



AGENDA
BREVARD CITY COUNCIL - REGULAR MEETING
Monday, April 1, 2024 - 5:30 PM
City Council Chambers

A. Welcome and Call to Order

B. Invocation

Father Shawn O'Neal, Sacred Heart Catholic Church

C. Pledge of Allegiance

D. Certification of Quorum

E. Approval of Agenda

F. Approval of Minutes

1. March 18, 2024 Regular Meeting

G. Public Comments

H. Certificates / Awards / Recognition

1. Oaths of Office for Brevard Police Department
 - a. Jordan Dale Ryan
 - b. David Rutledge Kennemer
 - c. Jeffrey Brian Thompson
 - d. Adam Perry Moore
2. Presentation by AARP Recognizing City of Brevard as Age-Friendly Community
3. Proclamation 2024-02 Sexual Assault Awareness Month, April 2024
4. Proclamation 2024-03 Historic Preservation Month, May 2024
5. Proclamation 2024-04 Second Chance Month

I. Special Presentation(s)

J. Public Hearing(s)

K. Consent and Information

1. Proclamation 2024-05 Month of the Young Child & Child Abuse Prevention Month, April 2024
2. Proclamation 2024-06 Arbor Day, April 6, 2024
3. Resolution Fixing a Date of Public Hearing for Annexation - Pisgah Hospitality, LLC / Intersection of Lambs Creek Road and US Hwy 64
4. Budget Amendment for Roundabouts Project

L. Unfinished Business

1. Designation of Historic Landmark - Bryant House, 132 King Street
2. Proposed Amendment to City of Brevard Code of Ordinances Chapter 66 - Overnight Parking
3. Clarifying Motion re Additional Rezoning/Expansion of Downtown Overlay District

M. New Business

1. Follow-Up to Council Priority Setting Retreat

N. Remarks / Future Agenda Considerations

O. Closed Session(s)

1. Potential Litigation: NCGS §143-318.11(a)(3) (Tentative)

P. Adjourn

Agenda Posted, Website, Sunshine List (March 28, 2024)
D. Hodsdon, City Clerk

To review Agenda materials, go to the City's website www.cityofbrevard.com. Select "Your Government" tab followed by "Agenda Packets" tab. Agenda packet materials are posted on Thursday afternoon prior to Council's Monday meeting.

MINUTES
BREVARD CITY COUNCIL
Regular Meeting
March 18, 2024 – 5:30 PM

The Brevard City Council met in regular session on Monday, March 18, 2024, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, Mayor Pro Tem Gary Daniel, and Council Members Mac Morrow, Aaron Baker, Pamela Holder, and Lauren Wise

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant to the City Manager Alex Shepherd, Assistant Planning Director Aaron Bland, Planner Katherine Buzby, Human Resources Director Kelley Craig, Communications Coordinator Becky McCann, Police Chief Tom Jordan, Fire Chief Bobby Cooper, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Emory Owen, Water Treatment Plant ORC Dennis Richardson, and Community Center Director Tyree Griffin

Guests/Presenters – Dave Neumann and Julie Heinitsh of Pisgah Health Foundation; Teresa Buckwalter and Christy Staudt of Transportation Planning & Design; Mark Tooley of Friends of Ecusta Trail; and JHPC Members Katherine Buzby, Marcy Thompson, Ellen Harris, Andrew Wing, Nicole Bentley and Billy Parrish

Press – Jon Rich, Transylvania Times; and Dan DeWitt, Brevard NewsBeat

A. Welcome and Call to Order – Mayor Copelof called the meeting to order and welcomed those present.

B. Invocation – Pastor Veranita Alvord of Brevard First United Methodist Church offered an invocation.

C. Pledge of Allegiance – Mayor Copelof led the pledge of allegiance.

D. Certification of Quorum – City Clerk Denise Hodsdon certified a quorum present.

E. Approval of Agenda – Mr. Wise asked to add as Item L-2 under Unfinished Business to pick up off the table the Downtown Development Overlay District Second Expansion Proposal, which was tabled at the last meeting. Mr. Hooper noted that there was a modified resolution regarding Item M-1 and that each Council Member had a copy. Mr. Morrow moved, seconded by Mr. Daniel to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. February 19, 2024 Regular Meeting – Mr. Wise moved, seconded by Ms. Holder to approve the minutes of the February 19, 2024 Regular Meeting as presented. The motion carried unanimously.

