



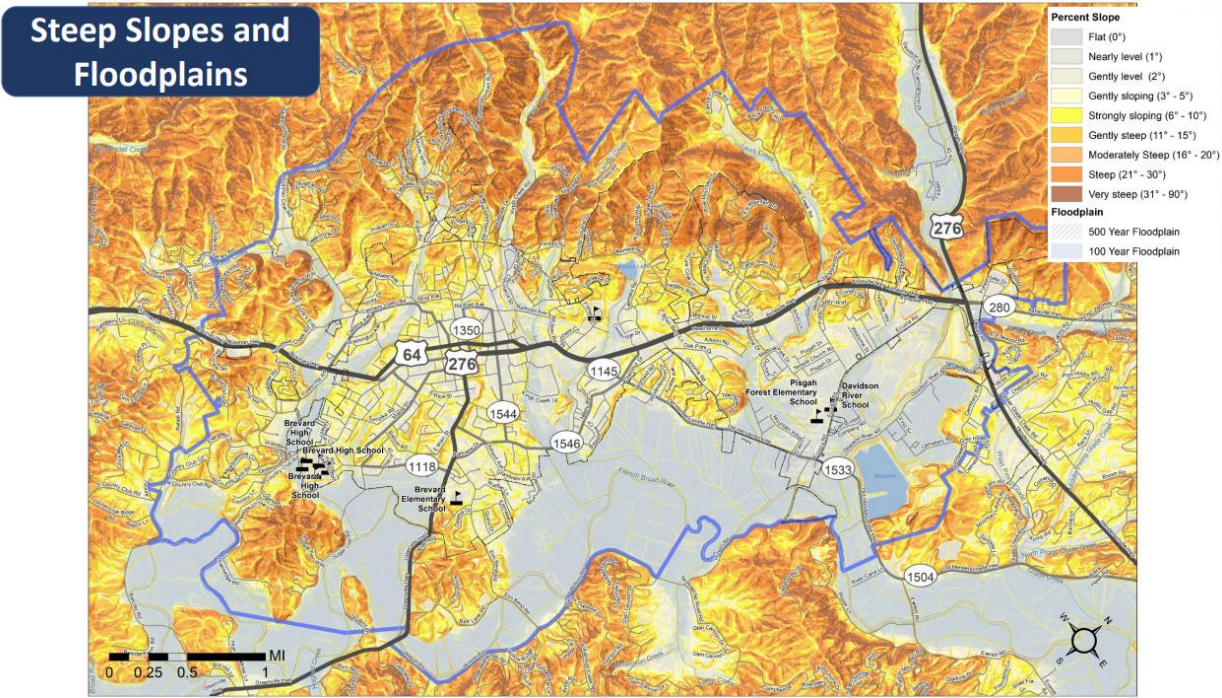
Welcome to the first edition of the Brevard Council Recap! This new tool will summarize—both in text and video form—the results of the Brevard City Council’s recent meetings.

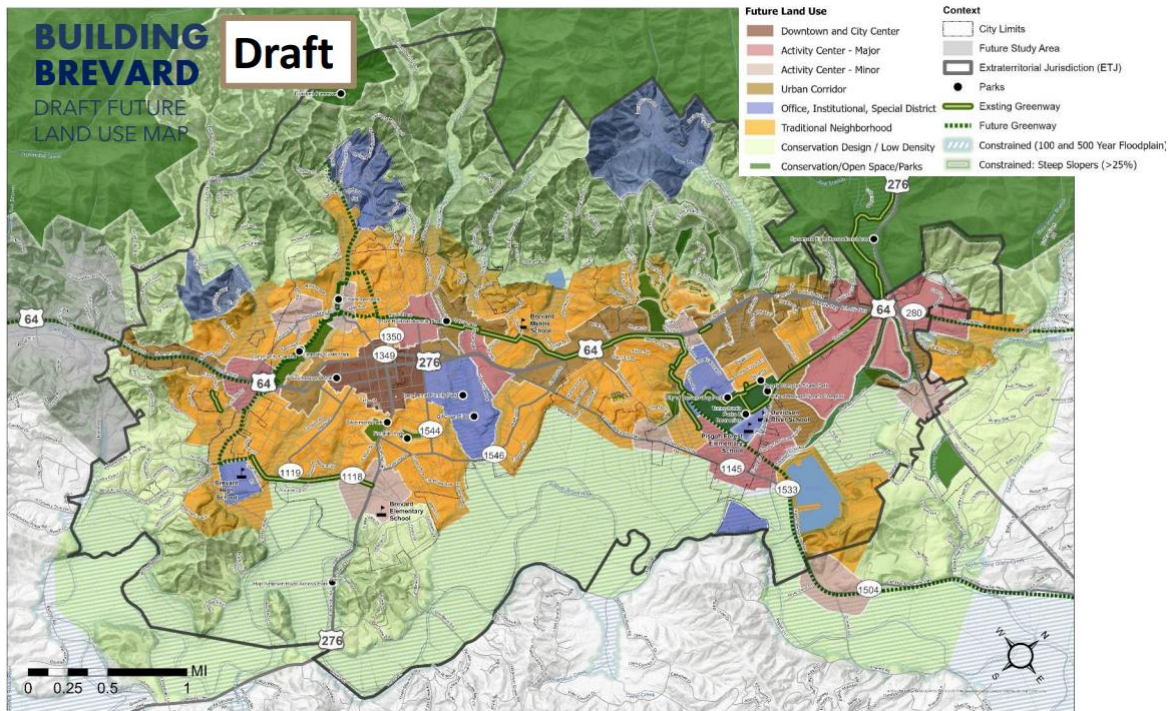
The Brevard City Council met Monday, February 20 to discuss the [City’s Comprehensive Land Use Plan \(CLUP\)](#). Jake Petrosky, a Project Manager with the Stewart Inc. consulting firm, presented on the most recent draft of the CLUP. Petrosky noted that the CLUP is a policy tool intended to guide decision-making on development design, rezoning, and infrastructure investments. While the plan helps lay the groundwork for future regulations, it is not, itself, a regulatory change.

