

**MINUTES  
BREVARD PLANNING BOARD REGULAR MEETING  
JANUARY 25, 2022**

Brevard Planning Board met for a regular meeting, Tuesday, January 25, 2022 at 5:30 PM. The meeting was held remotely in accordance with NC General Statute 166A-19.24. Simultaneous live audio and video was made available to the public online at <https://www.facebook.com/brevardplanning/>.

**Members Present:** Greg Hunter, Vice Chair  
Reid Wood  
Molly Jenkins  
John Schommer  
Peter Chaveas  
James Carli

**Others:** Unitarian Universalists – R. K. Young  
Workforce Homestead – Jim Yamin  
Amy Fisher, Fisher Real Estate  
Ben Alia, Engineer

**Staff Present:** Paul Ray, Planning Director  
Aaron Bland, Assistant Planning Director  
Katherine Buzby, Planner  
Emily Brewer, Planner  
Janice H. Pinson, Board Clerk

**I. Welcome**

At 5:30 PM, Greg Hunter, Vice Chair called the meeting to order.

**II. Introduction of Planning Board Members**

The Board introduced themselves.

**III. Certification of Quorum**

Vice Chair, Greg Hunter confirmed with the Board Clerk that a quorum of the Board was present.

**IV. Approval of Agenda**

Motion to approve agenda with the revision to table item c. by M. Jenkins, second by P. Chaveas, roll call vote carried unanimously.

**V. Approval of Minutes**

a. November 23, 2021

Motion to approve as presented by P. Chaveas, second by R. Wood, roll call vote carried unanimously.

**VI. New Business.**

**a. Consideration of Application for rezoning REZ-21-007 by Unitarian Universalists of Transylvania County for property located on Varsity Street, Broad and Gaston Streets for property zoned Residential Mixed Use and General Residential to be rezoned to Institutional Campus, property identified by the following PIN#s: 8585-49-4183-000, 8585-49-4137-000, 8585-49-3069-000, 8585-49-3242-000, 8585-49-2242-000.**

Aaron Bland presented his staff report a portion of which follows:

**Background**

On October 26, 2021, an application was submitted by RK Young of the Unitarian Universalists of Transylvania County ("Applicant") requesting a map amendment (rezoning) for five properties at the intersection of South Broad Street and Varsity Street. These properties are identified by the following PINs: 8585-49-4183-000, 8585-49-3069-000, 8585-49-4137-000, 8585-49-3242-000, 8585-49-2242-000.

Three of these parcels are currently zoned General Residential 8 (GR8) and the other two Residential Mixed Use (RMX). The request is to rezone all parcels to Institutional Campus. The parcels total approximately 1.5 acres in size and includes the Unitarian Universalists church building and its parking areas, as well as some vacant land.

**Discussion**

The Institutional Campus district is described by the City of Brevard Unified Development Ordinance as follows:

*The Institutional Campus District is coded to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities. Unlike regular buildings which are oriented towards public streets, campus buildings are introverted towards spaces within the campus such as quadrangles.*

Below is a comparison of density and dimensional requirements of the existing and proposed districts:

| <b>Requirement</b>            | <b>RMX</b> | <b>GR8</b> | <b>IC</b> |
|-------------------------------|------------|------------|-----------|
| Maximum dwelling unit density | 15/acre    | 8/acre     | 15/acre   |

|   |             |            |              |
|---|-------------|------------|--------------|
| Maximum ground floor area for principal structures                      | 25,000 sqft | 5,000 sqft | 100,000 sqft |
| Minimum setbacks for principal structures (front/side/rear)             | 10/6/25     | 15/6/25    | 40/40/40     |
| Minimum setbacks for accessory structures < 120 square feet (side/rear) | 0/0         | 3/3        | 40/40        |
| Minimum setbacks for accessory structures ≥ 120 square feet (side/rear) | 3/3         | 6/10       | 40/40        |
| Maximum height by right   | 35 feet     | 35 feet    | 50 feet      |
| Minimum lot width   | 30 feet     | 30 feet    | 60 feet      |

As stated in the description, the IC district is the most appropriate for a religious institution. This district is codified in a way that allows for some degree of flexibility these types of facilities to develop with multiple buildings for different purposes that all fall under the umbrella of the church and its functions.

