

**ORDINANCE NO. 2018-02**

**AN ORDINANCE AMENDING THE TOWN OF MILLS RIVER CODE OF  
ORDINANCES**

**CHAPTER 153 – SUBDIVISIONS**

**CHAPTER 154 – ZONING**

New sections 153.009, 154.116 added

Additions to section 154.156 highlighted

**153.009 Traffic Impact Analysis (TIA) Required**

Residential developments that are defined as a major subdivision must provide a traffic impact analysis (TIA) administered by a Certified Traffic Engineer. The analysis must be submitted with an application for a major subdivision. The report shall document the traffic operational impacts and any recommended improvements on the key roadway segments and intersections that have been identified as primary accesses to the proposed development.

**154.116 Traffic Impact Analysis (TIA) Required**

Residential developments that require a special use permit must provide a traffic impact analysis (TIA) administered by a Certified Traffic Engineer. The analysis must be submitted with an application for a special use permit. The report shall document the traffic operational impacts and any recommended improvements on the key roadway segments and intersections that have been identified as primary accesses to the proposed development.

**154.156 Zoning Compliance Permit**

(A) Unless otherwise stated in this chapter, all uses regulated by this chapter must secure a zoning compliance permit. The Zoning Administrator shall in no case grant any permit for the construction or alteration of any building if the building as proposed to be constructed or altered would be in violation of any of the provisions of this chapter.

(B) All applications for zoning compliance permits shall be accompanied by plans in duplicate, if possible, showing the actual dimensions of the plat to be built upon, drawn to scale, and the location on the lot of the building or structure proposed to be erected and altered, and the other information as may be necessary to provide for the enforcement of the provisions of this chapter.

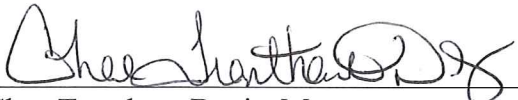
The Zoning Administrator or his/her designee shall review all applications for zoning compliance and shall approve an application if it meets all requirements. If it does not meet all requirements, then the Administrator or his/her designee shall notify the applicant of deficiencies in the application. Once an applicant has been notified that all requirements have not been met, the applicant shall have six months to re-submit the application for additional review. If an applicant does not re-submit within six months, the application will be considered void. In addition, an application will only be considered active to eighteen months. If an applicant cannot meet the requirements of the ordinance within eighteen months, it will be considered void.

(C) A zoning compliance permit shall be required for those uses permitted with standards in the MR-MU District, (See § [154.066\(E\)](#)).

(D) Events occurring off-site subsequent to the date of an application for any zoning compliance permit shall not operate to invalidate any permit validly issued.

**ADOPTED AND PASSED** by the Town Council of the Town of Mills River, North Carolina, this the 8th day of February, 2018. To be effective beginning at 12:01 AM, February 9, 2018.

ATTEST By:

  
Chae Trantham Davis, Mayor

  
Susan L. Powell, MMC, NCCMC  
Town Clerk

