

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

Ordinance #ZMA-2025-01-13

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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 107 056 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S 160D-604(b) of “Single Family Residential-1” (SFR-1) 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 residential neighborhood homes designation of both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of residential 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 107 056 described in Attachment “A” attached hereto shall be designated “Single-Family Residential-1” (SFR-1) 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 107 056 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” 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 this 13th day of January 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Attachment "A"

TRACT ONE: Being Lots Nos. 31, 32, 33, 39, 40 and 41 as shown on Map No. 1 of the C.A. Linn Estate by J.D. Justice dated September 1, 1939, recorded in Register of Deeds office and better described as follows: BEGINNING at a stake, at edge of Linn Mills Co. line (now or formerly) and edge of unnamed street; thence with the unnamed street, South 39-35 East 280.5 feet to a stake, corner of Lot No. 34; thence with line of Lot No. 34, North 52-38 East 150 feet to a stake, at back corner of Lot No. 34; thence with back line of Lot No. 34, South 39-35 East 100 feet to a stake; thence South 52-38 West 50 feet to a stake, on line of Lot No. 34 and back corner of Lot No. 35; thence with line of Lot No. 35, North 39-35 West 150 feet to a stake at edge of Zion Street; thence with Zion Street, North 52-38 East 200 feet to corner of Zion and unnamed street; thence with unnamed street, North 39-35 West 550.3 feet to a stake on Linn Mills Company line (now or formerly); thence with Linn Mills Company line (now or formerly), South 48-38 West 300 feet to the Beginning.

Location Maps from Rowan County GIS:

