

AN ORDINANCE AMENDING THE *MAKING MILLS RIVER 2040 COMPREHENSIVE PLAN & FUTURE LAND USE VISION MAP* IN ACCORDANCE WITH TXT-24-03

WHEREAS, at the April 2, 2024 Planning Board meeting, members discussed the inconsistency of the Future Land Use Map designating properties around the intersection of Ray Hill Road, Forge Mountain Road, and Boylston Highway (NC-280) as the Commercial Crossroads future land use district.

WHEREAS, the Planning Board directed the Planning Director to initiate a comprehensive plan and future land use map (FLUM) amendment to change the future land use designation of the properties around the Ray Hill Road, Forge Mountain Road, and Boylston Highway intersection from Commercial Crossroads to Rural Residential. The current Rural Residential FLUM category will also be renamed Rural Agricultural, to avoid confusion with the new Rural Residential (MR-RR) zoning district.

WHEREAS, the Planning Board also directed the Planning Director to amend the FLUM expanding the Commercial Crossroads future land use designated areas around the existing cluster of commercial properties near the intersections of Gash Road, Alpen Rose Way, Hunters Ridge Road, and Forge Valley Drive with Boylston Highway (NC-280). This area has multiple existing businesses and commercial properties that are a better fit for the Commercial Crossroads future land use designation. The Commercial Crossroads area near these intersections needs to be expanded to account for existing businesses in the area.

WHEREAS, the Planning Board voted unanimously at the May 7, 2024 public meeting to recommend approval of text amendment TXT-24-03 due to consistencies with the Town's Making Mills River 2040 Comprehensive Plan, specifically Goal 1; Objective 1.1, Policy 1.1.3; Objective 1.3 and Policy 1.3.1 and Policy 1.3.2; Objective 2.4, Policy 2.4.1

WHEREAS, the Mills River Town Council held a public hearing on June 27, 2024 to consider said request, and gave the public an opportunity to be heard.

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

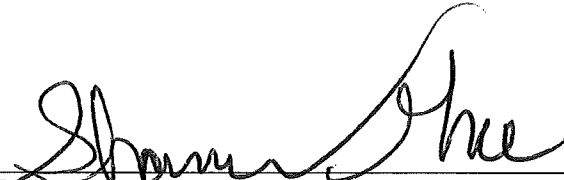
WHEREAS, this Ordinance is enacted by the Town Council of Mills River, North Carolina pursuant to Chapter 160D of the North Carolina General Statutes. Town Council does hereby ordain and enact into law the following amendments to the Comprehensive Plan and Future Land Use Map for the Town of Mills River.

WHEREAS, each section and subsection of said ordinance as adopted herein constitutes a separate and distinct provision. Whenever possible, each provision of such Ordinance shall be interpreted in a manner as to be effective and valid under applicable law. In the event that any provision so such Ordinance shall finally be determined by competent court or tribunal to be unlawful or unenforceable, such provision shall be deemed severed from such Ordinance but every other provision of the Ordinance shall remain in full force and effect.

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

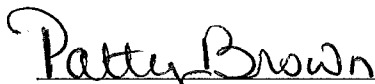
THAT, text amendment TXT-24-03 is comprised of the following: amendments to the *Making Mills River 2040 Comprehensive Plan and the Future Land Use Map* (see attached) and shall take effect and be effective at 12:01 AM on June 28, 2024, and shall be in full force and effect at all times thereafter until duly amended.

ADOPTED AND PASSED by the Town Council of the Town of Mills River, North Carolina, this the 27th day of June, 2024.



Shanon Gonce
Mayor

ATTEST By:



Patty Brown, CMC, NCCMC
Deputy Town Clerk