G. Public Comments

Billy Parrish said I am the current Board Chair of the Heart of Brevard and I live at 515 Probart Street. I am here tonight to present for public comment a statement from the Heart of Brevard Executive Committee. The Heart of Brevard recommends the designation and use of the existing Railroad Avenue Depot Park as the primary multi-use Hub for the City of Brevard. The designation of the Railroad Avenue Depot was recommended by the Blue Zones Brevard Built Environment Committee in its Ecusta Trail Estate Trail Access Study presented to the Ecusta Advisory Committee and to the

City of Brevard in the Fall of 2022. This study highlighted the Depot in the recommendation and illustration entitled “City of Brevard Depot Park as Main Estatoe Trail Trailhead: Option G . . .” It was felt then by the trail access analysis team that utilizing the current facility was clearly the most cost-effective and expeditious option as the site already contains over sixty paved parking spaces, public restrooms, bicycle repair stations and sits directly on the city’s Estatoe Trail. In addition, the Heart of Brevard supports the concept of the creation of a trail access point and information center on or near the location where the Ecusta Trail enters the city limits of Brevard. The Heart of Brevard further recommends that the designation of the Railroad Avenue Depot Park be the top priority of the city in its pursuit of the creation of trail access information and access centers. Given that the actual construction of the city’s portion of the Ecusta Trail is currently anticipated as beginning in the late summer of 2026, there is ample time for a thorough exploration by the City’s Parks and Trails Committee and other partner organizations of the creation of an accessible and cost-effective access point and information center where the Ecusta Trail enters the city. Finally, we recommend that the city make as a priority the creation of a designated bike/ped linkage from the current terminus of the City’s portion of the trail at West Main Street to downtown. To this end the Heart of Brevard pledges to collaborate with the City through our Built Environment Committee in the development and funding of a safe, appealing, and cost-effective bike/ped route from the West Main trail terminus to downtown. The original concept of the Ecusta Trail Project articulated from the very beginning of this journey was that the Ecusta Trail would go “From Main Street to Main Street.” The single trail head project as proposed for this point in the project timeline feels like a terminus, the proverbial end of the trail rather than an entryway that welcomes trail users to the City of Brevard’s multi-use path and greenway that connects visitors coming in on the Ecusta Trail to all that Brevard has to offer. Thank you for all that you do for our community and thank you Mayor Copelof for your tireless advocacy and work in making the Railroad Avenue Depot Park such a remarkable and flexible public asset. We look forward to working with the City and its partner organizations in bringing the dream of the Ecusta Trail to fruition.

James Tyson said I want to speak in favor of this plan to develop a park in the area right behind the hospital apartments and use it as, not so much as a trailhead, but as a beginning for another part of the Ecusta Trail. We need to really work on exercise and prevention and having something like this, we will have places to exercise, we will have to get folks in and walking, and adults more so than children. There are plenty of places in town for children and for parks, but I am more interested in people much younger than I, but also as I am. I want to get us out; I want to get us walking because it is much easier to prevent illness than to treat illness. I think this would be a great place to do that.

Ashley Borman of 191 Allison Road said thank you for allowing this opportunity to speak about the proposal on tonight’s agenda about Allison Road. I do live on Allison Road, but I’d still think this was an unnecessary project, even if I didn’t. I actually find the proposal a little bit confusing. I am mostly confused about why this would even be considered as a trailhead for the Ecusta Trail. Please don’t get me wrong; I am not opposed to the trail, but I don’t see how any businesses would benefit from a trail access that is 2 ½ miles away from downtown. The natural place to have a trailhead is where infrastructure already exists. It should also be close to businesses that can actually benefit from the additional visitors. You have a lovely building on Railroad Avenue that fits both of these requirements. Choosing an existing location with parking and facilities already in place just makes more sense than changing an entire neighborhood to build a parking lot in a beautiful and peaceful location. I have many other concerns of developing this space at all. The greenway should remain as green as possible. I would like to share a letter that my third grader wrote (copy distributed to Council Members separately and on file in the Clerk’s office), and she came up with this when I told her they might put a playground or parking at the end of our street. She talks of birds, foxes, snakes and salamanders that call that field home. Is there a way to work with the Pisgah Health Foundation to conserve the land and keep the trail that is already there? I hope you will read her letter and consider what developing that field would mean, not only for this generation, but future generations of Brevard residents.

