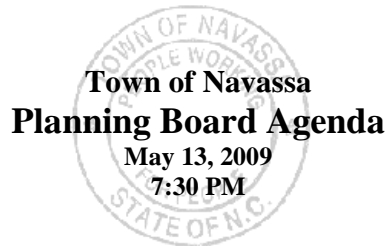


## ATTACHEMENT 1



### Planning Board

Al Beatty, Chair  
Melvin Walker, Vice Chair  
Walter Ballard  
Charlie Graham  
Diane Graham  
Robert McMillan

Travis Barnes, Town Planner

### **Public Meeting**

#### **Town of Navassa, NC**

Wednesday, May 13, 2009

7:30 P.M.

### **Recommendation:**

The Town of Navassa Planning Board Recommends to the Town Council adoption of the Zoning Ordinance, the Future Land Use Map and the Zoning Map.

### **Whereas:**

These documents shall officially be known as the:

“Zoning Ordinance of the Town of Navassa, North Carolina” and may be referred to throughout the document as the “Zoning Ordinance” or the “Town of Navassa Zoning Ordinance”; AND

“Town of Navassa, North Carolina Future Land Use Map 2009 to 2030” and may be referred to as the “Future Land Use Map”. AND

“Zoning Map of the Town of Navassa, North Carolina” and may be referred to as the “Zoning Map” or “Map”.

### **Whereas:**

This Zoning Ordinance, Future Land Use Map and Zoning Map consolidates the Town’s land use regulatory authority as authorized by the North Carolina General Statutes and is adopted pursuant to the authority granted to the Town of Navassa by Chapter 160A, Article 19 of the North Carolina General Statutes and any special legislation enacted for the Town by the North Carolina General Assembly.

### **Whereas:**

The provisions of this Ordinance and Maps shall apply to the use and development of all land within the corporate limits of the Town of Navassa, North Carolina unless such use or development is expressly exempted by a specific section or subsection of this Ordinance.

### **Whereas:**

Except as stated herein, the provisions of this Ordinance and Map shall apply to:

1. Development and use of land owned by the Town;
2. Development and use of land owned by private property owners;

3. Development and use of land by public colleges or universities;
4. State and county buildings in accordance with the standards set forth in NCGS 160A-392; and
5. To the full extent permitted by law, the development and use of land owned or held in tenancy by the government of the United States.

**Whereas:**

The purpose of this Ordinance and Map is to protect the public health, safety, and general welfare of the citizens and landowners of Navassa, and to implement the policies and objectives of the Future Land Use Plan. The intent of this Ordinance and Map is more specifically to:

1. Preserve the overall quality of life for residents of the Town;
2. Protect the character and quality of established residential neighborhoods;
3. Maintain economically vibrant and aesthetically attractive commercial areas;
4. Promote economic development and expand the range of employment opportunities for the citizens of Navassa;
5. Lessen congestion and ensure safe and functional streets through the provision of an interconnected street network;
6. Promote pedestrian and non-vehicular transportation
7. Preserve the natural resources and environmental quality of the Town and its environs;
8. Ensure the provision of adequate light, air and open space;
9. Ensure the availability of a range of housing options; and
10. Provide for the timely provision of public facilities and services in conjunction with future development.

**Whereas:**

The Future Land Use Map serves as the statement of the goals and policies guiding the physical development of the Town and its environs. All development within the jurisdiction of this Ordinance and Map shall consider the relevant provisions of the Future Land Use Map as adopted or amended by the Town Council as well as any other relevant plans that have been adopted by the Town.

**Whereas:**

**Navassa's Planning Board has determined that it is in the best interests of the Town to recommend adoption of this Zoning Ordinance, Future Land Use Map, and Zoning Map.**

**Whereas:**

**State public hearing rules will be adhered to regarding this Zoning Ordinance and Zoning Map.**

**Whereas:**

The Town Administrator, Staff, and Town Planning Board, have reviewed the Zoning Ordinance, the Future Land Use Map, and Zoning Map and determined that the documents are in proper order.

**Now, Therefore, Be It Recommended:**

By the Planning Board of Navassa that the Town Council adopt the Zoning Ordinance, the Future Land Use Map, and the Zoning Map

I hereby certify that this is a true and correct copy of this recommendation, duly approved by the Planning Board of Navassa on May 13, 2009, as it appears of record in its official minutes.