



On May 15, 2023, the Brevard City Council held its regular meeting. During the public hearing period, City Manager Wilson Hooper briefly reviewed the [proposed budget for the 2023-2024 fiscal year](#). The City’s budget currently contains about \$25 million across all funds, and the recommendations for the upcoming fiscal year include a \$0.03 millage rate increase, with \$0.02 dedicated to the creation and maintenance of affordable housing in the City of Brevard. One representative for the living wage coalition commended the City’s living wage salary adjustments and introduction of a parental leave policy while another citizen asked Council to consider alternatives to the proposed tax rate adjustments.

A public hearing session was also held on a rezoning request for 1699 Old Hendersonville Highway from CMX to GR4. Currently, the [Comprehensive Land Use Plan](#) designates the parcel as a unique activity center, which does not fit within the permitted uses under GR4. The new owners are looking to restore the historic home at that address and want to be assured that it can serve as a primary residence or rental once the renovations are completed.

Another rezoning request involved parcels in Deerlake that the petitioner would like to move from a Conditional Zoning District to GR8 (for 2 parcels) and CMX (for the remaining parcel). Some Deerlake residents asked for assurances that the environmental conditions, utilities, and road access remained adequate during and after construction on the planned project sites. The petitioner underscored his interest in residential density while maintaining his disinterest in the commercial aspects of the zoning districts. A compromise rezoning of the parcel to the less intensive RMX designation was discussed.

The final public hearing item concerned proposed amendments to the City’s [Unified Development Ordinance](#) involving development on steep slopes. Senior Planner Emily Brewer explained the proposed steep slope changes aim to provide for safe, responsible infill development while preserving the natural character of the area and allowing for the reasonable use of individual property. The UDO amendments would characterize “moderately steep slopes” as those between 25-34% slope and “steep slopes” as those at or above 35% slope. (See slide for the calculation for slope determination.) An elevation of 2,250 feet or greater also triggers steep slope regulations.

### Slope Determination

**Calculation Methods**

- Slope (**S%**) is equal to the total length (**L**) of contour lines within parcel, multiplied by the contour interval (5ft or less) (**I**) of area, then multiplied by .0023, divided by the total area of the parcel (**A**).

$$S\% = \frac{.0023(I)(L)}{A}$$

- Analysis conducted and sealed by a professional surveyor, engineer, or landscape architect using recognized, industry-accepted method.

**Area of Measurement**

- Calculated for the entire parcel
- Creates a simpler permitting process (pre-calculated and available for lookup) and allows for greater preservation of the natural landscape
- Incentives to place permanent protections

**Others that Use This Formula:**

- Asheville
- Black Mountain
- Buncombe County
- Jackson County
- Sylva
- Waynesville
- Weaverville

City of Brevard Planning Department

*Slope Determination Calculation Method: Slope (S%) is equal to the total length (L) of contour lines within parcel, multiplied by the contour interval (5ft or less) (I) of area, then multiplied by .0023, divided by the total area of the parcel (A).*

$$S\% = \frac{.0023(I)(L)}{A}$$

The area of measurement will calculate for the entire parcel.

While slope is calculated for the entire parcel—not just the area of development or disturbance—the proposal identifies incentives to remove *permanently* protected areas from a parcel’s slope calculation. This calculation creates a simpler permitting process (pre-calculated and available for look-up) and allows for greater preservation of the natural landscape. A geotechnical analysis would be required in steep slope areas. Other amendments take up development type and design regulations, which include revised building height measurements and residential density reductions.

Finally, Council reviewed the proposed interlocal agreement with the Town of Rosman for a water supply interconnect. The agreement establishes a purchase relationship that would allow the Town of Rosman to purchase water from the City of Brevard in an emergency situation as a matter of public safety. The agreement would also support Rosman’s efforts to pursue funding for the interconnect infrastructure. Council approved the motion for Mayor Copelof to sign the agreement.

During closing remarks, Councilman Maurice Jones invited the public to join Transylvania Community Relations Board meetings, which are held on the first Thursday of each month, and mentioned that on June 1, Emily Lowery will lead a discussion on homelessness at the board’s meeting. Mr. Jones also announced that he will not run for reelection in the fall. Councilman Aaron Baker invited area residents to come out to Tannery Skate Park on Monday, May 22, at 5:30 p.m. for a work day in the park’s garden. Mr. Baker also urged everyone to read the *Transylvania Times* piece (published Tuesday, May 16) on the lack of affordable housing in the county. Councilman Gary Daniel reemphasized a need to consider the design and long-term effects of development and announced he will run for reelection in November. Mayor Maureen Copelof stressed the importance of community partnership with our neighbors and noted the following upcoming events: the May 22 visit from the NC Secretary of State, the May 23 Meet the Mayor session, the White Squirrel Weekend May 26-28, and the Memorial Day Ceremony on May 29.

The Council will hold its next regular meeting on June 5, 2023.