

**AN ORDINANCE AMENDING THE *MAKING MILLS RIVER 2040 COMPREHENSIVE PLAN* IN ACCORDANCE WITH TXT-25-01**

**WHEREAS**, previous rezonings involved properties located in the Community Center district on the Town's Future Land Use Vision Map. Each rezoning highlighted an inconsistency in the district's description regarding whether industrial uses are desirable, acceptable, or undesirable future land uses.

**WHEREAS**, at their February 4, 2025 meeting, the Planning Board directed the Planning Director to initiate a comprehensive plan amendment to amend the description to not include industrial uses in the Community Center future land use district.

**WHEREAS**, the Planning Board also recognized the need to amend the future land use map to add a new Industrial/Employment future land use cluster around the general School House Road area.

**WHEREAS**, the Planning Board voted 6-1 at the March 4, 2025 public meeting to recommend approval of comprehensive plan amendment TXT-25-01 due to consistencies with the Town's Making Mills River 2040 Comprehensive Plan, specifically Objective 1.1, Policy 1.1.2; Objective 1.3, Policy 1.3.2; and Objective 2.4, Policy 2.4.1, and adopted a statement of consistency.

**WHEREAS**, the Mills River Town Council held a public hearing on April 24, 2025 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 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**, comprehensive plan amendment TXT-25-01 is comprised of the following: amendments to the *Making Mills River 2040* Comprehensive Plan Community Center future land use district description (see attached) and shall take effect and be effective at 12:01 AM on April 25, 2025, 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 24<sup>th</sup> day of April, 2025.



Shanon Gonce  
Mayor

ATTEST By:



Patty Brown, CMC, NCCMC  
Town Clerk



## LAND USE VISION MAP

The Land Use Vision map establishes a framework for shaping future development patterns in the Town of Mills River. The map is a policy tool that is used in formulating land development regulations, making current planning decisions, and prioritizing public investments. As the Town works to approve, incentivize or discourage particular types of development in different areas, the map will be used as a guide for decision making.

The land use vision map is not a regulatory map. The zoning categories in the Code of Ordinances dictate the allowable uses and specific development regulations that apply to each development proposal. As the Code of Ordinances is maintained and updated, the underlying zoning district and other zoning ordinance regulations should align as closely as possible to the categories in the land use vision map.

## LAND USE VISION MAP CATEGORIES

The Land Use Vision map includes the following land use categories.

### Commercial Crossroads

These areas are intended to promote retail and services in the rural area of Mills River that is south on Boylston Highway.

### Community Center

This category is to promote a mix of uses to include commercial, residential, ~~industrial~~ and agricultural. Residential types can include single family and multifamily development.

### Industrial and Employment

These areas are intended to be reserved for non-residential, employment-oriented uses. Uses will include larger operations such as light industry, warehousing and logistics.

### Mixed Residential

Single family development, low density multifamily development and neighborhood-oriented uses and businesses are encouraged in these areas.

### Rural Agricultural

This category emphasizes maintaining the rural character of the community. Development will include a mix of agricultural uses, rural homesteads, low density single family development, and low intensity employment uses.