



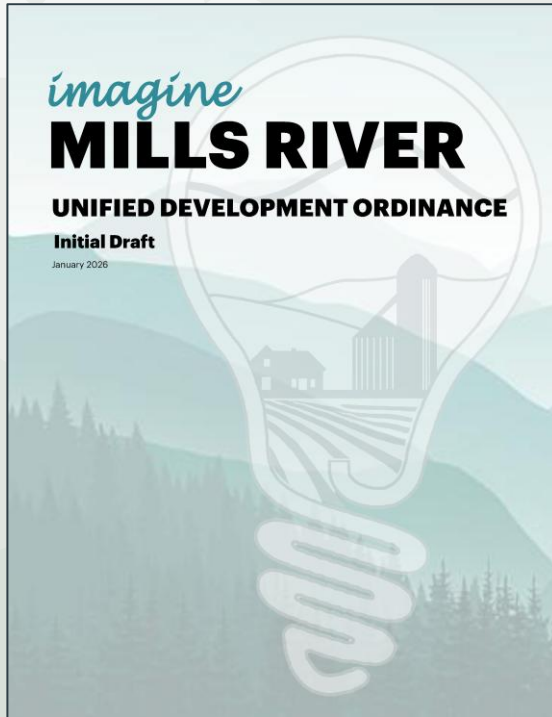
imagine **Mills River**

**UNIFIED DEVELOPMENT
ORDINANCE –**

Town Council Meeting 6 3-12-26



OVERVIEW



- Status Update
- The 'Kitchen Sink' Approach
- Zoning Methodology Released
- Remaining Project Timeline
- Temporary Application Pause
- Zoning Correction Period
- Homework for 3/26/26

PROJECT STATUS

- **Conducted 5th Public Open House 3-10-26**
- **Conducted 11th Steering Committee Meeting 3-12-26**
(conducting the 7th of 7 virtual meetings on 3/18)
- **Have received all Town Staff comments on Ch. 1, 3, 4, 5, 7, 8, & 9 of initial UDO draft**
- **Initial versions of zoning districts and use table in public realm**



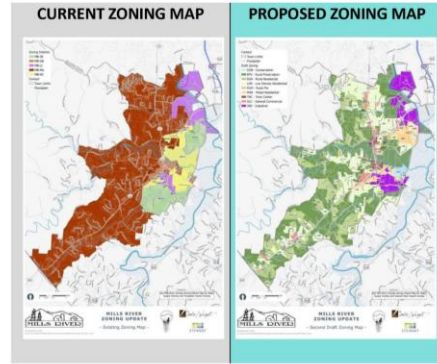
UDO CONTENTS

- The ‘kitchen sink’ approach to the draft UDO contents was intentional
- We started with Town’s policy guidance and have tailored the UDO language since then
- The UDO is a ‘living’ document
- Many local governments establish an update schedule for amendments after adoption



Draft Zoning Map Methodology

This document sets out the methodology used by the Town and the consulting team in the preparation of the new draft zoning maps produced as part of the *Imagine Mills River* UDO project. The two images below show the Town's current zoning map on the left and the proposed zoning map on the right. Full-size versions of these maps are available for viewing or download on the **Documents** tab of the *Imagine Mills River* project website at: <https://www.imaginemillsriver.com/documents>.



The proposed zoning map replaces the current Mixed-Use district (in red) with a wider range of zoning districts, including a new Conservation District, a Rural Preservation district, two residential districts, the new Rural Mixed District (which accommodates existing homes with on-site businesses), and a new Town Center district. The table below shows the seven-step process used during the project to prepare the draft Zoning Maps. The next page goes into greater detail about the methodology used by the Town and the consulting team in translating the current zoning districts into the new zoning districts shown on the proposed zoning map.