The existing main church building would become nonconforming with the 40-foot setback off of South Broad Street

None of the subject parcels are impacted by the Special Flood Hazard Area or any other overlay or special district.

### **Policy Analysis**

The 2015 Comprehensive Plan encourages greater utilization of land where appropriate and encourages a system of “complete neighborhoods” which includes access to churches:

***POLICY 2.1.A:** Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.*

*The City of Brevard will work to foster a system of “complete neighborhoods” throughout Brevard with the following key components:*

- *Close proximity to stores, restaurants, schools, churches, and other amenities and services.*

The 2002 Future Land Use Map designates the Applicant’s properties as both “Mixed Use – Neighborhood” and “Residential – High Density.” These are defined as:

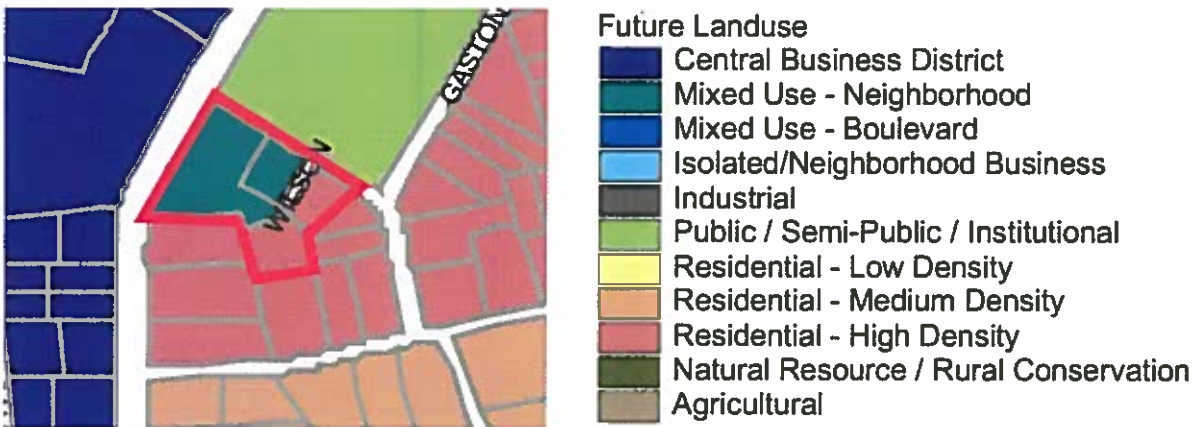
### **MIXED USE – NEIGHBORHOOD**

*The Mixed Use – Neighborhood areas are envisioned to contain a broad mix of land uses, including office, commercial, residential, public and institutional uses. These uses serve the residents of the planning area as well as residents in the surrounding area. These areas also serve as transitional areas between more intense uses and residential areas.*

*One area designated for future Mixed Use – Neighborhood is the area immediately surrounding the Central Business District (CBD), including parts of the Rosenwald community and the western half of French Broad Ave. By including these areas, opportunities for greater connectivity arise in and around downtown, and the goals of creating a seamless street network can be achieved.*

**RESIDENTIAL – HIGH DENSITY**

*These are areas of land containing one and two-family dwellings, accessory dwelling units, as well as multi-family structures at an average density of six or more units per acre. These lands must be served by public water and sewer systems. The Future Land Use Map shows High Density Residential areas concentrated primarily around the Central Business District with additional concentrations within Straus Park. Additional areas suitable for high density residential development are: (1) vacant parcels within the Rosenwald neighborhood; and (2) the area east of Grandview Road on the east side of Brevard and extending into the ETJ. These areas are shown on the Future Land Use Map. If sewer service was extended out US64 south, towards Rosman, that area would be suitable for higher density residential and commercial development. Other parcels within the city limits and ETJ that have access to water and sewer and adequate road facilities could be considered for high density residential development.*



The most appropriate future land use category for a religious institution would be Public/Semi-Public, however institutional uses are included in the Mixed Use – Neighborhood category. Therefore, this rezoning is both consistent and inconsistent with the 2002 Land Use Plan.

