



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 (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property is located at 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) lying outside the Town Limits of the Town on the east side of S. Chapel Street and described with illustration I 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(b) of “Residential Main Street Transition” (RMST) is consistent with the Town of Landis 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 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 133 053 described in Attachment “A” hereto shall be designated “Residential Main Street Transition” (RMST) 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 133 053 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 on this 11th day of May 2026.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Tori Martin, Town Clerk

Attachment "A"

Lying and being in China Grove Township, Towan County, North Carolina, at the southeast intersection of Beaver Street and chapel Street, adjoining the property of Robert J. Phillips and Linn Bros. and being that property as shown on a plat of the property of Bobby R. Reece, Sr., and wife, Martha H. Reece as surveyed September 13, 1979, by A.C. Brown and Being more particularly described as follows:

BEGINNING at an iron pipe in the southern edge of Beaver Street, the southwest corner of the property of Robert J. Phillips (formerly Mills property) and runs thence S. 30-45 W. 193.8 feet to a new iron in the eastern edge of Chapel Street; thence S. 69 E. 196.5 feet to an existing iron pin at the scrape blade, a corner of Linn Bros. property; thence with the line of Linn Bros. N. 8-22 E. 225.5 feet to an existing iron pin at a scrape blade, a corner of Robert J. Phillips; thence with the line of Phillips N. 83-14 W. 118.0 feet to the point of BEGINNING.