The draft *Imagine Mills River* Zoning Map was prepared using the following seven steps:

1	ASSEMBLE PARCEL MAP	Collect current lot shapes and sizes from the Henderson County Tax Assessor's office; prepare new base map
2	CONFIRM EXISTING LAND USES	Collect land use data from Henderson County Tax Assessor (homes, businesses, farms, vacant, etc.) & compare to existing conditions
3	PREPARE TRANSLATION TABLE	Based on the UDO Annotated Outline, determine the types of new zoning districts (see table on next page for details)
4	APPLY TRANSLATION TABLE RULES	Apply new zoning designations, based on a lot's current zoning, land use type (home, business, farm, vacant, etc.), size, and its designation in the Town's comprehensive plan
5	PRODUCE INITIAL DRAFT ZONING MAP	Prepare new draft map using new zoning districts and new color scheme
6	REVIEW / REVISE DRAFT ZONING MAPS	Draft zoning maps placed on website; reviewed during December, January, & March public open house meetings
7	CONTINUED CONSIDERATION	Discussion with landowners and further changes to the draft zoning map will continue during and after UDO adoption (June 2026)

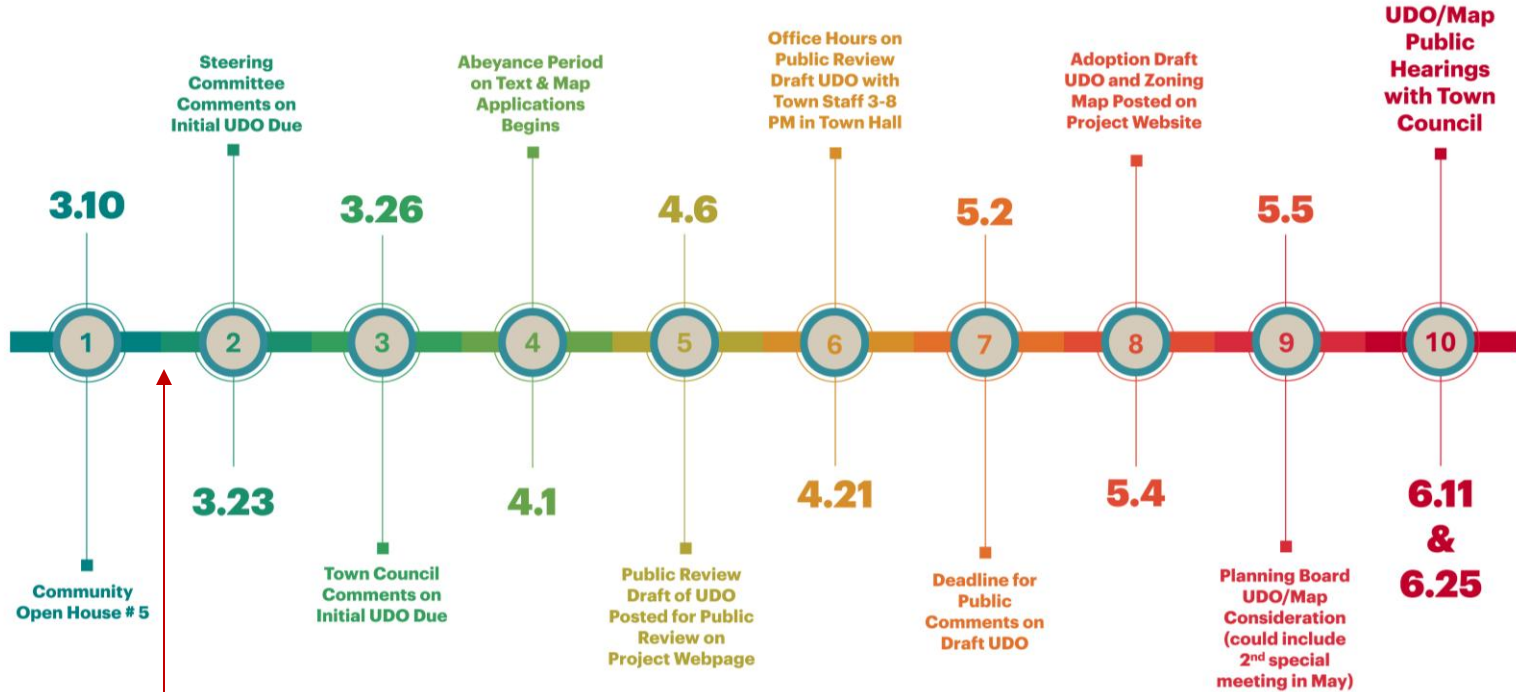
ZONING DISTRICT ON CURRENT ZONING MAP	LOT CHARACTERISTICS		ZONING DISTRICT ON NEW ZONING MAP
	Lot Size	Current Use or Location	
MR-LI Light Industrial	All lot sizes	All developed lots and vacant lots <u>outside</u> the Special Flood Hazard Area	IND - Industrial
		Vacant lots <u>inside</u> the Special Flood Hazard Area	RPV – Rural Preservation
MR-GB General Business	All lot sizes	All land uses and vacant lots located <u>more than 1,500 linear feet</u> from the intersections of NC 280 and NC 191	GLC - General Commercial
		All land uses and vacant lots located <u>within 1,500 linear feet</u> of the intersections of NC 280 and NC 191	TNC - Town Center
MR-NC Neighborhood Commercial	> 3 acres	Residential uses and vacant lots <u>inside</u> the Special Flood Hazard Area	RPV - Rural Preservation
	1.5 to 3 acres	Residential uses and vacant lots <u>outside</u> of Special Flood Hazard Area	LDR - Low Density Residential
	All lot sizes	All existing non-residential uses, except industrial uses Existing industrial uses (including commercial greenhouses)	MXR - Mixed Residential IND - Industrial
MR-30 Residential	> 3 acres	Existing vacant land, farm, or residential use Existing non-residential use	RPV - Rural Preservation MXR - Mixed Residential
	1.5 to 3 acres	Existing vacant land, farm, or residential use	RUR - Rural Residential