**Recommendation**

Staff recommends approval of the rezoning as requested. Planning Board’s role is to make a recommendation to City Council. The Board has 45 days to do so; if no recommendation is made by Friday, March 11, 2022, then the application will be sent to Council without the Board’s decision.

R. K. Young explained that under IRS rules they have to remove the two residential structures within 10 years. Once the structures are removed the lots could be combined and they could

add an additional structure. She further explained that there is no intent to raise the current structures height and further that soil samples would not support the height of 50’.

Motion to approve referencing the consistency statement, which is attached hereto and labeled, Exhibit “A”, by M. Jenkins, second by J. Schommer, roll call vote carried unanimously.

**b. Consideration of Application for rezoning REZ-21-008 by Workforce Homestead, Inc., Jim Yamin, President, for property located at 388 Woodland Terrace, for property zoned General Residential to be rezoned to a Conditional Zoning District, property identified by the following PIN# 8585-34-0702-000.**

Paul Ray presented his staff report a portion of which follows:

### **Background**

On December 8, 2021, an application was submitted by Jim Yamin, of Workforce Homestead, Inc., along with a conceptual site plan for an affordable housing development. The project consists of four 3-story buildings totaling 84 apartments ranging from one to three bedrooms, a clubhouse building and covered amenity area as depicted on the preliminary site plan. The parcel is 8.28 acres in size.

The proposed project is located on Woodland Terrace and Forest Hill Drive and intersects with Glazener Road and Buena Vista Drive. The Transylvania County Parcel Identification Number is 8585-34-0702-000. The parcel is located in the Extra Territorial Jurisdiction (ETJ) and will need to be annexed into the incorporated city limits in order to connect to municipal waste water at the developer’s expense. Approximately 1.7 acres have special flood hazard areas, ranging from the 500-year and 100-year floodplain, and the floodway.

Multifamily dwellings are not an allowable use or building type in the GR-4 base zoning district. This zoning district is intended for predominately residential neighborhoods in accordance with the existing pattern of single-family homes, which makes up most of the surrounding area except for an abutting parcel zoned Institutional Campus and owned by the Transylvania County School Board.

A conditional rezoning is a special zoning district, where the developer and the City negotiate site-specific development standards for a particular project. These standards are codified in a custom ordinance working in conjunction with the Unified Development Ordinance. Conditional Zoning Districts are meant to be flexible, particularly in the areas of density, architectural design, and the mixing of land uses. With added flexibility comes an expectation that the developer will offer a high-quality project which goes “above and beyond” the baseline ordinance requirements. In these rezonings, the City has considerable authority to negotiate with the applicant and impose such conditions as necessary to protect the public interest and ensure high-quality development.

### **Discussion**

The application before the Board is for the creation of the Falling Waters Woodland Terrace Conditional Zoning District using a preliminary masterplan to reference the basic layout of the project. The applicant is seeking zoning approval as part of a larger application package to submit to the North Carolina Housing Finance Agency (NCHFA) for Low-Income Housing Tax Credits (LIHTC). If awarded the tax credits, the applicant will design the project and apply to the City for Final Master Plan approval. The project consists of 84 units of one, two, and three-bedroom apartments serving a population earning 60% or less of area median income (AMI). For the reporting year 2021, the Department of Housing and Urban Development (HUD) defines the AMI for Transylvania County as \$59,092.

Preliminary plans do not require the applicant to provide construction-level drawings with all specifications of site development. That level of detail is reserved for the Final Master Plan and the permitting process. At this stage, the applicant is responsible for specifying what exceptions they will require from the Unified Development Ordinance in order to develop their site. Upon approval of a preliminary master plan, the applicant will have one year to submit a final master plan.

The applicant has requested the following exceptions from the Unified Development Ordinance:

- 1. Chapter 2 District Provisions:** Multifamily use is not allowed in GR-4, where the density is relatively low at four dwelling units per acre. The applicant is requesting multifamily use at just over 10 dwelling units per acre.
- 2. Section 5.6 Permitted Building Type by District:** The building type "apartment" is not allowed in GR, but the applicant is requesting four 3-story apartment buildings and a clubhouse.
- 3. Section 13.2 Required Improvements for all Development Plans:** The applicant is requesting an exception to curb and gutter requirement along all street frontages (with approval from NCDOT) and will pay a fee in lieu to the City's sidewalk fund based on the actual cost of constructing 30-inch curb and gutter along all public street frontages. Woodland Terrace and Forest Hill Drive were not designed for curb and gutter and therefore do not have existing stormwater infrastructure to connect new inlets along a curb line. The developer agrees to build 5-foot-wide sidewalks along these public road frontages meeting all handicap accessibility requirements and city design standards, street trees and lighting, but not with curb and gutter.
- 4. Section 10.5.D General off-Street Parking Design Standards:** The developer is requesting an exception to the construction standard of their primary entrance drive, where the UDO requires it be constructed to, at minimum, the standard of a local collector street, which is described in Section 13.6.J at a width of 64-feet with on-street parking, sidewalks on both sides. The developer agrees to a modified entrance drive at a reduced width as approved by the TRC and with a center median

as required in 13.8.B separating ingress from egress. The entrance would have sidewalk on one side leading into the development and landscaping as required by ordinance.

All other development standards in the UDO, including but not limited to architectural standards, maximum building height, lighting, stormwater management, landscaping requirements, open space, buffers, building setbacks, infrastructure improvements and public dedications, signs, parking, environmental protection including floodplain development and streambank protections shall be follow according to the provisions set forth by the Unified Development Ordinance given the type of development or base zoning district. Where conflicts arise between the type of development (multifamily apartments) and the base zoning district (GR-4) the administrator shall determine which provision shall prevail based on the greatest protection and preservation of dissimilar uses of the base zoning district.

#### **Comments from Technical Review Committee**

The TRC offer some basic comments given the lower level of detail on the applicant's preliminary plans. If this project moves forward, the TRC will be provided with complete plans to review and offer comments.

- **The Water Department:** No comment at this time.
- **The Fire Department:** No fire hydrants shown on plans, but understands this is only a conceptual drawing for the purpose of rezoning.
- **Public Works Department:** Has questions about trash service, road service responsibilities within the development, access to development during inclement weather, needing waste water loads to ensure the current pump station has capacity and 410-foot distance from the nearest sewer line.
- **Building Department:** No comment at this time.

#### **Policy Analysis**

The Livable Communities Element of the 2015 Comprehensive Plan encourages a strong sense of community that supports livability for all by fostering efficient land use, support a mix of housing types, increase efficiency of public utilities and services, and accommodate multiple modes of transportation, specifically:

**POLICY 4.2.A:** Modify zoning to increase allowable densities and the mixing of uses in appropriate areas.

**POLICY 4.2.E:** Collaborate with partners to increase the amount of available affordable and workforce housing, and to combat homelessness.

#### **Recommendation**

Staff recommends approval of the preliminary masterplan as submitted with the requested exceptions specified in this Staff Report.

J. Schommer stated that he lives in the vicinity of the project, and that he has attended a neighborhood meeting. He voiced his and his neighbors' concerns that the project is not appropriate for a general residential neighborhood. He said he would like to see the developer change the plan to single family homes because it is a better fit for the residential community.

The following were points of concern brought up by the Board:

1. Require a traffic study
2. Require connectivity to hike/bike path
3. Dark sky compliant
4. More than one point of ingress and egress
5. Parking spaces provided at 1.75 when UDO only requires 1.50
6. Public Transit – can the board recommend a requirement that Transylvania County public transportation be made available to the development – Aaron Bland agreed to reach out to Transylvania County and request the process for requesting TIM service to the property.
7. Connectivity to grocery, schools, shopping, etc. is not provided at this project location
8. Condition of Nicholson Creek Road bridge built by NCDOT in 1976 – is it adequate?
9. High impact development would need to provide accessibility options to the tenants
10. Research on expanding on our current affordable housing developments
11. Reduce the number of units and/or provide single family homes.
12. If utility improvements are required to service the development the Developer is responsible for the cost.
13. Require additional landscaping along Meadow Lane as part of the development

The Board agreed that the City needs to take the next steps necessary to provide affordable housing to the service providers in our community, many of which cannot afford to buy a home at the current prices in our community.

