

ORDINANCE NO. 2022-61

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
CITY OF BREVARD TO REZONE A PARCEL LOCATED ON OLD HENDERSONVILLE
HIGHWAY NEAR WILSON ROAD**

WHEREAS, Jacob Liske on behalf of Railroad Iron Inc. requests that the Official Zoning Map of the City of Brevard be amended by rezoning a parcel of land, from the Corridor Mixed-Use district to the General Industrial district; such the parcel is identified by PIN 8596-57-2901-000, and are hereafter referred to as the "Subject Property" and,

WHEREAS, a public hearing was conducted September 19, 2022, in consideration of this rezoning request; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment, identified as REZ-22-008, on August 23, 2022, and unanimously recommended approval; and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, Brevard City Council finds the following:

- 1) The proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

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 adopted plans and policies:

2002 City of Brevard Land Use Plan, Future Land Use Map: recommends a future use of Mixed-Use Boulevard for the subject property.

- 3) The proposed zoning map amendment is in the public interested and reasonable due to the following factors:

As defined in the City of Brevard Unified Development Ordinance, the General Industrial zoning district is the most logical and appropriate base zoning district for metal products fabrication, machine or welding shops.

and,

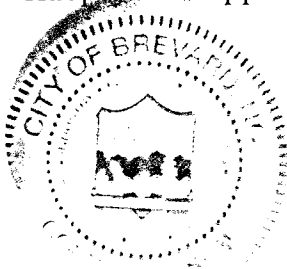
WHEREAS, the City of Brevard, after hearing all persons wishing to comment on this request, desires to approve said request.

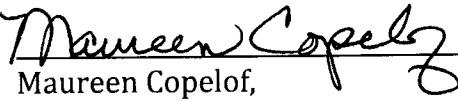
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map of the City of Brevard is hereby amended as depicted herein on Exhibit A which is attached hereto and incorporated by reference.

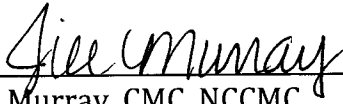
Section 2. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 3rd day of October, 2022.




Maureen Copelof,
Mayor

ATTEST:


Jill Murray, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


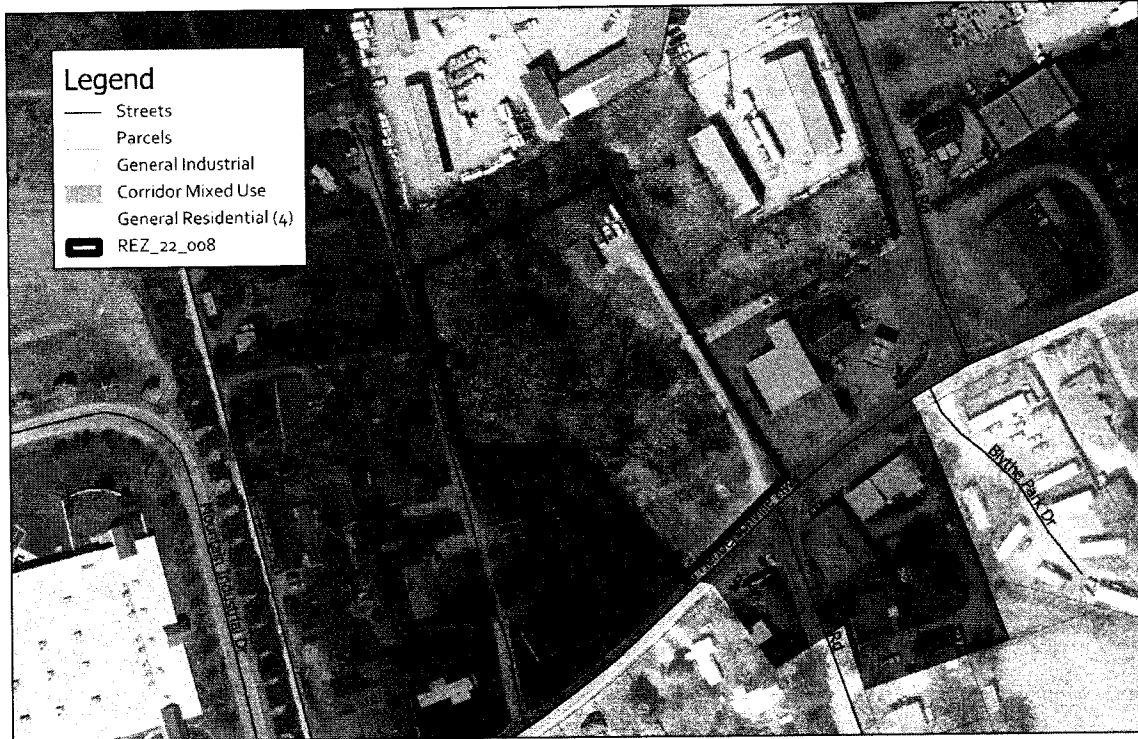

Mack McKeller
City Attorney

EXHIBIT A

Rezoning Request REZ-22-008: Railroad Iron



0 30 60 120 180 240 Feet
1 inch = 125 feet

This map was prepared by the City of Brevard Planning Department, September 2022.

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate, but accuracy is not guaranteed.