

Town Council of the Town of Rutherfordton

Rutherford County, North Carolina

Ordinance No. 10-24

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF RUTHERFORDTON
(REZONING 02-23)**

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 A&T Ventures LLC being the owners of the certain land areas located at 269 North Washington Street hereinafter described in Attachment “A” attached hereto, establishing the new zoning designation in accordance with G.S. 160D-604(a) of “Mixed Use 1” (MU-1) 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 of the proposed rezoning is consistent with the Town Plan 2040 – Comprehensive Land Use Plan adopted March 3, 2021, because it Aligns with goal 5.2 to encourage development and redevelopment where services are already provided as well as Strategy 3: Have the Town consider adaptive reuse of historic structures for public uses before designing new structures. There may be existing historic structures contributing to the small town feel of Rutherfordton that are in need of significant reinvestment beyond the current property owner’s abilities to provide. As opportunities arise, the Town will explore whether such historic structures may be repurposed into new and diverse uses. Further, the Board finds that the rezoning is reasonable and in the public interest because it is consistent with the Future Land Use Map.

Part 3. Designation of New Zoning District.

Rutherford County Parcel ID number 1204112, previously zoned as SFR-3, as shown on Attachment “A” attached hereto, shall be designated “Mixed Use 1” (MU-1) 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 September 6, 2023

ADOPTED this 6th day of September 2023 by the Town Council of the Town of Rutherfordton, North Carolina.

ATTEST:

Jeanie Hall
Jeanie Hall, Town Clerk

APPROVED AS TO FORM:

Elizabeth T. Miller
Elizabeth T. Miller, Town Attorney



Jimmy Dancy
MAYOR, Jimmy Dancy

Attachment "A"

Rutherford County Parcel IDs 1204112