DeeDee Perkins said I am here wearing many hats. I am a 30-year business owner in downtown Brevard and a long-time advocate for Brevard. I am also the current chairperson for the Transylvania County Tourism Development Authority. Plans are being presented to City Council this afternoon for a proposed future trailhead for the Ecusta Trail to be built on land currently owned by Pisgah Health Foundation near the hospital. I am here to ask City Council to take its time before making such a significant decision about where the official trailhead could be built and consider its financial impacts. Ecusta Trail needs a great trailhead. Its location should be carefully studied, and all viable options should be considered before selecting the proposal that is before you. Brevard's vision for the Ecusta Trail and its significant economic impact on our community have been dreamed of, been planned for, for more than 15 years. The original Brevard trail committee always believed that the Ecusta Trail should sync with the Estatoe Trail and together those trails will pull visitors and residents into the community. For 25 years, and longer than that, we have lamented how do we get people the 3 ½ miles from Pisgah Forest into our historic downtown. By bringing the trailhead closer to town center, you will increase the economic development impact to this community in monumental ways. As a vested stakeholder and financial supporter of the trail, TDA sees benefits to the trailhead being located closer to Brevard's economic centerpiece and to so many of Brevard's assets. As an example, a viable location to consider is the newly built Depot Railroad Avenue Park. This major city investment is centrally located to town, ideally located and already serves as a de facto trailhead for the Estatoe Trail, and it has multiple public amenities and infrastructure. It provides great connectivity to many of the city's best attractions and public gathering places. The Depot provides access by hike or bike to the city's remarkable Bracken Mountain Preserve, to the up-and-coming Railroad Avenue business and arts district. Millions of dollars would have to be spent at the Pisgah Health Foundation property. Those dollars could be better utilized for trail needs like wayfinding and signage, enhancements to the trail, and long-range maintenance. We are asking that you do an in-depth assessment, consult with stakeholders and your city committees and take caution before you make the critical decision.

James Carli said I come before you today as someone who has a background in transportation planning and kind of a spokesperson for many of the younger people who are progressive and independent politically in our community. I want to thank Mayor Copelof for your dedicated leadership in the long-time development of the Depot building. I live there and I see it in heavy use all the time with a variety of civic and social groups and nonetheless, it is never at capacity. There is a lot more capacity that it can contain. I would like to echo the comments made by the Heart of Brevard Board and the Transylvania Development Authority against the development of the what I am calling the hospital field site at the end of Allison Road, in support of greater consideration of various options and stakeholders before approving the proposal to convert that area into this trailhead. One thing that the transportation planner in me wonders about is that it is in a flood zone between two creeks and if we had visitors who came from Waynesville and parked there and then rode their bikes to Hendersonville to spend the night, and then while they were there, there was heavy rain or flooding and their vehicles became damaged or new-built infrastructure became damaged, what would the liability costs for the city be when an owner of a flooded car wants to pursue litigation against the City. I don't know, but that's something that came to mind with the flooding risk in that location. A neighbor also said why don't they further develop or pave the parking lot that exists at the recreation fields. That is something that I heard about today, which I hadn't thought about. I know Conserving Carolina is a stakeholder in the Ecusta Trail development and I remember a February 2023 Transylvania Times article that highlighted how this location is a special spot for migratory and rare birds, so that would be an argument for conserving this space, perhaps working with groups like Conserving Carolina. I would like to reaffirm the points I had sent to each of you in an email earlier this weekend and I encourage you to vote against the proposal to develop the hospital field site off Allison Road pending more thought and discussions. Since it was added to the agenda, I would also encourage the approval of the Downtown Overlay Development District.

