

ORDINANCE NO. 2022-59

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BREVARD TO REZONE A PARCEL LOCATED ON FISHER ROAD NEAR CRESTWOOD DRIVE

WHEREAS, Jackson Wine requests that the Official Zoning Map of the City of Brevard be amended by rezoning a parcel of land, from the General Residential-4 district to the General Residential - 8 district; such the parcel is identified by PIN 8586-64-1958-000, and are hereafter referred to as the "Subject Property" and,

WHEREAS, a public hearing was conducted September 19, 2022, in consideration of this rezoning request; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment, identified as REZ-22-009, on August 23, 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:

OBJECTIVE 2.1: Expanded tax base. As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.

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

OBJECTIVE 4.1: Increased efficiency of land uses to help stabilize and grow the City's tax base.

POLICY 4.1.G: Modify development ordinances and regulations to incorporate design standards and guidelines that respect existing community character while allowing greater residential density and intensity of nonresidential development within mixed use zoning areas.

OBJECTIVE 4.2: Develop a system of "complete neighborhoods" throughout Brevard. (This is a multi-faceted objective that will rely on objectives and policies from other elements as well.)

POLICY 4.2.A: Modify zoning to increase allowable densities and the mixing of uses in appropriate areas.

2002 City of Brevard Land Use Plan, Future Land Use Map: recommends a future use of Residential – Medium Density for the subject property.

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

As defined in the City of Brevard Unified Development Ordinance, the General Residential-8 zoning district is a logical and appropriate zoning district for a predominately residential community.

The Plan is consistent with the policies goals, objectives and policies outlined in the 2015 Comprehensive Plan and the 2002 Future Land Use Plan.

and,

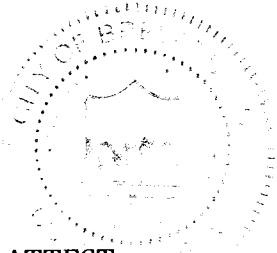
WHEREAS, the City of Brevard, after hearing all persons wishing to comment on this request, desires to approve said request.


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.

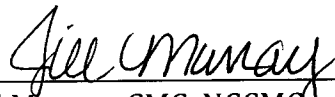
Section 2. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 19th day of September, 2022.




Maureen Copelof,
Mayor

ATTEST:


Jill Murray, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


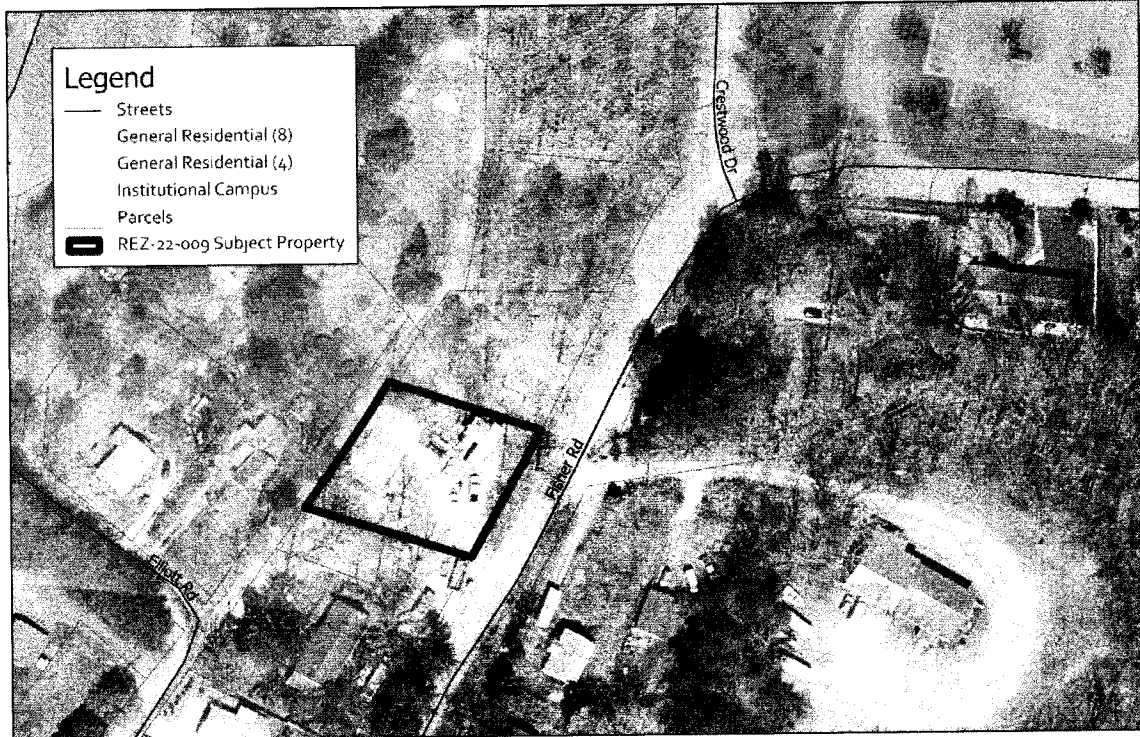

Mack McKeller
City Attorney

EXHIBIT A

Rezoning Request REZ-22-009: Fisher Road (Jackson Wine)



0 20 40 80 120 160 Feet
1 inch = 83 feet

This map was prepared by the City of Brevard Planning Department, September 2022.

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate, but accuracy is not guaranteed.