Amy Fisher brought up the following points:

1. The project falls well below the threshold required by the City or the State for a traffic study.
2. The traffic counts drop substantially just past the high school.
3. Building a single family home costs between \$450.00 - \$750.00 a square foot making it impossible to build affordable single family homes.
4. Important to ask the question – do we want affordable housing here, city utilities are required for this type of project. The search for a suitable property has been ongoing with Mr. Yamin for 5 years.
5. The heart of the issue is not streets or traffic, but what is going to happen around. The Developer has built these projects since 2003. They are nice units, tenants have to meet certain criteria, and rules must be followed or tenants are evicted.
6. We need to provide affordable housing to maintain our quality of life. Service providers cannot afford to live in our community.



Jim Yamin brought up the following points:

1. Single ingress and egress provide a more secure neighborhood, security can be monitored more efficiently and therefore provides a better quality of life.
2. Interesting that my project is being singled out as coming up short on walkability, drivability, bike ability when this standard is not being applied to the existing households around the property.

Jim Yamin explained that as a developer he would love to find a site on a well maintained road with preexisting sidewalks, next to a bike path, within walking distance to shopping and services, but the real world that presents itself does not provide such a site. He explained that he has been looking for a site in Brevard for 6 years. He explained the Housing Finance process; that the application deadline is May. He stated that he believes the proposed site is a reasonable one for the use. He stated that he believes that the traffic study is just an excuse for we just don't want it here. He said that he believes the entire community would benefit significantly from this project.

Ben Alia, Engineer:

1. The second entrance on Buena Vista could not meet NCDOT requirements.
2. Stormwater retention pond, curbing would be internal to the development.

Paul Ray explained the next steps for a neighborhood compatibility, and moving forward to City Council for approval.

Motion by P. Chaveas to grant the rezoning with the condition that there be a traffic study completed so that all concerned fully understand the impact of traffic on the community, and with reference to the consistency statement, which is attached hereto and labeled, Exhibit "B", second by M. Jenkins, roll call vote carried unanimously.

**c. Consideration of TXT-21-020 Affordable Housing Text Amendment – Tabled**

**d. Consideration of TXT-22-001 UDO Chapter 4.4**

Aaron Bland presented his staff report, recommending the following revisions:

**4.4. - Street frontage required.**

A. A public street is any road, street, alley, or other travel lane that is under the ownership, control, and maintenance of the City of Brevard, the State of North Carolina, or the United States of America.

B. Access, utility, service, or other easements under the ownership, control, or maintenance of City of Brevard, the State of North Carolina, or the United States of America shall not be considered public streets for the purposes of satisfying street frontage requirements.

C. Public rights-of-way under the ownership and control of the City of Brevard, the State of North Carolina, or the United States of America, which are not open and operable as a travel lane for motorized vehicles shall not be considered public streets for the purposes of satisfying street frontage requirements, but shall be protected from encroachment in accordance with Section 4.3(C), above.

D. All subdivisions of land (i.e., parcels, lots, tracts, or other subdivisions of land), shall directly abut and have direct frontage upon a publicly-maintained street. Street frontage shall meet the minimum requirements set forth in Chapter 2.

E. In no case shall a new parcel, lot, tract, condominium, lot or space, or other subdivision of land be created that does not conform to the public street frontage requirements of this ordinance, except as otherwise provided herein. Private streets, rights-of-way or access easements shall not be permitted in lieu of public street frontage requirements contained herein except as allowed below

1. *Residential single-family developments in General Residential – 4 (GR4) zoning districts*

a. Privately-maintained streets, rights-of-way, or access easements of **less than 100 150** linear feet **or less** in length may satisfy frontage requirements for up to 3 single-family lots, provided they consist of a drivable surface of at least 16 feet in width.

b. **Privately-maintained streets 100 linear feet or greater in length may satisfy frontage requirements for up to 8 single-family lots, provided they consist of a paved surface of at least 16 feet in width.**

cb. All such privately-maintained streets, rights-of-way, or access easements must remain adequately maintained to afford a reasonable means of ingress and egress of emergency vehicles.

F. Exceptions to street frontage requirements: Following are standards whereby certain uses are excepted from the street frontage requirements contained herein:

1. *Commercial, group developments, and developments in General Industrial zoning districts:* Subdivisions for the creation of outparcels within the foregoing developments may be allowed without frontage on a public street.