Anna Davis said I am here as a representative for Brevard Bike Alliance. We have been around in town for about a year now, just trying to advocate for cyclists of all ages and abilities around this town to make it safer and more accessible. Previously we sent this in an email to most of you I believe. I would just like to read a little blurb for the rest of the folks here. Only a few years ago we cut the ribbon to celebrate our brand-new Railroad Avenue Depot. Every month on the last Wednesday of the month Brevard Bike Alliance begins our social rides from the Depot. These rides have attracted dozens of bike riders across demographics. Each month we see firsthand the vacant picnic tables, broken bicycle repair stands, and the empty parking lot spaces. Choosing to use the Depot as the trailhead could bring vibrancy to the historic neighborhood and beautiful, yet unutilized building. It is readily equipped with restrooms, bike parking, water bottle stations, lights, and of course, parking. Additionally, it is a given that we hope to encourage the City of Brevard, rather than feeling encouraged to head back after reaching a parking lot off Allison Road, which is nearly 2 miles shy of the downtown community. In August 2018 City Council passed a resolution to connect the Estatoe path to the high school by 2021. Still to today we have not seen the implementation of this six-year-old resolution. We will acknowledge and are grateful for the section that has been completed. We await the day our children can safely travel to school by foot, bike or board. We are well acquainted with the many hot spots on existing stretches of the Estatoe Trail. For example, the unmarked crosswalks, the blind intersections, the threatening potholes, and we worry about our community's ability to maintain trail safety as these issues persist unaddressed. We urge you to develop and improve the facilities we already have along the trail and follow through with the August 2018 resolution of taking the Estatoe Trail to the high school, rather than investing any more into the trailhead Option F. The Ecusta and Estatoe Trails are huge wins for the equity and access in our community providing safe passages for active transportation by users, as well as recreationists from outside of our community. Building more infrastructure specifically catering to cars without a proven need detracts from the safety and equity of the community path. We think it is more important to provide for cyclists and the active folks of our community than the bars.

Madeline Magin said I own 185 King Street and Noblebräu Brewing which is right around the corner from the existing Railroad Depot and I want to make comment today towards the proposed Pisgah Health Foundation property to create a parking lot at the end of Allison Road. I believe the Ecusta Trail and Estatoe Trail will prove to be huge economic drivers in our community, however I don't feel like this project will benefit that function. It is within a neighborhood and not close to businesses as previously mentioned here tonight. To me it seems to be an unnecessary development of at-risk land noted in the fact that it is a floodplain. My business is located right around the corner from the current Railroad Depot that you guys invested a lot of time and money into developing and it has resulted in a very beautiful property that I also see being underutilized at the current time. I ask the City to focus on finishing the Estatoe Trail and focus on breaking ground on the Ecusta Trail before considering adding more parking when the current parking isn't being fully utilized. Of course, if at that time it is being fully utilized and we need more parking, I feel like answer the question then rather than before the trail is done. I have sat in on several meetings where several members of the City Council, as well as concerned citizens, have brought up a topic and concern that people will reach the end of the Ecusta Trail and think that's the end and think they've reached Brevard when they are in Pisgah Forest. I think that building this parking lot here would only make that situation worse rather than bringing them closer to town. I would encourage using the current facility that you've built to be the gateway to the Ecusta Trail and then that would bring people closer into downtown. In conclusion, please focus on assets that we already have, in this case the Railroad Depot, and focus on putting down pavement toward the trail rather than parking spots.

Shelly Webb said I am the Executive Director of the Sharing House and I am here really for two things: to say thank you for your incredible leadership and to give you a report of something that has happened for the past year and three months. There has been a great surge of cooperation and collaboration between non-profits and the county government, the city government, private citizens, and other funding

foundations. We have started something called Brevard Transylvania County Housing Coalition. We meet once a month on the fourth Tuesday at 1:00 at the Habitat for Humanity conference room. Several of you have attended and were founding members of our council and we are just thrilled that this past week at Brevard First United Methodist Church we held our first Faith and Housing Summit. We had over 100 people attending. There was Dogwood Health Trust telling us about collaborative efforts. We had the Ormand Center from Duke Divinity School there to talk about rural communities and what can communities of faith do to work with our existing partners with city and county governments so that we can truly help people who are in crisis. Sharing House has been around for 43 years. There is a housing crisis going on. There is .1% availability for rent, which if we want people to serve and work and live here, believing that everyone has an intrinsic sacred value to have housing, we are falling short. We believe that we can work together. I have wanted to tell you a story, because I think stories make it real. I see it every day and sometimes I feel like I've got to speak for these folks because they are welcome here, but they don't often come. In January I was helping a new member of our community who lives up in the Rosman area in a trailer park with wheels to work. We were actually handing the keys over to her with her brand-new van. She was in the parking lot, she looked across the street and she said do you know if the Haven has any spaces? She was thrilled to be getting a van because she said she is a CNA and her husband worked in landscaping; it was January, seasonal; and she said I'm worried that at the end of this month we will be evicted; at least I'll have a van to live in.

