ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BREVARD TO REZONE A PARCEL LOCATED AT THE INTERSECTION OF ROSMAN HIGHWAY AND NICHOLSON CREEK ROAD

WHEREAS, the City of Brevard requests that the Official Zoning Map of the City of Brevard be amended by rezoning a parcel of land, from a Planned Development District (PDD) back to the base district of Neighborhood Mixed Use (NMX); the property is identified by the following PIN: 8585-06-6740-000, and are hereafter referred to as the "Subject Property" and,

WHEREAS, a public hearing was conducted March 21, 2022, in consideration of this rezoning request; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment, identified as REZ-22-002, on February 22, 2022, and unanimously recommended approval; and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, Brevard City Council finds the following:

1) The proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

2015 Comprehensive Plan:

POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.

POLICY 4.1.A: Evaluate and amend development ordinances to facilitate infill development on vacant and under-developed parcels, as well as revitalization of developed parcels.

2002 City of Brevard Land Use Plan, Future Land Use Map: Recommends a future use of Residential – Low Density for the subject parcel.

2) The proposed zoning map amendment is in the public interested and reasonable due to the following factors:

As defined in the City of Brevard Unified Development Ordinance, the Neighborhood Mixed Use zoning district is the most logical and appropriate zoning district for the subject property.

and,

WHEREAS, the City of Brevard, after hearing all persons wishing to comment on this request, desires to approve said request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map of the City of Brevard is hereby amended as depicted herein on Exhibit A which is attached hereto and incorporated by reference.

Section 2. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 21^{st} day of March, 2022.

Maureen Copelof,
Mayor

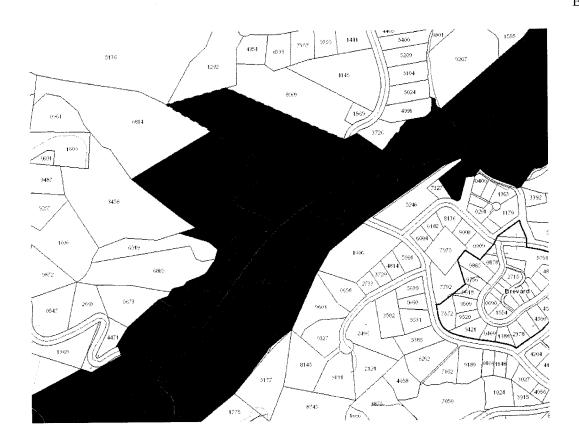
Jill Murray, CMC

City Clerk

APPROVED AS TO FORM:

Mack McKeller City Attorney

EXHIBIT A



Brevard Zoning

General Industrial

Corndor Mixed Use

Downtown Moved Use

Neighborhood Mixed Use

Residential Mixed Use

General Residential (8)

General Residential (4)

Institutional Campus

Special District

Special District Overlay