

ORDINANCE NO. 2019-24

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF BREVARD TO REZONE SEVERAL PROPERTIES
IN THE VICINITY OF 1242 ECUSTA ROAD**

WHEREAS, Brevard City Council requests that the Official Zoning Map of the City of Brevard be amended by rezoning certain real properties from Corridor Mixed Use to General Industrial, such properties are described below, and which are hereafter referred to as the "Subject Properties":

| <i>Owner</i> | <i>PIN</i> |
|--|------------------|
| NELSON EDITHA S TRUSTEE ET AL BUILDERS FIRST SOURCE | 8596-48-8377-000 |
| NELSON EDITHA S TRUSTEE ET AL BUILDERS FIRST SOURCE | 8596-58-4200-000 |
| BUILDERS FIRST SOURCE-SOUTHEAST GROUP LLC | 8596-58-2166-000 |
| NELSON EDITHA S TRUSTEE ET AL BUILDERS FIRST SOURCE | 8596-58-2307-000 |
| BUILDERWAY OF BREVARD | 8596-58-4006-000 |
| NELSON EDITHA S TRUSTEE ET AL BUILDERS FIRST SOURCE | 8596-58-3354-000 |

and,

WHEREAS, a public hearing was conducted October 21, 2019 in consideration of the rezoning request of Builders First Sources Inc. to rezone property located at 1242 Ecusta Road; and,

WHEREAS, the City of Brevard Planning Board considered REZ-19-006 on September 17, 2019 and unanimously recommended approval; and,

WHEREAS, in accordance with North Carolina General Statute 160A-382(b), Brevard City Council finds the following:

- 1) The proposed zoning map amendment is consistent with the following polices and elements of the City of Brevard 2015 Comprehensive Plan:

OBJECTIVE 2.1: Expanded tax base. As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.

POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.

OBJECTIVE 4.1: Increased efficiency of land uses to help stabilize and grow the City's tax base.

POLICY 4.1.A: Evaluate and amend development ordinances to facilitate infill development on vacant and under-developed parcels, as well as revitalization of developed parcels.

- 2) The proposed zoning map amendment is inconsistent with the following elements of the City's 2002 Land Use Plan:

The Future Land Use Map recommends use of these properties for Mixed Use – Boulevard.

- 3) That the size of the tract and the proposed uses are reasonable and appropriate within the context of the existing zoning districts and the prevalence of uses in the vicinity of the Subject Properties;

and,

WHEREAS, the City of Brevard, after hearing all persons wishing to comment on this request desires to approve said request.

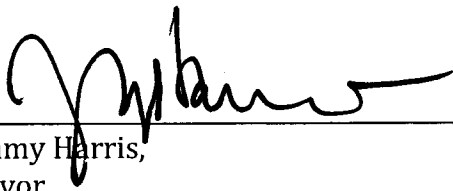
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map of the City of Brevard is hereby amended and depicted upon Exhibit A to this Ordinance, which is attached hereto and incorporated herein by reference.

Section 2. This Ordinance shall become effective upon its adoption and approval.

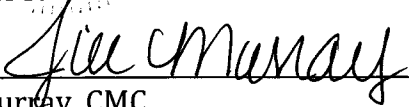
Adopted and Approved this the 21st day of October, 2019.






Jimmy Harris,
Mayor

ATTEST:

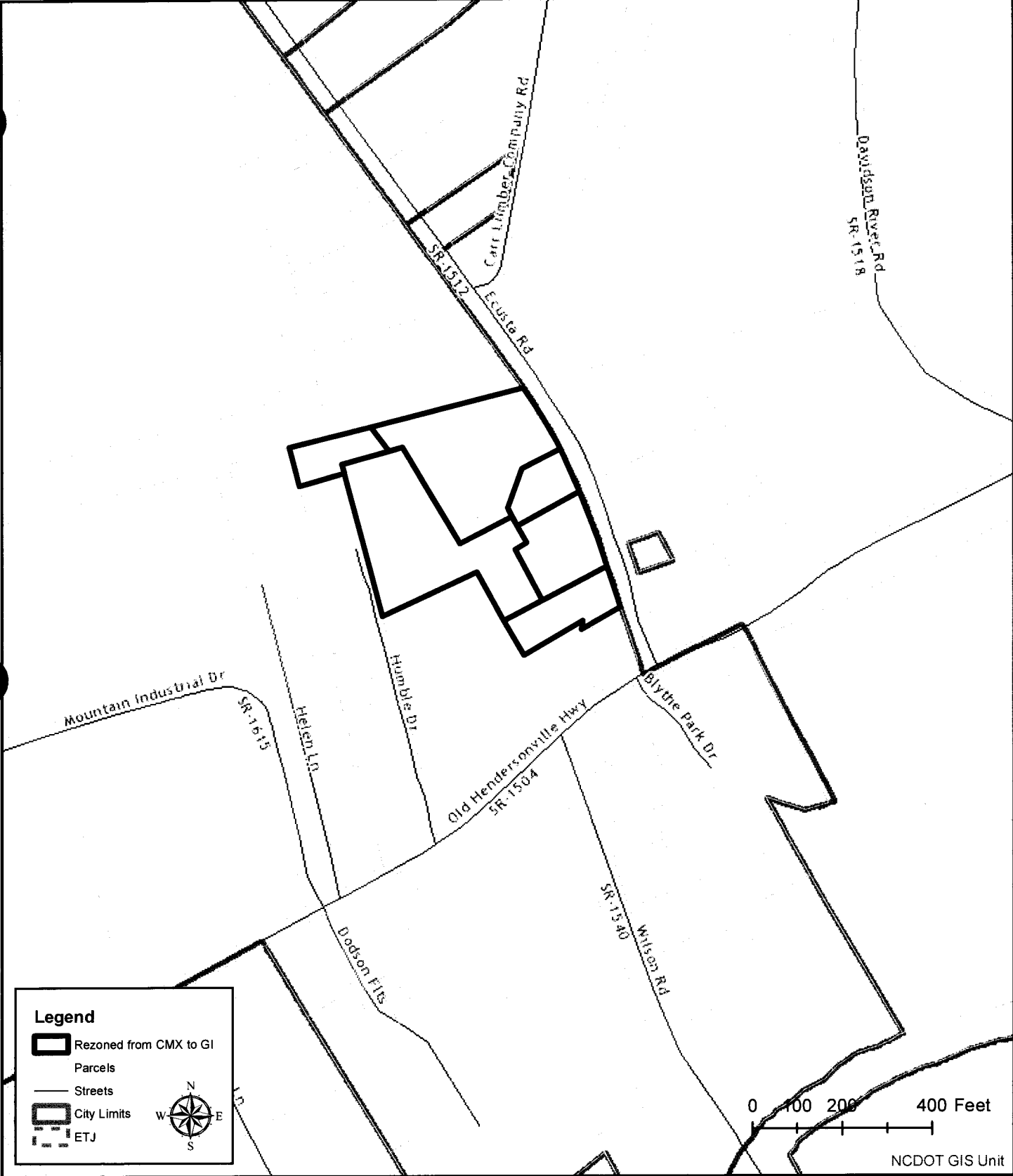


Jill Murray, CMC
City Clerk

APPROVED AS TO FORM:



Michael K. Pratt
City Attorney



Rezoning Request REZ-19-006
Builders First Source
Ord. 2019-24