



**AGENDA**  
**BREVARD PLANNING BOARD - REGULAR MEETING**  
**Tuesday, August 26, 2025 - 5:30 PM**  
**City Council Chambers**

**I. Welcome**

**II. Introduction of Board Members**

**III. Certification of Quorum**

**IV. Approval of Agenda**

**V. Approval of Minutes**

- a. Draft Minutes 07.22.2024

**VI. Public Comments**

**VII. New Business**

- a. Consideration of Annexation ANN-25-002 - Cashiers Valley Road
- b. Consideration of Rezoning REZ-25-003 - Cashiers Valley Road

**VIII. Unfinished Business**

**IX. Remarks**

**X. Adjourn**

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Agenda Posted, Website August 18th, 2025  
M. Baker, Clerk to the Board

*To review Agenda materials, go to the City's website [www.cityofbrevard.com](http://www.cityofbrevard.com). Select "Your Government" tab followed by "Agenda Packet" tab. Agenda packet materials are posted on Friday afternoon prior to the meeting.*

**MINUTES  
BREVARD PLANNING BOARD SPECIAL CALLED  
July 22<sup>nd</sup>, 2025  
COUNCIL CHAMBERS CITY HALL**

The Brevard Planning Board met for a special called meeting Tuesday, July 22<sup>nd</sup>, 2025 at 5:30 PM in the Council Chambers at City Hall.

**Members Present:** Reid Wood, Vice Chair  
Karen Darity  
Molly Jenkins  
Peter Chaveas  
Alan Mercaldo

**Members Absent:** Greg Hunter, Chair

**Staff Present:** Madalin Baker, Board Clerk  
Emily Brewer, Senior Planner  
Aaron Bland, Assistant Planning Director

**I. Welcome**

At 5:30 PM, Reid Wood, Vice Chair, called the meeting to order.

**II. Introduction of Planning Board Members**

The Board introduced themselves.

**III. Certification of Quorum**

R. Wood confirmed with the Board Clerk that a quorum from the Board was present.

**IV. Approval of Agenda**

M. Jenkins made a motion to approve both the agenda and the May 27<sup>th</sup> draft minutes. P. Chaveas seconded, unanimously carried.

**V. Approval of Minutes**

See IV.

**VI. Public Comments – None**

**VII. New Business**

a. Consideration of TXT-25-005: Clarification of District-Based Regulations Following Adoption of "Residential Zoning District" Definition

Aaron Bland, Assistant Planning Director, presented his staff report, a portion of which follows:

**Background** In April City Council adopted new definitions in the City's Unified Development Ordinance (UDO) in response to NC Session Law 2024-57 via Ordinance 2025-13. The two new definitions codified were "new construction" and "residential zoning district."

**Discussion** This is a staff-initiated text amendment to clarify various requirements throughout the UDO that relied on a former interpretation of the phrase "residential zoning district." When this term did not have a codified definition, it was standard practice to interpret it as meaning the General Residential and Residential Mixed Use zoning districts. However, the new codified definition changes this. The definition now reads "any zoning district that permits residential land uses" which includes several districts besides GR and RMX. This amendment replaces any vague language such as "residential districts" with an explicit list of applicable zoning districts. Staff also found and replaced other related terms like "non-residential districts" impacted by the new definition. This creates clear guidance on what requirements apply in what zoning districts.

**Policy Analysis** Ensuring the UDO is clear and understandable is an overarching goal of good planning practices and is supported throughout the Building Brevard comprehensive land use plan, most notably in LUH-19 which specifies "make planning documents and UDO more approachable and user friendly."

Following his staff report, A. Bland looked to the Board for questions.

A. Mercado noted that since "Residential District" now invokes a specific definition, it should be capitalized each place it might appear in the UDO. He acknowledged this detail is minute. A. Mercado asked, in the event that legal action is taken against the recently passed definition of "Residential District," would any of the proposed text changes need to be changed back? A. Bland responded no, that all of the changes before the Board today would survive in that scenario. R. Wood clarified that the changes to the text would not change application of the UDO as it had previously been applied, and A. Bland assured that was correct. R. Wood asked if the proposed changes had any impact on Conditional Zoning Districts, and A. Bland said no. CZDs remain standalone, site-specific in application.

