

**Town Council of the Town of Rutherfordton**

**Rutherford County, North Carolina**

**Ordinance No. 13-25**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF RUTHERFORDTON  
(REZONING 02 -24)**

**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 Charles Dillion being the owner of the certain land areas located at 200 North Cleghorn St hereinafter described in Attachment “A” attached hereto, establishing the new zoning designation in accordance with G.S. 160D-604(a) of “Mixed Use 2” (MU-2) 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 is an existing commercial structure and is consistent with the Future Land Use Map. The amendment allows for the growth and expansion of the economic base of the Town and provides opportunities for the overall wellbeing of Rutherfordton as outlined in the 2040 Comprehensive Land Use Plan.

**Part 3. Designation of New Zoning District.**

Rutherford County Parcel ID number 1200820, previously zoned as RMST, as shown on Attachment “A” attached hereto, shall be designated “Mixed Use 2” (MU-2) on the Official Zoning Map and in accordance with G.S. 160D-605(a).

**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 4, 2024

**ADOPTED** this 4<sup>th</sup> day of September 2024 by the Town Council of the Town of Rutherfordton, North Carolina.

ATTEST:

  
Jeanie Hall, Town Clerk



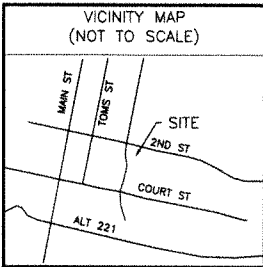
  
Mayor, Jimmy Dancy

APPROVED AS TO FORM:

  
Elizabeth T. Miller, Town Attorney

Attachment “A”

Rutherford County Parcel ID 1200820



**Certification**  
I, Travis Abel, certify that this plot was drawn under my supervision from an actual survey made under my supervision (dead description recorded in deed books as shown); That the boundaries not surveyed are clearly indicated as drawn from information found in Rutherford County GIS; that the positional accuracy meets 0.10 feet at a 95% confidence level; This survey was performed to meet the requirements for a topographic/planimetric survey to the accuracy of Class A and vertical accuracy when applicable to the Class A standard, and that the original date was obtained on 7/26/2024; That the survey was completed on 7/30/2024; That contours shown as broken lines may not meet the stated standard; and all coordinates are based on NAD 83 and realization 2011 and all elevations are based on NAVD 88; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56-1600), in accordance with G.S. 47-30(1)(1)(c)(1). This survey is of an existing parcel or parcels of land or one or more existing assessments and does not create a new street or change an existing street.  
I also certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
(1) Class of Survey: Class "A"  
(2) Positional Accuracy: H=0.017(m) V=0.032(m)  
(3) Type of GPS Field Procedure: VRS/RTK  
(4) Dates of Survey: 07/30/2024  
(5) Datum/Epoch: NAD 83(2011)/Epoch 2010  
(6) Published/Fixed-Control used: NC CORS System  
(7) Geoid Model: Geoid 18  
(8) Combined Grid Factor: 0.99982505  
(9) Units: US Survey Foot

