

AN ORDINANCE AMENDING THE FUTURE LAND USE VISION MAP FOR THE TOWN OF MILLS RIVER IN ACCORDANCE WITH TXT-25-02

WHEREAS, when the Planning Board voted to recommend approval of the comprehensive plan amendment, TXT-25-01, removing industrial uses from the Community Center future land use district description, it was acknowledged that a future land use map amendment is needed.

WHEREAS, at the April 24, 2025 meeting, Town Council initiated a future land use map amendment to accommodate future industrial uses along School House Road and amend the extent of the Community Center district.

WHEREAS, the Planning Board provided direction to staff at the May 6, 2025 meeting regarding the future land use map (FLUM) updates. Board members directed staff to update the districts to reflect current land uses and zoning. There was general consensus to remove an area of land from the Community Center district on the west side of Old Turnpike Road in the watershed critical area.

WHEREAS, the Planning Board voted unanimously at the June 17, 2025 rescheduled public meeting to recommend approval of future land use map amendment TXT-25-02 as presented by staff, due to consistencies with the Town's Making Mills River 2040 Comprehensive Plan, specifically Objective 1.1, Policy 1.1.1; Objective 1.3 and Policy 1.3.1 and Policy 1.3.3; and Objective 4.3, Policy 4.3.3 and Policy 4.3.4.

WHEREAS, the Mills River Town Council held a public hearing on August 14, 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.

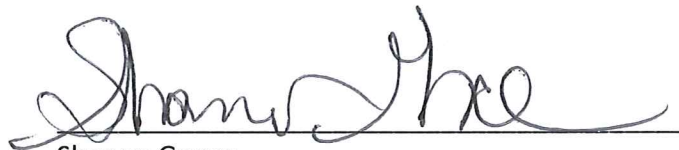
WHEREAS, this Ordinance is enacted by the Town Council of Mills River, North Carolina pursuant to Chapter 160D of the North Carolina General Statutes. Town Council does hereby ordain and enact into law the following amendments to the Future Land Use Map for the Town of Mills River, part of the Making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

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:

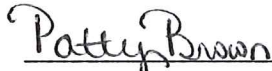
THAT, future land use map amendment TXT-25-02 is comprised of the following: amendments to the Future Land Use Map (see attached), part of the Making Mills River 2040 Comprehensive Plan, and shall take effect and be effective at 12:01 AM on August 15, 2025, and shall be in full force and effect at all times thereafter until duly amended.

ADOPTED AND PASSED by the Town Council of the Town of Mills River, North Carolina, this the 14th day of August, 2025.



Shanon Gonce
Mayor

ATTEST By:


Patty Brown, CMC, NCCMC
Town Clerk



Amended Future Land Use Map