P. Chaveas motioned to adopt as written with reference to the consistency statement. M. Jenkins seconded. The motion passed unanimously.

### **VIII. Remarks**

The Board congratulated Senior Planer Emily Brewer on the birth of her baby and said it was good to see her back at work.

### **IX. Adjournment**

There being no further business, A. Mercaldo made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned at 5:41 PM.

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Greg Hunter, Chair

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Madalin Baker, Board Clerk

DRAFT

**STAFF REPORT**  
**Planning Board, Tuesday, August 26, 2025**

**Title:** Consideration of Annexation ANN-25-002 - Cashiers Valley Road

**Speaker:** Aaron Bland, Asst Planning Director

**Prepared by:** Aaron Bland, Asst Planning Director

**Approved by:** Paul Ray, Planning Director

**Background**

The City has initiated a contiguous annexation for a portion of a City-owned property on Cashiers Valley Road. The parcel lies adjacent to the City Public Works facility at the intersection of Cashiers Valley and Nicholson Creek Road, and is further identified by PIN 8585-19-5389-000.

**Discussion**

This parcel is currently vacant and partially inside the city limits. The proposal would include the entirety of the lot inside the city limits. On March 17, 2025, City Council adopted Resolution No. 2025-16 declaring three parcels of land as surplus property and approving the sale of the properties on the open market via the upset bid method of public property disposal. This parcel was included in that resolution and the intention of this annexation petition is to include the remainder of the parcel within city limits before selling it, with the revenue going towards supporting affordable housing initiatives.

**Policy Analysis**

Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-31. The subject property qualifies for annexation under this statute.