Petrosky reviewed community surveys from 2020 and 2022, as well as input from public meetings held in 2022, and identified the public’s number one priority goal as a desire to balance growth and new housing with the preservation the character of Brevard and its neighborhoods.

Accordingly, the plan overview organized these recommendations into four categories: land use and housing; active transportation & community health; parks, natural & cultural resources; and economic development, infrastructure, & resiliency.

Before discussing these categories, Petrosky displayed the “Steep Slopes and Floodplains” map (see below) to give everyone an idea of what areas of land in Brevard are developable.





Housing

The plan’s Housing Toolkit addresses the “missing middle” housing in Brevard: the need to create housing options between single-family homes on large lots and big apartment complexes. These housing options might include dwellings like townhomes, duplexes, and triplexes. The Housing Toolkit also takes up considerations of how to provide support for the preservation of existing affordable housing—what Petrosky referred to as the “maintenance of affordability”—while stabilizing and preserving the character of Brevard’s neighborhoods.

Active Transportation & Community Health

The plan’s key recommendations regarding active transportation and community health include enhanced bicycle and pedestrian safety, street connections, pedestrian wayfinding, and the advancement of Greenway priorities. When considering how best to link land use with transportation, Petrosky says, the plan also considers options for right-size parking requirements and a potential “park-once” approach to Downtown and other activity centers.

Parks, Natural & Cultural Resources

The CLUP also takes natural spaces and cultural resources into account when considering future development. In particular, Petrosky emphasized conservation designs that prioritize new low-density development. He also noted plans to expand parks and outdoor recreation opportunities while protecting and rehabilitating sensitive lands and biodiversity. Additionally, the plan includes proposals to support arts & culture in Brevard by encouraging year-round programming.

Economic Development, Infrastructure, & Resiliency

With an eye toward maintaining resiliency and a strong financial position, the plan seeks to diversify the City’s economic base. Correspondingly, infrastructure recommendations include continued water and sewer upgrades, stormwater management, and street and sidewalk maintenance.

Downtown

Downtown Brevard, Petrosky explained, is key to many goals of the Land Use Plan, insofar as it can accommodate growth, improve livability, and contribute to the financial success of the City. Petrosky reviewed parking requirements and height allowances for development in the downtown area while underscoring the need to improve walkability.



Next Steps

The City Council will have the opportunity to adopt the plan in March.

Public Comment

After the conclusion of Petrosky's presentation, two community members addressed the Council during the public comment period. Rodney Locks and Prentice Singleton reflected on the tight-knit, full-time residential community that exists among Rice Street, Johnson Street, and East Jordan Street. "The good things about Brevard are exemplified in this community," said Singleton, who went on to explain that the residents of that neighborhood do not want to see the characteristics of their community altered by Downtown expansion.

Other Business

Council also

- held a Public Hearing on a proposal to remove Recreation Advisory Committee from the City's Code of Ordinance. This function is now performed by the Parks, Trails, and Recreation Advisory Committee;
- approved minutes for recent Public Works Committee and Housing Committee meetings;
- received information on monthly tax collections, tax refunds, and building permit activity;
- and directed staff to investigate the sufficiency of a request to annex property at 31 York Circle.

Council Remarks

Upon moving to closing remarks, councilmembers thanked the Planning Department for their dedicated work on the CLUP. Maurice Jones continued his Black History Month segment by highlighting the work of Joan Bell, who began serving on the Brevard City Council in the early 1990s. Councilmember Baker noted a listening session on housing taking place on Wednesday, February 22nd. City Manager Wilson Hooper announced the reposting of bids for the Streetscape Project. Mayor Maureen Copelof noted the following upcoming events:

- Meet the Mayor at the Mary C. Jenkins Center on Thursday, Feb. 23 at 5:30
- The HBCU Experience at the Mary C. Jenkins Center on Friday, Feb. 24 at 5:30
- An opportunity to volunteer for a community clean-up at the dog park on Saturday, March 11 at 9:00 AM
- A Blue Zones certification community celebration on March 18 at 4:00-7:00 PM at the Depot

The mayor concluded by expressing her disappointment with the Transylvania County Board of Commissioners' refusal to vote on a resolution of support for a federal RIASE grant for the Ecusta Trail.