Lynn Bartosh said I am on the advisory board for Freedom Park, and I went out to the property recently. There are plans for a wonderful playground out there and it will serve from the very young to senior residents. It will also serve those with special needs, and it will provide additional parking spaces so that there could be overflow parking if the area at the Depot were to fill up. If the Ecusta Trail does become as popular as I think it's going to be, I think that that parking may very well be very important. I also think it is very important to have an area where people can get out and play and exercise in that area of town vs. the downtown area where we have our playgrounds currently.

H. Certificates/Awards/Recognition – None.

I. Special Presentations

I-1. Proposed Ecusta Trail Trailhead and Park Facility at Pisgah Health Property off Allison Road – Mr. Hooper explained that this presentation was a team effort between City Staff, Friends of Ecusta Trail, Pisgah Health Foundation and our design firm Transportation Planning and Design. He noted that Mark Tooley from Friends of Ecusta Trail would share amenities from other trailheads that his group has seen and that they like so the folks in the room and our viewers can have a sense of the type of facilities that could go on the Pisgah Health property. Mr. Tooley is also here in another capacity and that is as a potential funder, because Friends of Ecusta Trail is one of the non-profits we will go to to ask if they are willing to sponsor this project. Mr. Hooper said I need to note that we have to go to non-profit partners for funding because the trailhead project on this site, or at the Depot, is not eligible for funding from the grants. The federal grant money can only be used on the railroad right-of-way and adjacent properties. The development of any trail-related amenity outside that footprint has to be funded from outside sources. As background, Mr. Hooper explained that in October 2022 the Ecusta Trail Advisory Committee received a presentation from two of its participants on the pros/cons of several possible trailhead sites. After their presentation we also explored some other sites that were not listed on their assessment, but were close by. This Pisgah Health property rose to the top of the list because, all things considered and despite its challenges, it's a promising site. It has a willing owner; it is a good location at the junction of two trails; and it has a ready-made pastoral setting. It is promising enough that when Pisgah Health approached us with the possibility of partnership I directed Staff to perform some basic due diligence to determine whether it was even developable or not. That due diligence found that

the property was developable with some work. Because there is work involved and because there are other possibilities, we wanted to touch base with you today to make sure there is interest in pursuing this possibility before we dedicate the time and resources that is needed to pursue it further. He introduced Dave Neumann and Julie Heinitsh of Pisgah Health Foundation and asked them to share their vision for the property.

Mr. Neumann said the Pisgah Health Foundation is excited to have a chance for a possible partnership with the City of Brevard. We have had this vacant property ever since we were incorporated and we see it as an opportunity to make a gift to the community, working with the City, to create a space that could serve, if you so choose, as a trailhead to the Ecusta Trail and to include a small park with amenities. It being in a flood zone, we feel the highest and best use is this. The property will be able to provide health and wellness opportunities for the county and the community.

Julie Heinitsh added that Pisgah Health's vision of Freedom Park is to create a space for all ages, literally from zero to 100, to come out to play and exercise. Part of the property would be an ADA-compliant playground that would include playground equipment, sensory play activities, benches and a covered picnic area. We also plan to include adult fitness stations. We think this ties really well with Brevard recently being named an AARP Age-Friendly Community and that aspect of it also serves a demographic that we're not currently serving. Depending on how much space could be available, we've also envisioned there could be a tricycle park there. PHF staff visited the Adventure Park at Trailblazer Park in Traveler's Rest and were very impressed with what we saw with their playground. Based on that observation and in conversations with their staff and the research that they did, we identified KOMPAN as a company that we are interested in working with regarding the park part. It is important to us that the pieces have a natural look and fit in well with the environment. She reviewed schematics of what the pieces could look like (slides 1-4 of the presentation). In terms of the size of Freedom Park, it is a big piece of property, but we are certainly not envisioning that the entire piece is going to be a huge playground. We know the wooded area is a very popular place and it is big for birding, and we don't want to put anything in that area. We have talked about including some signage for children to learn more about the birds that do inhabit that area. We do have an advisory committee of community members that is providing some input, suggestions and ideas in terms of what elements will be good to include. If this is approved, once everything is finalized, we will do fundraising through the Pisgah Health Foundation to raise the money for these elements.

