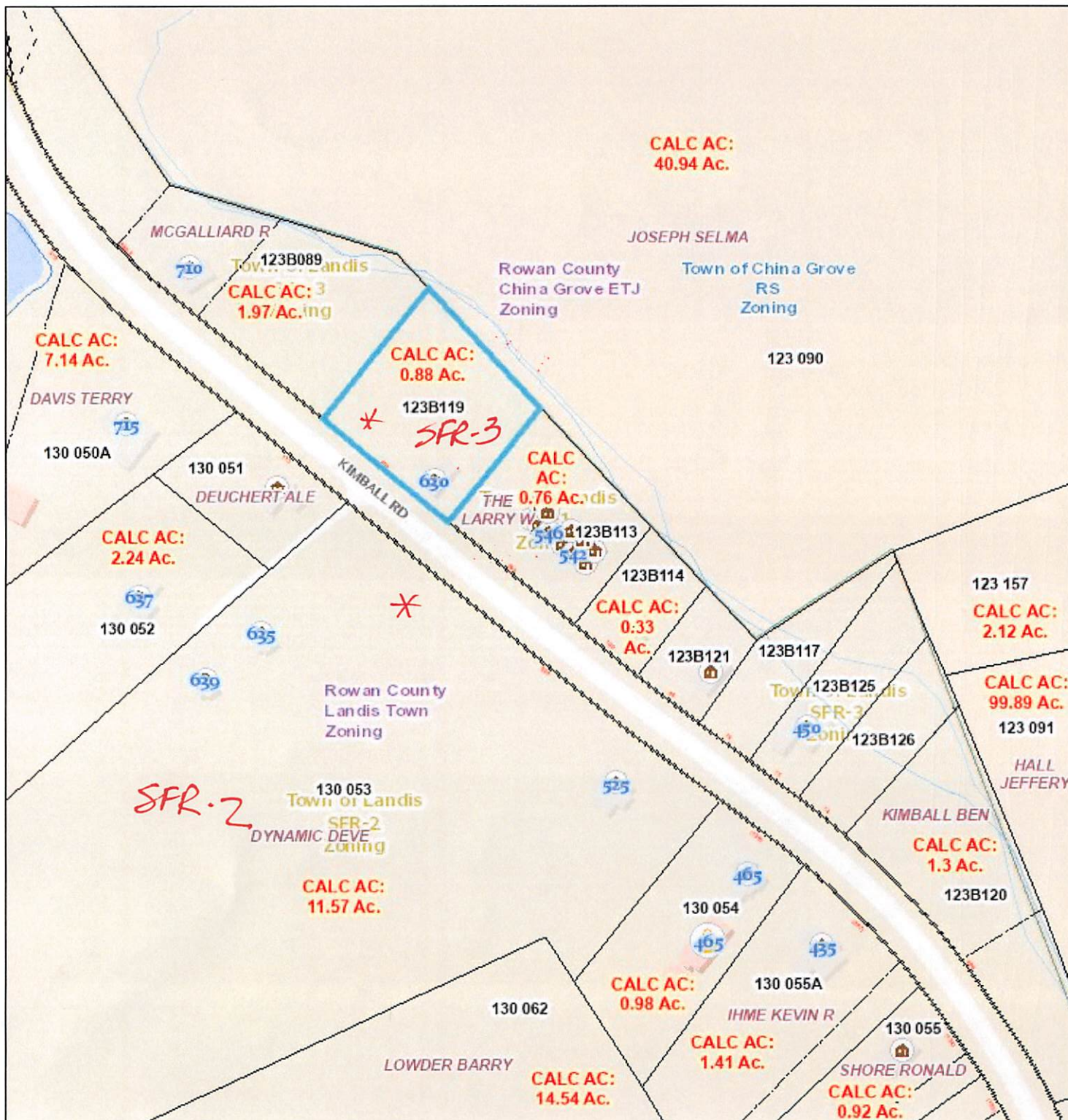
Tax District Code:107
Tax District:LANDIS
Land FMV: \$35,775
Land LUV: \$0
IMP FMV: \$33,530
Total Value:69305

Deed Ref: 1423/854/2023

Date Sold: 5/25/2023

Sale Amt: \$425,000

Legal Description:
L15 1.05AC W.L. KIMBAL



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Dynamic Developers of the Carolinas, LLC
210 Oak Ave
Kannapolis, NC 28081

F & M Bank
66-364/531
Granite Quarry, NC 28072

012979

6/21/2023

PAY TO THE
ORDER OF

Town Of Landis

\$ **875.00

Eight Hundred Seventy-Five and 00/100***** DOLLARS

Town Of Landis
PO Box 8165
312 South Main St
Landis, NC 28088-8165

MEMO

Kimball Tract



⑈012979⑈ ⑆053103640⑆ 313⑈635⑈3⑈

TOWN OF LANDIS PAYMENT RECEIPT

NAME

Dynamic Developers of the Carolinas LLC

DATE

6.22.2023

ACCT NO.

Zoning Amend

AMOUNT

\$ *875.00*

BY :



Kimball Tract

PLEASE BRING YOUR BILL NEXT MONTH AND REDUCE YOUR OFFICE WAITING TIME