

**AN ORDINANCE TO AMEND THE
OFFICIAL ZONING MAP OF THE
TOWN OF MILLS RIVER, NORTH CAROLINA
R-21-03**

WHEREAS, the Town Council for the Town of Mills River enacted the Zoning Ordinance for the Town of Mills River, effective March 1, 2004, including the official Zoning Map for the Town of Mills River;

WHEREAS, the owner(s) of all certain real property have applied pursuant to Section 154.196 of the Zoning Ordinance to amend the official Zoning Map to rezone their real property from Mills River Light Industrial (MR-LI) to Mills River Residential (MR-30); and,

WHEREAS, said real property is described as approximately 14.96 acres located at 598 Miles View Drive and is owned by John Parr Revocable Trust (John Parr, Trustee) The Henderson County Registry PIN# is identified as 9642447316; and,

WHEREAS, The Planning Board unanimously recommended denial of this rezoning request at their meeting on July 6, 2021 due to inconsistencies with the Town's recently adopted Making Mills River 2040 Comprehensive Plan and Land Use Vision Map and the incompatibility of a residential zoned property in the middle of a light industrial zoned area.

WHEREAS, notice of the proposed rezoning has been duly published and all property owners and adjoining property owners have been notified as required by Section 154.199 of the Zoning Ordinance and N.C.G.S. 160D-602; and,

WHEREAS, the Town Council held a public hearing on September 9, 2021 as required by N.C.G.S. Section 160D-601.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MILLS RIVER:

THAT, the Official Zoning Map for the Town of Mills River, North Carolina hereby shall be and is amended to rezone the property identified as PIN 9642447316 of the Henderson County Registry and further identified as the property at 598 Miles View Drive from Mills River Light Industrial (MR-LI) to MR Residential (MR-30). The official Zoning Map of the Town of Mills River as amended herein shall be available in the office of the Town of Mills River from and after the effective date of this Ordinance.

This ordinance and the amendment to Official Zoning Map for the Town of Mills River, North Carolina shall take effect and be in full force and effect on the and after the date of adoption.

ADOPTED AND PASSED by the Town Council of the Town of Mills River, the 9th day of September, 2021 and becoming effective on September 10, 2021 at 12:01 A.M.

 Date: 6-9-22
Shanon Gonce
Mayor

ATTEST:


Susan L. Powell, MMC, NCCMC
Town Clerk/Finance Officer