Travis W. Abel PLS L-5289  
This the 30th day of July 2024

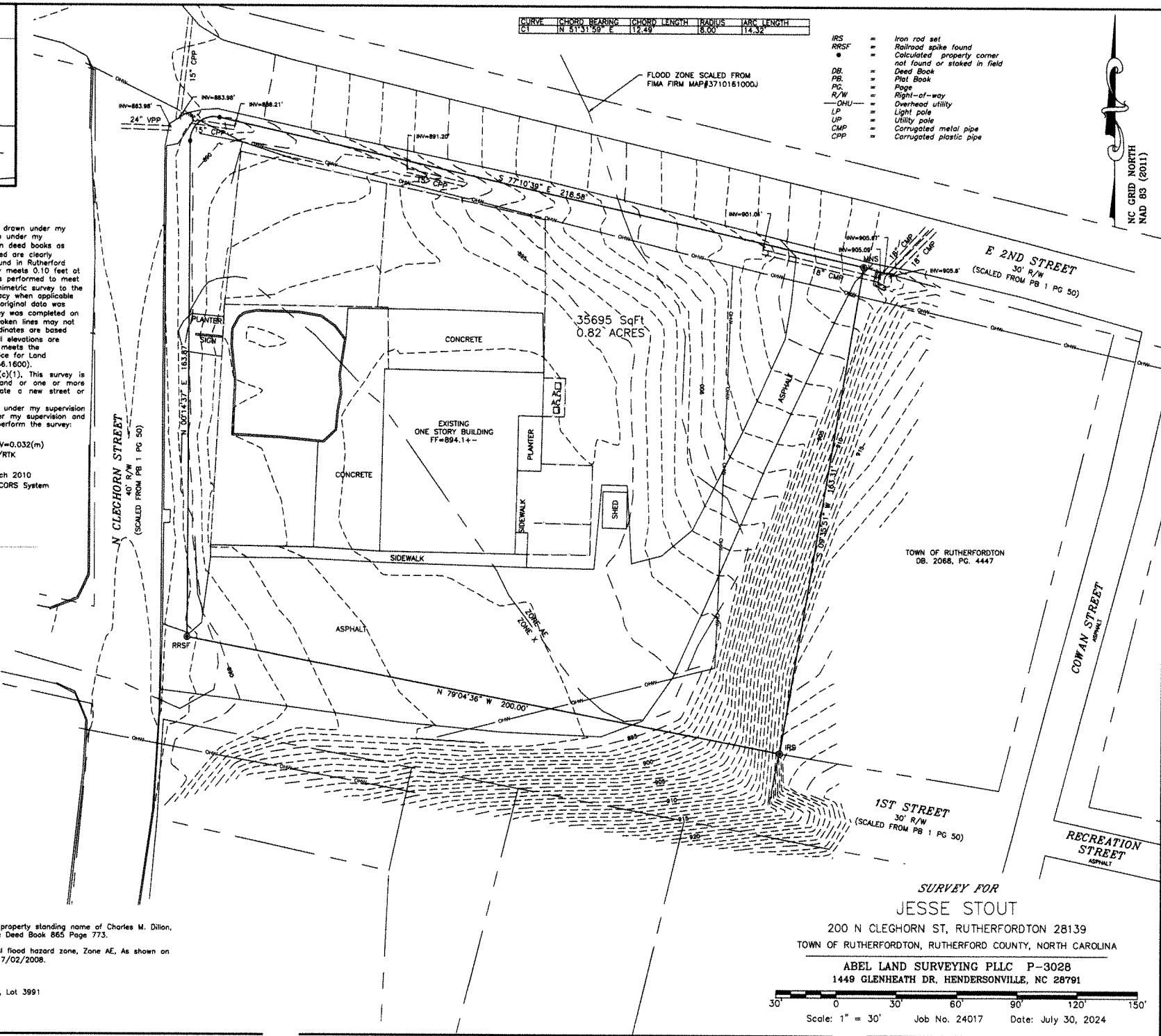


This plat represents a survey of the property standing name of Charles M. Dillon, and wife, Kathleen A. Dillon Reference Deed Book 865 Page 773.  
This property does lie within a special flood hazard zone, Zone AE, As shown on FEMA-FIRM map#3710161000J Dated 7/02/2008.  
Reference : Plat Book 1, Page 50.  
Parcel ID No. = Map 1610, Block 91, Lot 3991

| CURVE | CHORD BEARING | CHORD LENGTH | RADIUS | ARC LENGTH |
|-------|---------------|--------------|--------|------------|
| CT    | N 51°31'59" E | 12.49        | 8.00   | 14.32      |

- IRS = Iron rod set
- RRSF = Railroad spike found
- = Calculated property corner not found or staked in field
- DB = Deed Book
- PB = Plat Book
- R/W = Right-of-way
- OHU = Overhead utility
- LP = Light pole
- UP = Utility pole
- CMP = Corrugated metal pipe
- CPP = Corrugated plastic pipe

NC GRID NORTH  
NAD 83 (2011)



**SURVEY FOR**  
**JESSE STOUT**  
200 N CLEGHORN ST, RUTHERFORDTON 28139  
TOWN OF RUTHERFORDTON, RUTHERFORD COUNTY, NORTH CAROLINA  
ABEL LAND SURVEYING PLLC P-3028  
1449 GLENHEATH DR, HENDERSONVILLE, NC 28791  
Scale: 1" = 30' Job No. 24017 Date: July 30, 2024

