STATEMENT OF CONSISTENCY AND REASONABLENESS WITH ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
REZ-26-0004

NCGS 160D-604 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation regarding the proposal to rezone 84 Georgia Hill Street to the **General Residential - 8** zoning district to City Council with a finding that the proposed zoning map amendment is **inconsistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

- **LUH- 6:** Encourage rezonings to allow for a mix of uses in Activity Centers.

Future Land Use Map

- This property is located in the *Activity Center-Minor* character area in the Future Land Use Map, for which GR8 is **not** an applicable zoning district.

NCGS 160D-605 requires the Governing Board to approve a statement analyzing the reasonableness of a proposed rezoning. The statement of reasonableness and the statement of consistency may be approved as a single statement.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **reasonable** due to the following factors:

- The size and location of the proposed rezoning and the surrounding zoning.
- The site adjacency to General Residential-8 zoning district.