Mark Tooley from Friends of Ecusta Trail presented some elements that you might find in a trailhead (examples shown in slides 5-13), such as parking, restrooms where you would find kiosk signage and maybe a drinking fountain, and trail access behind it. He said we feel it's important, wherever the trailhead is located, that it have a distinctive beginning. Parking obviously is important, and a gravel lot would be more permeable to rain and not have as much runoff. An example of a well-developed trailhead area includes restrooms, a picnic shelter, a bike repair station, drinking fountains, and bike racks. It is important to direct people and also inform users of the trail with signage, including maps and wayfinding signage, and rules/safety information. Trail art adds a lot to the trail and would be a way for us to engage and showcase some of our arts in the area.

Teresa Buckwalter of Transportation Planning and Design shared some initial findings after their review of the property (slides 14-31). She reviewed TPD's experience with the trailhead for Middle Fork Greenway between Boone and Blowing Rock. She then reviewed the Pisgah Health property and noted that it has a lot happening. It is the confluence of the Estatoe Trail and what will become the Ecusta Trail. It has two creeks and some floodway, so access is definitely one of those things that needs further investigation. Allison Road neighborhood context needs to be understood and valued and listening sessions would be part of the process. The property is 1.9 miles from downtown. Both of the streams on the

property are trout waters and we would need to make sure to stay under DEQ's disturbance threshold of 100 linear foot of stream buffer. The floodway is the most significant challenge, but not something that couldn't be overcome. Access to the property would be from Allison Road and we would need to make sure that anything that is proposed wouldn't impact the base flood elevation. Preliminary investigation by Andrew Bick identified a potential area for siting a restroom. Further investigation would include a topographical survey and model of existing conditions and proposed conditions to make sure we're not causing a rise in the base flood elevation. They are proposing to look at this as more than a feasibility study but look at it as a preliminary design as the next step. Their proposal includes five phases: community engagement; access preliminary design; hydrology and hydraulic analysis; site analysis for location of elements; and construction costs and permitting needs. The estimated timeline would be 6 to 8 months. Mr. Hooper informed Council that the total cost of TPD's proposal is \$85,000. At the end of the 8 months, we would have a plan that will tell us the approximate cost of constructing the trailhead and what it will take to make it happen.

Mayor Copelof asked for questions from Council.

Ms. Holder said \$85,000 is concerning for me and I would like to see what it might look like if we looked at both locations so I could compare what it would cost. Is Pisgah Health taking care of the building and the development; who's paying for that? We're talking about raising more funds; is this a priority and have we completed our projects on the parks that we have already started?

Mr. Hooper explained that Pisgah Health's primary contribution would be the land, but he has suggested to them that we might need to come back to them and ask them to underwrite a larger part of the construction cost. They would also raise funds for the playground equipment and the elements of the park that they want to include. But for the money for things like the bathrooms, the bridge, the parking lot, we would approach other non-profit partners, including Friends of the Ecusta Trail and perhaps TDA and others, to see if they would be willing to consider partnering to fund those parts of the facility.

Ms. Holder said I love the idea of having a health and wellness park, but I just want to make sure that what we're doing is a priority. Have we completed projects that we have already started in other parks? If not, can we go back to that? I think it would be a great idea that we have the Depot and we use this property as well. My concern is the fact that it is a flood zone, and we would have to spend \$85,000 to even find out if we can use it.

Mr. Morrow said I am really excited about this being a wellness park, but not really excited about the access options. I was wondering, because of the Cedar Hill development having access there now, if expanding their parking lot on the park side just seems to be a practical matter. Ms. Buckwalter thought that was worthy of exploration. Mr. Morrow said what I don't like is the idea of a trailhead because it is not big enough. It is somewhat limited, however you would still have, no matter what amenities we put on the Estatoe Trail, it is going to have to be an interpretive center as to where you are, where you're going and how to get to wherever you're going.

Mr. Daniel said I have two questions for now. First could you tell us what the Parks and Trail Committee's recommendation is on this? Mr. Hooper said his recollection was that they didn't have one. Mr. Daniel asked how much money we have already spent on this. Mr. Hooper said Andrew Bick's fee was approximately \$1800 and that is all we have spent so far.

J. Public Hearing(s)

Mayor Copelof noted that the first public hearing is joint hearing with the Joint Historic Preservation Commission. She asked for a motion to recess the regular City

Council meeting. Ms. Holder so moved, seconded by Mr. Baker. The motion carried unanimously.

J-1. Designation of Historic Landmark – Bryant House, 132 King Street – Joint Public Hearing with JHPC

Mayor Copelof asked for a motion to convene a joint public hearing of the Brevard City Council and the Transylvania County Joint Historic Preservation Commission for the purpose of considering a designation of historic landmark for the Bryant House. Mr. Daniel so moved, seconded by Ms. Holder. The motion carried unanimously.

