

Town Council of the Town of Rutherfordton

Rutherford County, North Carolina

Ordinance No. 12-23

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF RUTHERFORDTON
(REZONING 01 -22 and REZONING 02-22)**

BE IT ORDAINED by the Mayor and Town Council of the Town of Rutherfordton, North Carolina that the Official Zoning Map of the Rutherfordton Development Ordinance be amended in accordance with Article 6 of G.S. 160D as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that the zoning map amendment to the property of Deviney Oil Service and William and Ann Deviney being the owners of the certain land areas located at 509 Railroad Ave hereinafter described in Attachment "A" attached hereto, establishing the new zoning designation in accordance with G.S. 160D-604(a) of "C-74" (C-74) is consistent with the Town's 2040 Comprehensive Land Use Plan (the Plan), as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property is situated contiguously to and encircled by existing zoned land where the proposed district is currently established. The amendment allows for the growth and expansion of the economic base of the Town and provides opportunities for the overall wellbeing of Rutherfordton as outlined in the 2040 Comprehensive Land Use Plan.

Part 3. Designation of New Zoning District.

Rutherford County Parcel ID numbers 1610399 and 1653341, previously zoned as VSR, as shown on Attachment "A" attached hereto, shall be designated "C-74" (C-74) on the Official Zoning Map and in accordance with G.S. 160D-605(a) the Future Land Use Map is hereby amended to reflect the additional jurisdiction and land use designation.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

INTRODUCED at the regular meeting of the Town Council of the Town of Rutherfordton on October 5, 2022

ADOPTED this 5th day of October 2022 by the Town Council of the Town of Rutherfordton, North Carolina.

ATTEST:

Jeanie Hall
Jeanie Hall, Town Clerk



Jimmy Dancy
MAYOR, Jimmy Dancy

APPROVED AS TO FORM:

Elizabeth T. Miller
Elizabeth T. Miller, Town Attorney

Attachment "A"

Rutherford County Parcel IDs 1610399 and 1653341

