

Ordinance #ZMA-2025-03-17-1

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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 107 05601 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of "Single Family Residential-I" (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 05601 described in Attachment "A" attached hereto shall be designated "Single-Family Residential-I" (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 05601 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 17th day of March 2025.

Meredith Bare Smith, Mayor

Madison Stegall, Town Clerk

Attachment "A"

Tax Parcel 107-05601

Being all of Lot No. 34 as shown on the Map No. 1 of the C. A. Linn Estate as surveyed by J. D. Justice, September 1, 1939 and better described as follows:

BEGINNING at a stake in the North margin of an unnamed street, the corner of Lots No. 34 and 35, which is a point 150 feet from the intersection of the west margin of Zion Street and the North margin of said unnamed street; thence North 39 degrees 35 minutes West 100 feet with the north margin of said unnamed street to a stake, the Southeast corner of Lot No. 33; thence North 52 degrees 38 minutes East 150 feet with the dividing line of Lots No. 33 and 34 to a stake, the back corner of Lots No. 33, 34, 38 and 39; thence South 39 degrees 35 minutes East 100 feet with the back line of Lot No. 38 to a stake in the back line of Lot No. 36; thence South 52 degrees 38 minutes West 150 feet with the back line of Lots No. 35 and 36 to a stake in the North margin of the unnamed street, the Point of Beginning

Being the identical property conveyed to D. C. Linn and wife, Frances C. Linn by deed from Lane C. Drye, as Trustee under the will of Bennell D. Linn, dated January 27, 1972 and recorded February 16, 1972 in Deed Book 550, Page 551 in the Office of the Register of Deeds for Rowan County, North Carolina