**Fiscal Impact**

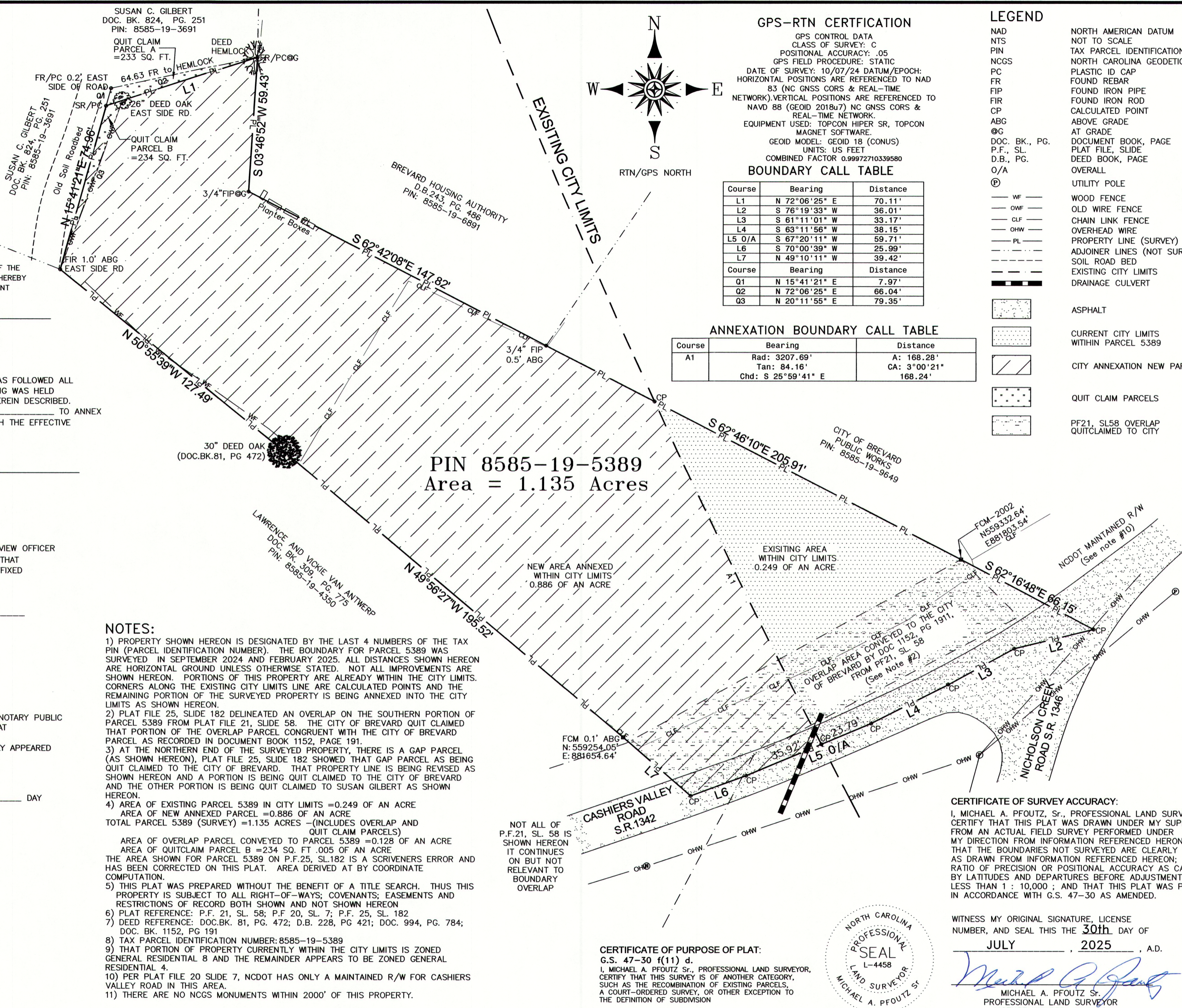
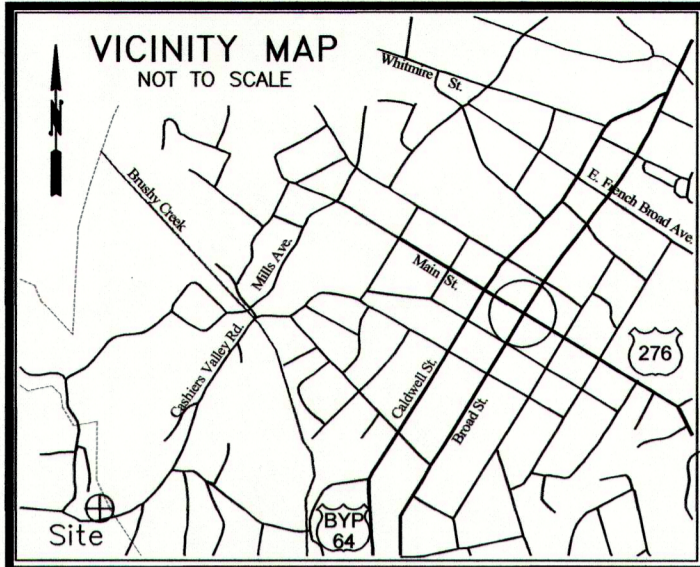
There are no expected immediate fiscal impacts. The development of this site for housing will eventually result in increased property tax revenue and utility fee collections.

**Action**

The Board's role is to make a recommendation for approval or denial to City Council regarding the proposal.

**Attachments:**

- 1. Preliminary Annexation Plat



**OWNER CERTIFICATION-ANNEXATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF ANNEXATION WITH MY (OUR) FREE CONSENT

DATE \_\_\_\_\_ OWNER(S) \_\_\_\_\_

**CITY OF BREVARD-ANNEXATION**

I HEREBY CERTIFY THAT THIS PLAT FOR ANNEXATION HAS FOLLOWED ALL REQUIREMENTS AND PROCEDURES AND A PUBLIC HEARING WAS HELD BY THE CITY OF BREVARD TO ANNEX THE PROPERTY HEREIN DESCRIBED. THE CITY OF BREVARD ADOPTED ORDINANCE NUMBER \_\_\_\_\_ TO ANNEX THE PROPERTY DESCRIBED HEREIN ON \_\_\_\_\_ WITH THE EFFECTIVE DATE OF ANNEXATION ON \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA**

