

**AN ORDINANCE TO AMEND THE  
OFFICIAL ZONING MAP OF THE  
TOWN OF MILLS RIVER, NORTH CAROLINA  
IN ACCORDANCE WITH R-22-02**

**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 Chapter 154, Subchapter 154.196 of the Zoning Ordinance to amend the Official Zoning Map to rezone their real property from Mills River Low-Density Residential (MR-30) Residential to Mills River Neighborhood Commercial (MR-NC); and,

**WHEREAS**, said real property is described as approximately 2.13 acres subdivided from 2223 Butler Bridge Road and is currently owned by Joel and Monica Crook. The Henderson County Registry PIN# is identified as 9642225038; and,

**WHEREAS**, notice of the proposed rezoning has been duly published and all subject 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**, a public meeting was held by the Town of Mills River Planning Board on November 1, 2022 and the Planning Board voted unanimously to recommend approval of the rezoning request and submitted a Statement of Consistency that rezoning R-22-02 is consistent with the Making Mills River 2040 Comprehensive Plan and Future Land Use Vision Map.

**WHEREAS**, the Town Council held a public hearing on December 8, 2022 as required by N.C.G.S. 160D-601 to hear the request, and gave the public an opportunity to be heard.

**WHEREAS**, the Town Council concur with the Planning Board's consistency findings and have approved a statement of consistency and briefly explained why Council considers the action taken to be reasonable and in the public interest.

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

**THAT**, the Official Zoning Map of the Town of Mills River, North Carolina hereby shall be and is amended to rezone the property identified as PIN 9642225038 of the Henderson County Registry from Mills River Low-Density Residential (MR-30) to Mills River Neighborhood Commercial (MR-NC). 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 8th day of December, 2022 and becoming effective on December 9th, 2022 at 12:01 A.M.

  
Shanon Gonce  
Mayor

ATTEST:

  
Susan L. Powell, MMC, NCCMC  
Town Clerk