Mayor Copelof welcomed the members of the Joint Historic Preservation Commission (JHPC) and asked Acting Chair Marcy Thompson to convene the Commission members for the joint public hearing. Andrew Wing moved, seconded by Katherine Buzby to convene for the joint public hearing with Brevard City Council. The motion carried unanimously.

City Planner and JHPC Member Katherine Buzby explained that Paul Wilander has submitted an application to JHPC for his property, the Bryant House located at 132 King Street, to be locally designated as an historic landmark. The application and Designation Report was reviewed by the State Historic Preservation Office and determined that it does meet the requirements for local designation. The benefits of being locally designated allows the owner to receive a 50% reduction in taxes, which is estimated at \$1,607 based on last year's assessment.

Marcy Thompson gave a brief history of the property and what makes it worthy of a local designation. The Bryant House was built in 1916 and the home retains much of its original character and architectural features. It was built to serve as a boarding house located just a block from the railroad depot and over the years it was owned and operated by two families of women. It served as a gathering place for many local groups and civic organizations. The Bryant House was the longest serving boarding house in the county, still accommodating boarders after 90 years in 2007. All of this cements its value as an architectural, historical and culturally significant place in our town's history.

Mayor Copelof opened the public hearing at 6:45 p.m.

Public Hearing Public Participation – None.

Public Hearing Closed – Mayor Copelof closed the hearing on behalf of Council at 6:45 p.m.

Mayor Copelof asked for a motion from the JHPC to close the joint public hearing. Motion by Katherine Buzby, seconded by Billy Parrish to close the public hearing. The motion carried unanimously.

Mayor Copelof asked for a motion to come out of recess and resume Council's regular meeting. Mr. Morrow so moved, seconded by Ms. Holder. The motion carried unanimously.

~~At 7:03 p.m. Mayor Copelof called for a ten-minute break.~~

J-2. Proposed Amendment to City of Brevard Code of Ordinances Chapter 66 – Overnight Parking – Chief Tom Jordan explained that upon recommendation by the Public Safety Committee, staff explored options for the core downtown residential parking permits. Currently city lots have a prohibition on 24-hour parking and this ordinance amendment would allow for an exception to the restriction and permit overnight parking if a duly authorized permit was displayed.

Mayor Copelof opened the public hearing at 7:00 PM.

Public Hearing Public Participation – None.

Public Hearing Closed – Mayor Copelof closed the hearing at 7:00 PM.

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Mr. Morrow moved, seconded by Ms. Holder to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – February, 2024

K-2. Property Tax Releases – February, 2024

RESOLUTION 2024-10

A RESOLUTION APPROVING PROPERTY TAX RELEASES

WHEREAS, The City of Brevard has previously determined to collect property taxes for the City of Brevard and the Heart of Brevard and it is necessary to release the below shown amount from the city tax records.

BE IT NOW, THEREFORE, RESOLVED THAT:

The Tax Collector is hereby authorized to remove February 2024 property values from the tax scroll in the amount of:

2023: \$ 555.36

Adopted this the 18th day of March, 2024.

K-3. Audit Contract for the Year Ending June 30, 2024

K-4. Resolution Directing Clerk to Investigate Sufficiency of Petition for Annexation – Pisgah Hospitality, LLC / Intersection of Lambs Creek Road and US Hwy 64

RESOLUTION NO. 2024-11

A RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE THE SUFFICIENCY OF A PETITION FOR AN ANNEXATION PURSUANT TO NCGS 160A-31, AS AMENDED

WHEREAS, a petition was received on June 14, 2023, requesting the annexation of a contiguous area described in said Petition as the Pisgah Hospitality property at the intersection of Lambs Creek Road and US Highway 64, Brevard, NC 28712, consisting of 12.23 acres, more or less, be annexed into the City of Brevard. (Tax Property Identification Numbers: 8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000; and a portion of 8597-11-1969-000).

