

ORDINANCE NO. 2015-34

**AN ORDINANCE AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF BREVARD
BY REZONING PROPERTY OWNED BY MARTIN BAWDEN TO
CORRIDOR MIXED USE ZONING DISTRICT**

WHEREAS, whereas, a public hearing was conducted on November 16, 2015, upon a request from Martin Bawden, to rezone a portion of property located along US Highway 64 (Rosman Highway), from a General Residential zoning district to a Corridor Mixed Use District; and,

WHEREAS, the property proposed for rezoning is known by Transylvania PIN No. 8585-16-8412-000, described in Deed Book 00733 Page 0598, and owned by Martin Bawden; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed rezoning is inconsistent with the City of Brevard Land Use Plan Future Land Use Map, but finds that the proposed rezoning will result in a more rational and consistent pattern of land uses upon the subject parcel and its immediate vicinity; that the proposed rezoning will enhance development potential in a manner that is compatible with surrounding land uses; that the proposed rezoning is of sufficient size and configuration given the proposed district and is appropriate in terms of its geographic location; and that the proposed rezoning does not constitute "Spot Zoning;" and,

WHEREAS, the City Council of the City of Brevard, after hearing all persons wishing to comment on the rezoning, desires to approve the request and amend the City's Official Zoning Map accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. In accordance with N.C.G.S 160A-364, as amended and Brevard City Code, the Official Zoning Map of the City of Brevard is hereby amended to rezone the property described herein from a General Residential zoning district to a Corridor Mixed Use District.

Section 2. The Corridor Mixed Use Zoning District, which is established by this Ordinance, is depicted upon Exhibit A to this Ordinance, which is attached hereto and incorporated herein by reference.

Section 3. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 16TH day of November, 2015.



Jimmy Harris
Mayor

ATTEST:

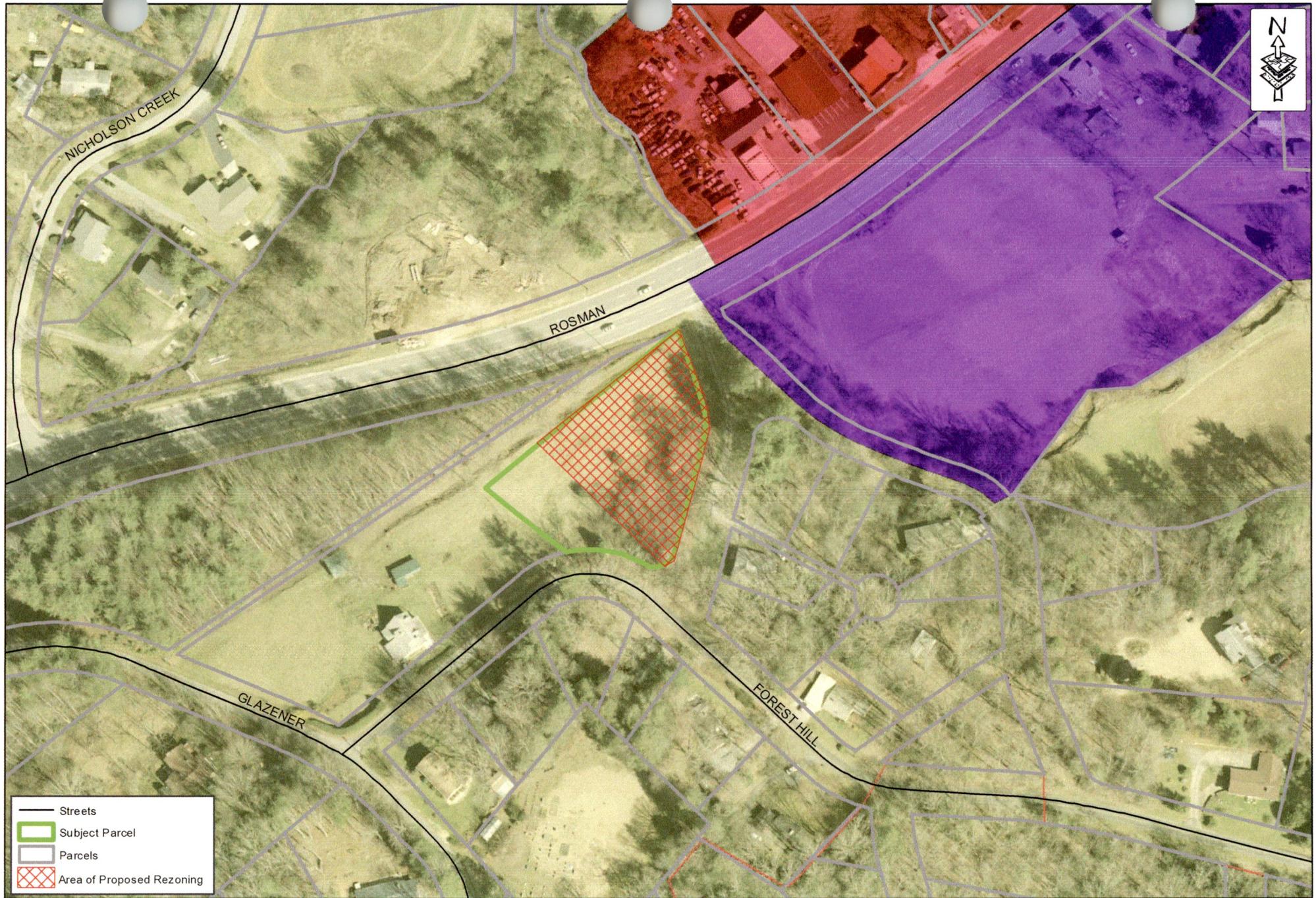



Desiree D. Perry, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:

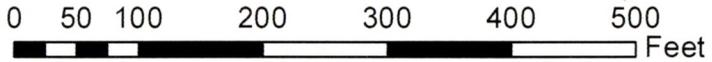


Michael K. Pratt
City Attorney



-  Streets
-  Subject Parcel
-  Parcels
-  Area of Proposed Rezoning

1 inch = 150 feet



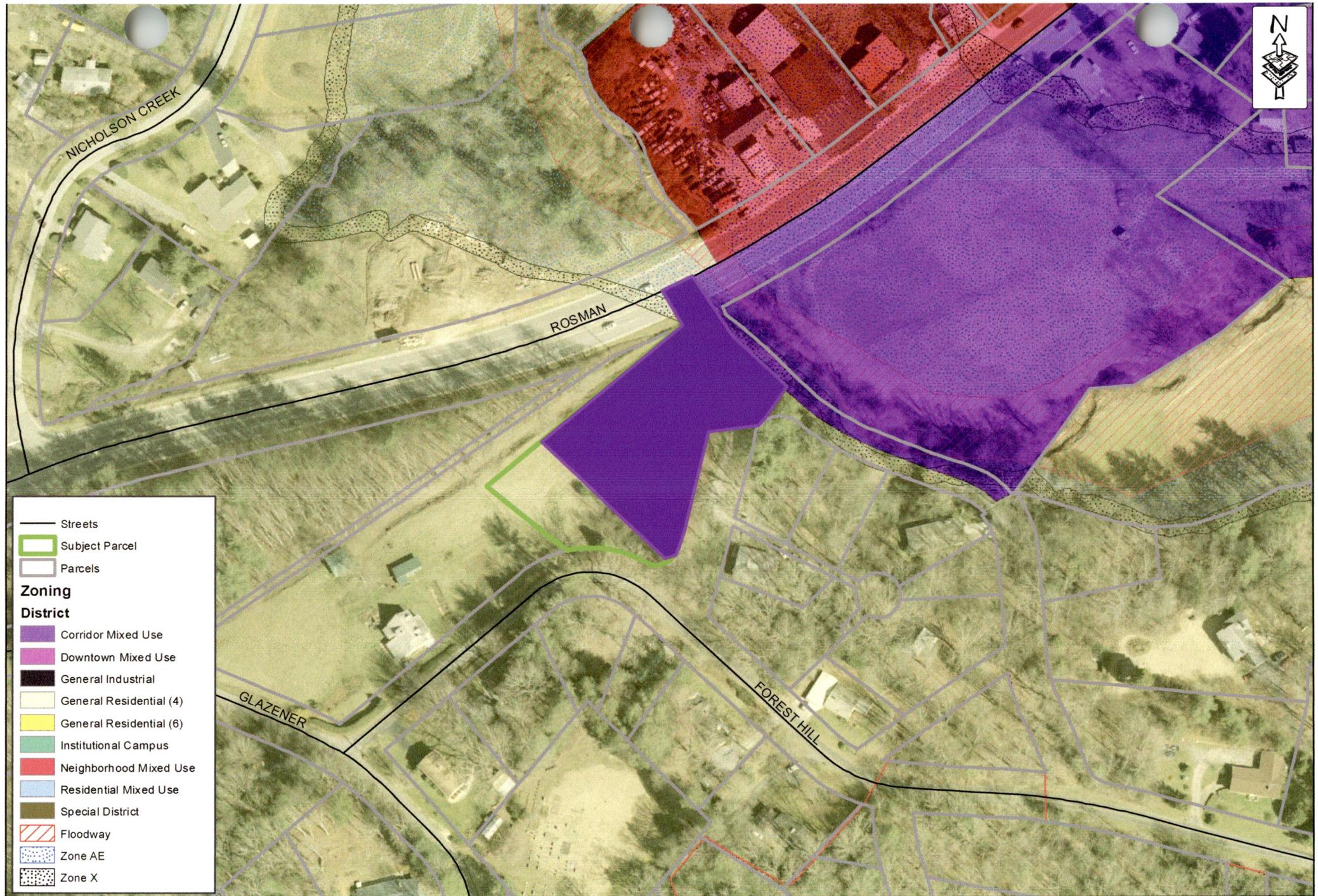
Applicant Rezoning Request

EXHIBIT A
 Ordinance No. 2015-34
 November 16, 2015



Site Map - Staff Recommendation

EXHIBIT A
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 November 16, 2015



- Streets
- ▭ Subject Parcel
- ▭ Parcels
- Zoning District**
- ▭ Corridor Mixed Use
- ▭ Downtown Mixed Use
- ▭ General Industrial
- ▭ General Residential (4)
- ▭ General Residential (6)
- ▭ Institutional Campus
- ▭ Neighborhood Mixed Use
- ▭ Residential Mixed Use
- ▭ Special District
- ▨ Floodway
- ▨ Zone AE
- ▨ Zone X

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1 inch = 150 feet

Proposed Zoning Map