2. *Residential multi-family developments:* Private streets, right-of-way, and access easements may be permitted within the foregoing developments proposing no more than four principal structures, each containing no more than four dwelling units in each structure, and for which no subdivision activity or condominium buildings or lots are proposed.

3. *Condominium lots and condominium buildings:*

a. Condominium lots may be separated from a public street by common space, maintained by a property owner's association, that is permitted within the same phase of the same subdivision within which the condominium lot is located.

b. No condominium lot shall be situated more than 100 feet from a public street. This distance shall be considered a maximum distance that is in keeping with the public health and safety, which shall not be varied or extended.

c. Condominium lots that are separated from a public street by common space shall be serviced by a private access easement or private right-of-way that directly connects to the nearest

public street. No more than four condominium lots or spaces shall be serviced by the same private access easement or right-of-way.

d. Private streets, right-of-way, and access easements serving condominium lots and buildings shall be no longer than 100 feet as measured from the intersection of the centerlines of the public street and the private easement or right-of-way. Parking for condominium lots not accessed by a public street shall be accessed by such private access easements or private rights-of-way.

e. These provisions shall only apply to subdivisions of land for the creation of condominium lots and condominium buildings, and shall not be applied to any other form of subdivision of land.

*4. Pre-existing lots without adequate street frontage:*

a. On parcels of land that do not front upon a public street ("landlocked parcels") or that otherwise do not meet frontage requirements of this ordinance, only one "by right" use or structure, along with related accessory uses or structures, shall be. No subdivision activity shall be permitted on parcels of land that do not meet the street frontage requirements of this ordinance. This requirement shall apply regardless of the size of the landlocked or otherwise non-compliant parcel.

b. In such cases the administrator shall require evidence of the presence of a deeded right-of-way or other access easement prior to the issuance of any permit.

c. The administrator may permit the establishment of a private right-of-way or access easement in order to facilitate access to pre-existing land-locked parcels. However, the provision of such private access shall not be considered satisfaction of the requirement that all lots front upon a public street.

*5. Additional private access, when all frontage requirements are met:* The administrator may permit the establishment of additional private rights-of-way or access easements to properties that otherwise conform to public street frontage requirements of this ordinance.

*6. Rolling services:* The point of contact for "rolling services" of the city (i.e., garbage, recycling, etc.) shall be at the public street, i.e., the intersection of the public street and private right-of-way or easement. Rolling services shall not be provided along newly created private streets, right-of-way, or access easements created after the enactment of this ordinance.

*7. Designed and built in accordance with public street standards:* All newly created private streets, right-of-way, and access easements except those authorized under Section 4.4(F(4)), above, shall be designed and built in accordance with public street standards set forth in Chapter 13 of this ordinance.

*8. Relation to private streets:* Buildings shall be oriented and situated in relation to private streets so that they conform to all applicable requirements for public streets, such that private streets could be accepted as public streets.

*9. Additional requirements/conditions:* In addition to any other applicable requirements set forth in this ordinance, the approving entity may impose such conditions, including but not limited to, the provision of access easements to the City of Brevard, as are necessary to ensure the adequate provision of public services.

After a brief discussion, motion by P. Chaveas to approve referencing the Consistency Statement which is attached hereto and labeled, Exhibit "C", second by J. Schommer, roll call vote carried unanimously.

**e. Comprehensive Land Use Plan Update**

Paul Ray gave an update that Stewart, Inc. has been hired to help complete the plan. That they visited Brevard and Staff gave them a tour. He explained that Planning Board will serve as the Steering Committee, and that a meeting will be scheduled for February.

M. Jenkins requested that agenda packets be delivered prior to the Friday before the meeting to give plenty of review time. Paul agreed to accommodate that request.

**f. Election of Officers 2022**

Nomination by P. Chaveas for Greg Hunter, Chair, Reid Wood Vice Chair.

Motion by J. Carli for G. Hunter, Chair and R. Wood, Vice Chair, second by M. Jenkins, roll call vote carried unanimously.

**g. Meeting Schedule 2022**

Motion to adopt meeting schedule for regular meetings by J. Carli, second by R. Wood, roll call vote carried unanimously.