I, \_\_\_\_\_, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA**

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT

\_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTES:**

- 1) PROPERTY SHOWN HEREON IS DESIGNATED BY THE LAST 4 NUMBERS OF THE TAX PIN (PARCEL IDENTIFICATION NUMBER). THE BOUNDARY FOR PARCEL 5389 WAS SURVEYED IN SEPTEMBER 2024 AND FEBRUARY 2025. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. PORTIONS OF THIS PROPERTY ARE ALREADY WITHIN THE CITY LIMITS. CORNERS ALONG THE EXISTING CITY LIMITS LINE ARE CALCULATED POINTS AND THE REMAINING PORTION OF THE SURVEYED PROPERTY IS BEING ANNEXED INTO THE CITY LIMITS AS SHOWN HEREON.
- 2) PLAT FILE 25, SLIDE 182 DELINEATED AN OVERLAP ON THE SOUTHERN PORTION OF PARCEL 5389 FROM PLAT FILE 21, SLIDE 58. THE CITY OF BREVARD QUIT CLAIMED THAT PORTION OF THE OVERLAP PARCEL CONGRUENT WITH THE CITY OF BREVARD PARCEL AS RECORDED IN DOCUMENT BOOK 1152, PAGE 191.
- 3) AT THE NORTHERN END OF THE SURVEYED PROPERTY, THERE IS A GAP PARCEL (AS SHOWN HEREON). PLAT FILE 25, SLIDE 182 SHOWED THAT GAP PARCEL AS BEING QUIT CLAIMED TO THE CITY OF BREVARD. THAT PROPERTY LINE IS BEING REVISED AS SHOWN HEREON AND A PORTION IS BEING QUIT CLAIMED TO THE CITY OF BREVARD AND THE OTHER PORTION IS BEING QUIT CLAIMED TO SUSAN GILBERT AS SHOWN HEREON.
- 4) AREA OF EXISTING PARCEL 5389 IN CITY LIMITS = 0.249 OF AN ACRE  
AREA OF NEW ANNEXED PARCEL = 0.886 OF AN ACRE  
TOTAL PARCEL 5389 (SURVEY) = 1.135 ACRES -(INCLUDES OVERLAP AND QUIT CLAIM PARCELS)  
AREA OF OVERLAP PARCEL CONVEYED TO PARCEL 5389 = 0.128 OF AN ACRE  
AREA OF QUITCLAIM PARCEL B = 234 SQ. FT. 0.005 OF AN ACRE  
THE AREA SHOWN FOR PARCEL 5389 ON P.F.25, SL.182 IS A SCRIVENERS ERROR AND HAS BEEN CORRECTED ON THIS PLAT. AREA DERIVED AT BY COORDINATE COMPUTATION.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON
- 6) PLAT REFERENCE: P.F. 21, SL. 58; P.F. 20, SL. 7; P.F. 25, SL. 182
- 7) DEED REFERENCE: DOC.BK. 81, PG. 472; D.B. 228, PG 421; DOC. 994, PG. 784; DOC. BK. 1152, PG 191
- 8) TAX PARCEL IDENTIFICATION NUMBER: 8585-19-5389
- 9) THAT PORTION OF PROPERTY CURRENTLY WITHIN THE CITY LIMITS IS ZONED GENERAL RESIDENTIAL 8 AND THE REMAINDER APPEARS TO BE ZONED GENERAL RESIDENTIAL 4.
- 10) PER PLAT FILE 20 SLIDE 7, NCDOT HAS ONLY A MAINTAINED R/W FOR CASHIERS VALLEY ROAD IN THIS AREA.
- 11) THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF THIS PROPERTY.

**GPS-RTN CERTIFICATION**

GPS CONTROL DATA  
CLASS OF SURVEY: C  
POSITIONAL ACCURACY: .05  
GPS FIELD PROCEDURE: STATIC  
DATE OF SURVEY: 10/07/24 DATUM/EPOCH: 83 (NC GNSS CORS & REAL-TIME NETWORK). VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 2018u7) NC GNSS CORS & REAL-TIME NETWORK.  
EQUIPMENT USED: TOPCON HIPER SR, TOPCON MAGNET SOFTWARE.  
GEOID MODEL: GEOID 18 (CONUS)  
UNITS: US FEET  
COMBINED FACTOR 0.9997210339580

