



ORDINANCE #ZMA-2026-04-13

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 Dynamic Developers of the Carolinas LLC being the owner(s) of the certain land areas hereinafter described as Town County Tax Parcel ID 130 053 and further described in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of "Mixed Use -2" (MU-2) is not 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 planned for Neighborhood uses by the adopted Plan.

Part 2. Statement of Reasonableness.

This amendment is reasonable because it would allow for growth and the possibility of uses beyond those of the current "Neighborhood" designation 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 through the development process in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated "Mixed Use -2" (MU-2) 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 Town County Parcel ID 130 053 described in Attachment "A" attached hereto shall be designated in the "Mixed Use" 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 13th day of April 2026

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Legal Description

BEGINNING at a point in the southeastern property line of Terry Lee Davis (recorded in deed book 1377 at page 74) and running thence with the property line of Terry Lee Davis N 49°24'07" E 655.59' to a # 4 rebar in a gravel drive the southeastern corner of the Alex Deuchert property (recorded in deed book 1422 at page 473); running thence with the Deuchert property line N 51°02'19" E 121.94' to a point in the southern right of way line of Kimball Road and continuing within the right of way of Kimball Road N 51°02'19" E 30.61' to a point in the centerline of Kimball Road; thence with the centerline of Kimball Road, the following two calls: 1) S 50°26'22" E 104.21', 2) S 50°57'35" E 224.90' and 3) S 52°32'16" E 241.29' to a point in the centerline of Kimball Road; thence leaving the centerline of Kimball Road with a line S 37°59'46" W 312.43' passing over the right of way of Kimball Road at 30.08' to the southwestern corner of the Ben Kimball property (recorded in deed book 628 at page 383) also a point in the northeastern property line of the Barry Lowder property (recorded in deed book 675 at page 313); thence with the northeastern property line of the Lowder property N 31°51'23" W 61.05' to the northern corner of the Lowder property; thence with the Lowder property line S 64°59'33" W 951.70' to a point in the northeastern property line of the J Snider property (recorded in deed book 1371 at page 989); thence with the Snider property line N 55°07'37" W 55.08' to the northeastern corner of the BC Kimball property (recorded in deed book 1030 at page 489) N 55°06'29" W 66.03' to the southeastern corner of the Terry Lee Davis property (recorded in deed book 1377 at page 74); thence with the Davis property line N 18°56'35" E 380.24' to the point of BEGINNING containing 11.98 acres.