		Existing non-residential use	MXR - Mixed Residential
	30,000 sf to 1.5 acres	Existing vacant land, farm, or residential use	LDR - Low-Density Residential
	< 30,000 sf	Existing non-residential use	MXR - Mixed Residential
MR-MU Mixed Use	> 3 acres	Existing vacant land, farm, or residential use	RPV - Rural Preservation
	1.5 to 3 acres	Existing vacant land, farm, or residential use	RUR - Rural Residential
	30,000 sf to 1.5 acres	Existing vacant land, farm, or residential use	LDR - Low-Density Residential
	< 30,000 sf	Existing vacant land, farm, or residential use	MXR - Mixed Residential
	Any lot size	Existing non-residential use <u>not proximate</u> to NC 280 or NC 191	MXR - Mixed Residential
	Any lot size	Land currently occupied by both residential and non-residential uses + subject to owner request	RUM - Rural Mixed
	Any lot size	Existing non-residential use <u>proximate to NC 280 or NC 191 but more than 1,500 linear feet</u> from their intersections	GLC - General Commercial
Any lot size	All land uses and vacant lots located <u>within 1,500 linear feet</u> of an intersection of NC 280 and NC 191	TNC - Town Center	

ZONING CORRECTION PERIOD

- Opportunity for landowners to request change to the Town-designated zoning district designation for their property
- Period starts upon UDO adoption; runs for 12 months?
- Requests are free
- May not request a conditional zoning district (must file a conditional rezoning application)
- May not request removal of a water supply watershed zoning overlay designation
- Deadline for requests: March 2027



REMAINING PROJECT TIMELINE



Revised Partial Draft Released on March 20, 2026

TEMPORARY APPLICATION PAUSE

- The UDO is a text amendment and a map amendment
- The Town needs to avoid having multiple, concurrent text or map amendments (to prevent confusion)
- A temporary pause on processing new text and map amendment applications is anticipated to start on 4/1/26
- We also suggest the temporary pause stretch a few days after the UDO effective date (if its adopted)
 - Allows fee schedule to take effect on 7/1/26
 - Allows Town to prepare application forms
 - Allows time to finalize the UDO documents in case there are edits made during adoption

HOMework FOR 3/26/26

- Provide final comments on initial draft (Modules 1 &2)
- Send comments to Town staff by 3/26/26





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**Additional Questions or
Comments?**