**BOUNDARY CALL TABLE**

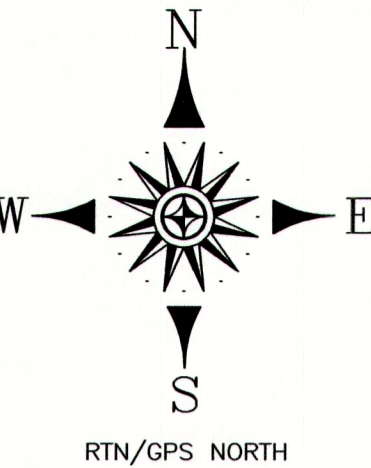
Course	Bearing	Distance
L1	N 72°06'25" E	70.11'
L2	S 76°19'33" W	36.01'
L3	S 61°11'01" W	33.17'
L4	S 63°11'56" W	38.15'
L5 O/A	S 67°20'11" W	59.71'
L6	S 70°00'39" W	25.99'
L7	N 49°10'11" W	39.42'
Q1	N 15°41'21" E	7.97'
Q2	N 72°06'25" E	66.04'
Q3	N 20°11'55" E	79.35'

**ANNEXATION BOUNDARY CALL TABLE**

Course	Bearing	Distance
A1	Rad: 3207.69' Tan: 84.16' Chd: S 25°59'41" E	A: 168.28' CA: 3°00'21" 168.24'

**LEGEND**

- NAD NORTH AMERICAN DATUM
- NTS NOT TO SCALE
- PIN TAX PARCEL IDENTIFICATION NUMBER
- NCGS NORTH CAROLINA GEODETIC SURVEY
- PC PLASTIC ID CAP
- FR FOUND REBAR
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- CP CALCULATED POINT
- ABG ABOVE GRADE
- OC AT GRADE
- DOC. BK., PG. DOCUMENT BOOK, PAGE
- P.F., SL. PLAT FILE, SLIDE
- D.B., PG. DEED BOOK, PAGE
- O/A OVERALL
- UTILITY POLE
- WF WOOD FENCE
- OWF OLD WIRE FENCE
- CLF CHAIN LINK FENCE
- OHW OVERHEAD WIRE
- PL PROPERTY LINE (SURVEY)
- ADJOINER LINES (NOT SURVEYED)
- SOIL ROAD BED
- EXISTING CITY LIMITS
- DRAINAGE CULVERT
- ASPHALT
- CURRENT CITY LIMITS WITHIN PARCEL 5389
- CITY ANNEXATION NEW PARCEL
- QUIT CLAIM PARCELS
- PF21, SL58 OVERLAP QUITCLAIMED TO CITY



EXISTING CITY LIMITS

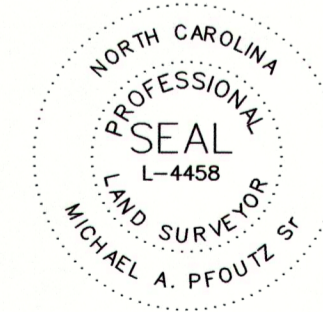
**PIN 8585-19-5389**  
**Area = 1.135 Acres**

**CERTIFICATE OF SURVEY ACCURACY:**

I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 30th DAY OF JULY, 2025, A.D.

*Michael A. Pfoutz Sr.*  
MICHAEL A. PFOUTZ Sr.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-4458



**CERTIFICATE OF PURPOSE OF PLAT:**

G.S. 47-30 f(11) d.  
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

PREPARED BY  
**CAROLINA MOUNTAIN SURVEYING**  
FIRM LICENSE NUMBER #F-1205  
137 NORTH BROAD STREET; SUITE 2  
BREVARD, NORTH CAROLINA 28712  
(828) 883-2670  
CMSURVEYING@COMPORIUM.NET

ORDINANCE No. \_\_\_\_\_  
PROPERTY SITUATE IN  
**CITY OF BREVARD, BREVARD TOWNSHIP**  
**TRANSYLVANIA COUNTY, NORTH CAROLINA**  
OWNERS OF RECORD: CITY OF BREVARD

