

**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 (NMU); 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<sup>st</sup> day of March, 2022.



Maureen Copelof  
Maureen Copelof,  
Mayor

ATTEST:

Jill Murray  
Jill Murray, CMC  
City Clerk

APPROVED AS TO FORM:

Mack McKeller  
Mack McKeller  
City Attorney



**Brevard Zoning**

-  General Industrial
-  Corridor Mixed Use
-  Downtown Mixed Use
-  Neighborhood Mixed Use
-  Residential Mixed Use
-  General Residential (8)
-  General Residential (4)
-  Institutional Campus
-  Special District
-  Special District Overlay