

**AN ORDINANCE TO AMEND THE  
OFFICIAL ZONING MAP OF THE  
TOWN OF MILLS RIVER, NORTH CAROLINA  
IN ACCORDANCE WITH R-22-01**

**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; and,

**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 Mixed Use (MR-MU) and Mills River Neighborhood Commercial (MR-NC) to Mills River General Business (MR-GB); and,

**WHEREAS**, said real property is described as approximately 16 acres combined (140 Emma Sharp Road and 5 Penland Road) and are owned by James A. Goode, Trustee of the James A. Goode Revocable Trust. The Henderson County Registry PIN#s are identified as 9632609288 and 9632607561; and,

**WHEREAS**, a public meeting was held by the Town of Mills River Planning Board on May 3, 2022 and the Planning Board unanimously recommended approval of this rezoning request due to consistencies with the Making Mills River 2040 Comprehensive Plan and Land Use Vision Map; and,

**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 June 9, 2022 as required by N.C.G.S. Section 160D-601, and gave the public an opportunity to comment.

**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 9632609288 and 9632607561 of the Henderson County Registry from Mills River Mixed Use (MR-MU) and Mills River Neighborhood Commercial (MR-NC) to Mills River General Business (MR-GB). 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 the official Zoning Map of the Town of Mills River shall take effect and be in full force and effect on the date of adoption and thereafter.

**ADOPTED AND PASSED** by the Town Council of the Town of Mills River, this 9<sup>th</sup> day of June, 2022 and becoming effective on June 10, 2022 at 12:01 A.M.

  
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Shanon Gonce  
Mayor

ATTEST:

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