**ANNEXATION and PROPERTY**  
**LINE ADJUSTMENT PLAT**  
for PIN 8585-19-5389  
PREPARED FOR  
**THE CITY of BREVARD**

DATE JULY 26, 2025	FIELD RECORDS DATA COLLECTOR	DRAWING CMS24048-ANNEX
COORD. FILE CMS24048.CRD		PROJECT NUMBER CMS24048

30 0 30 60 90  
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=30'

**STAFF REPORT**  
**Planning Board, Tuesday, August 26, 2025**

**Title:** Consideration of Rezoning REZ-25-003 - Cashiers Valley Road

**Speaker:** Aaron Bland, Asst Planning Director

**Prepared by:** Aaron Bland, Asst Planning Director

**Approved by:** Paul Ray, Planning Director

**Background**

This is a City-initiated rezoning for the same City-owned property adjacent to the City Public Works facility at the intersection of Cashiers Valley and Nicholson Creek Road, further identified by PIN 8585-19-5389-000. This rezoning is being done concurrently with the previously discussed annexation.

In addition to being only partially inside the city limits, this parcel is also split-zoned. The portion currently inside the city limits is zoned General Residential 8 (GR8) and the portion outside is zoned General Residential 4 (GR4). This proposal would rezone the entire parcel to either GR8 or Neighborhood Mixed Use (NMX).

**Discussion**

The intention of this rezoning is to upzone the parcel to make it more marketable before selling it, with the revenue going towards supporting affordable housing initiatives.

**Policy Analysis**

The Future Land Use Map identifies this parcel as the Activity Center - Minor character area. The recommended zoning districts of Neighborhood Mixed Use and Residential Mixed Use (RMX). Because the adjacent Public Works facility is zoned NMX, this would be an option for the rezoning (RMX would not due to spot zoning concerns).

However, there is the potential that rezoning to NMX would make the property not as marketable as GR8 because single-family houses are not permitted in NMX. Given the goal of maximizing the sale price to help fund affordable housing initiatives, thought must be given to this trade off. There are other differences to be considered as well, such as the higher density allowed by NMX (15 dwelling units per acre vs. 8). Staff requests the Board discuss these two options and come to consensus on a recommended district.

**Action**

The Board shall make one of the following recommendations with regard to a petition for a zoning map amendment:

1. Grant the zoning map amendment as requested;
2. Grant the zoning map amendment with a change of the area requested;
3. Grant the zoning map amendment to a more restrictive general zoning district or districts; or

4. Deny the application.

The Board must also submit a statement analyzing the reasonableness of any proposal for a zoning map amendment. There are two reasonableness statements attached, one for recommending GR8 and one for NMX.

**Attachments:**

1. Consistency and Reasonableness Statement - GR8
2. BPB Consistency and Reasonableness Statement - NMX

**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH  
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD  
REZ-25-003**

*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 of the GR8 zoning district to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

- **Goal 7:** Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.
- **LUH-13:** Utilize the Housing Trust Fund to leverage private investment to create affordable and workforce housing units.
- **LUH-14:** Seek developer agreements for divestment of City properties that guarantee affordable and workforce housing units for a defined period of time.
- **LUH- 18:** Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.

The Brevard Planning Board forwards this recommendation of the GR8 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:

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.

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*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 in the public interest and **reasonable** due to the following factors:

- The size and location of the proposed rezoning diminishes spot zoning concerns.
- There is strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.
- Despite being inconsistent with the FLUM as noted above, rezoning to GR8 provides a better opportunity for contributing funds to the Housing Trust Fund via sale as surplus property, pursuant to Resolution 2025-16, and furthering the City's long-held affordable and workforce housing goals.

**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH  
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD  
REZ-25-003**

*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 of the NMX zoning district to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

- **Goal 7:** Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.
- **LUH-13:** Utilize the Housing Trust Fund to leverage private investment to create affordable and workforce housing units.
- **LUH-14:** Seek developer agreements for divestment of City properties that guarantee affordable and workforce housing units for a defined period of time.
- **LUH- 18:** Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.

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*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 in the public interest and **reasonable** due to the following factors:

- This property is located in the *Activity Center – Minor* character area in the Future Land Use Map, for which NMX is an applicable zoning district.
- The size and location of the proposed rezoning diminishes spot zoning concerns.
- There is significant overlap between the currently allowed uses and the allowed uses of the proposed new district.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.