

ORDINANCE 2010-15**TO CHANGE THE ZONING CLASSIFICATION
OF SEVERAL DOWNTOWN PROPERTIES ALONG MAIN STREET FROM CENTRAL
BUSINESS TO TOWN CENTER**

WHEREAS, Chapter 1-D of the 2004 Comprehensive Plan lists several policy statements that indicate that the proposed Town Center District and rezoning of various downtown properties along Main Street is consistent with the plan; and

WHEREAS, the Blowing Rock Planning Board has reviewed the rezoning request, has determined that the Town Center designation for portions of Main Street is consistent with the 2004 Comprehensive Plan, and has recommended that rezoning request be approved; and

WHEREAS, a Town Center designation is a recommendation of the summary of the HyettPalma Retail Strategy which “protects the retail and pedestrian character” of the downtown core; and

WHEREAS, the downtown core represented by the proposed Town Center is distinct from other parts of the Central Business in regard to building materials, historic architecture, commercial intensity, and tourist popularity; and

WHEREAS, a public hearing on the question of rezoning of the properties from CB, Central Business to TC, Town Center was held by the Board of Commissioners at the Blowing Rock Town Hall at 7:00 P.M., on the 13th day of July 2010, after due notice by publication on July 1 and July 8, 2010.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Blowing Rock, North Carolina, that:

Section 1. In accordance with the provisions of Chapter 16 of the *Blowing Rock Town Code*, the parcels indicated on the map entitled *Proposed Town Center District* (Exhibit A) are hereby rezoned from Central Business to Town Center, effective as of the 13th day of July, 2010, in general:

Being those parcels of land located predominately along both sides of Main Street from Hill Street at Hartley’s Interiors to Chestnut Street at Rumpel Memorial Presbyterian Church, and further delineated on the attached map that is labeled as Exhibit A.

Section 2. Effective upon adoption, the above-described territory shall be subject to all of the specific regulations for the TC, Town Center zoning district. Any uses made nonconforming by this ordinance shall be subject to the provisions of Article VIII of the Blowing Rock Land Use Ordinance.

Section 3. The Zoning Administrator shall cause the *Official Zoning Map for the Town of Blowing Rock* to be amended to reflect the above change in zoning.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

Draft

Town Center Rezoning
CB to TC

Ordinance No. 2010-15

Adopted this the ____ day of _____, 2010.

J.B. Lawrence, Mayor

ATTEST: _____
Sharon H. Greene, Town Clerk