**VII. Old Business**

**a. Continuation of TXT-21-018 Chapter 12 Signs**

A. Bland presented amendments to UDO Chapter 12 Signs.

Motion by J. Schommer to approve as written referencing the Consistency Statement which is attached hereto and labeled, Exhibit "D", second by J. Carli, roll call vote carried unanimously.

**VIII. Public Comment – None.**

**IX. Remarks –**

Reid Wood explained that she was representing herself, and in no way Platt Architecture.

There was discussion about extending public comment to before or after each agenda item. Staff is to check into legal procedure to extend public comment.

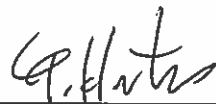
G. Hunter commented on the good discussion on the Woodland Terrace rezoning.

G. Hunter questioned staff about the possibility of creating a social district in the Lumberyard and Downtown areas. Paul Ray said that he had researched previously and that ABC laws make it tricky, but that he could explore it again.

Paul Ray introduced the newest addition to planning staff, Emily Brewer.

### **X. Adjournment**

There being no further business, R. Wood moved to adjourn, seconded by J. Schommer, roll call vote carried unanimously, and the meeting adjourned at 7:40 PM.



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Greg Hunter, Vice Chair



Janice H. Pinson, Board Clerk

**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH  
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD  
REZ-21-007**

*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 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:

2015 Comprehensive Plan

POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.

The City of Brevard will work to foster a system of "complete neighborhoods" throughout Brevard with the following key components:

- Close proximity to stores, restaurants, schools, churches, and other amenities and services.

2002 Future Land Use Map

The Future Land Use Map recommends a future use of *Mixed Use – Neighborhood* for two of the subject parcels.

The Brevard Planning Board forwards this recommendation 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:

2002 Future Land Use Map

The Future Land Use Map recommends a future use of *Residential – High Density* for three of the subject parcels.

*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 interested and **reasonable** due to the following factors:

As defined in the City of Brevard Unified Development Ordinance, the Institutional Campus zoning district is the most logical and appropriate base zoning district for religious institutions.

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN  
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS**

*NCGS 160A-383 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 Board forwards this recommendation 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:

2015 Comprehensive Plan, Element 2: Economic Health, Element 3: Environmental Health, and Element 4: Livable Communities.

*OBJECTIVE 2.1: Expanded tax base. As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.*

*POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.*

*OBJECTIVE 3.1: Preservation of surrounding natural assets of mountains, farmlands, woods, and water for future generations.*

*POLICY 3.1.A: Continue using land development regulations and incentives to steer future development away from environmentally sensitive areas such as steep slopes and floodplains.*

*POLICY 4.2.E: Collaborate with partners to increase the amount of available affordable and workforce housing, and to combat homelessness.*



**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN  
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS  
TXT-22-001**

*NCGS 160D-605 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 Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **consistent** with the following adopted plans and policies of the City of Brevard:

Comprehensive Plan:

*OBJECTIVE 4.1: Increased efficiency of land uses to help stabilize and grow the City's tax base.*

*POLICY 4.1.A: Evaluate and amend development ordinances to facilitate infill development on vacant and under-developed parcels, as well as revitalization of developed parcels.*

*Description of Consistency: Allowing for subdivisions of large lots on private roads into smaller lots for the purpose of building single-family housing allows for greater utilization of the limited buildable land in the City's jurisdiction.*

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN  
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS**

*NCGS 160D-605 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 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:

**2015 Comprehensive Plan:**

***POLICY 1.4.B:*** Create flexibility within development ordinances to allow for murals and other forms of public art.

***POLICY 4.1.G:*** Modify development ordinances and regulations to incorporate design standards and guidelines that respect existing community character while allowing greater residential density and intensity of nonresidential development within mixed use zoning areas.

***OBJECTIVE 5.1:*** Increased safety and efficiency of vehicular traffic within and passing through Brevard.

**2002 Land Use Plan:**

**Goal 2.7:** Replace large commercial billboards with smaller signs.

**Goal 3.1:** Preserve traditional, rural character along corridors.

**Goal 3.9:** A physically appealing location with a distinctive community character and a respect for its heritage.

**Focus 2020 Community Report:**

**Gateways, Corridors & Downtown Goal IV:** A physically appealing location with a distinctive community character and a respect for its heritage

Update sign ordinances, periodically, to maintain quality image