Metes and Bounds Property Description:

Beginning on an unmarked point in the existing City of Brevard City Limits, being located in the North boundary line of the property of David Chak Chieu per Deed Book 115, Page 272 and as shown on a plat recorded in Plat File 9, Slide 787. Said point also being located N 74°17'02" W, 164.95' from an iron rod set at the Northeast corner of the noted Chieu property. Thence running with the Chieu property line and with the existing City of Brevard City Limits two calls: N 74°17'06" W, 295.00' and N 74°17'08" W, 5.19' to an existing 5/8" iron rod found. Thence running N 74°17'05" W, 83.83' to an existing 3/4" iron pipe found at a fence corner. Thence running with the Eastern boundary of a 1' wide greenway area per Plat File 11, Slides 900-902 and generally with an existing wire fence and existing City Limits for two calls: N 16°09'02" E, 183.78' to an existing concrete monument found at a fence corner and N 17°55'07" W, 446.31' to an existing concrete monument found at a fence corner. Thence leaving the existing City Limits boundary and running generally with an existing wire fence and with the Violet W. Whitmire property per Deed Book 695, Pages 643-647 two calls: N 25°05'36" E, 282.31' to an existing 5/8" iron rod and N 25°05'36" E, 38.00' to an unmarked point in the center of Lambs Creek Road, State Road No. 1359. Thence running with the center of Lambs Creek Road, S 36°07'48" E, 11.33' to an unmarked point. Thence leaving Lambs Creek Road and running with the boundary of Roy B. Davis, III per Deed Book 841, Pages 494-498 for three calls: N 11°43'35" E, 33.94' to an existing 5/8" iron rod found, N 11°43'35" E, 4.71' to a 62" poplar tree and N 11°43'35" E, 84.25' to an unmarked point in the center of Lambs Creek, thence running down and with the center of Lambs Creek for three calls to unmarked points: S 25°51'42" E, 44.90', S 22°20'06" W, 18.08' and S 23°52'22" E, 60.27'. Thence running with the property of Barbara Merrell per Deed Book 107, Page 224 for four calls: N 80°39'49" E, 15.00' to an iron rod set, N 80°39'49" E, 175.62' to a 1/2" iron pipe found, N 27°39'49" E, 96.00' to an unmarked point and N 27°39'49" E, 78.12' to a concrete monument found. Thence running with the Enno F. Camenzind property per Deed Book 284, Page 511 for two calls: N 13°53'09" E, 186.82' to a 1/2" iron pipe found and N 13°53'09" E, 32.18' to a nail set in the center of Tanglewood Heights Road, State Road No. 1383. Thence generally running with the center of Tanglewood Height Road, S 51°15'42" E, 25.52' to a nail found and S 47°19'07" E, 41.28' to a nail found and S 48°58'57" E, 20.25' to a spike found and still running generally with the center of Tanglewood Heights Road for thirteen calls to unmarked points: S 34°10'10" E, 23.70' and S 36°14'47" E, 23.40' and S 32°09'23" E, 24.62' and S 28°56'00" E, 29.71' and S 23°02'47" E, 24.06' and S 20°28'58" E, 20.46' and S 17°46'17" E, 18.79' and S 14°15'17" E, 16.98' and S 10°23'40" E, 19.15' and S 07°30'45" E, 20.21' and S 04°57'52" E, 121.92' and S 07°12'49" E, 88.49' and S 07°12'49" E, 57.44' to an unmarked point in Tanglewood Heights Road in the City of Brevard City Limits and then running with the City Limits boundary on a curve running in a Southwestern direction with a radius of 1,495.00' and an arc length of 918.81' with a cord bearing and cord distance of S 16°10'08" W, 904.42' to the unmarked point at the Point of Beginning. Containing 12.23 acres +/- and as shown on a plat recorded in Plat File 22 at Slide 295. Being a portion of the property owned by : PISGAH HOSPITALITY, LLC, a South Carolina limited liability company per Document Book 1050, Pages 151-153 and Document Book 1057 Pages 6-8 and Document Book 1057, Pages 393-395.

WHEREAS, said Petition has been received by the City Council of the City of Brevard, North Carolina; and

WHEREAS, NCGS 160A-31, as amended, provides that the sufficiency of the Petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Brevard deems it advisable to proceed in response to this request for annexation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The City Clerk is hereby directed to investigate the sufficiency of the above described Petition and to certify as soon as possible to the City Council the result of her investigation.

Section 2. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 18th day of March, 2024.

K-5. Council Housing Committee Meeting Minutes – December 12, 2023

K-6. Council Downtown Masterplan Committee Meeting Minutes – January 10, 2024

K-7. Council Park, Trails & Recreation Committee Meeting Minutes – January 17, 2024

K-8. Council Finance, Human Resources, & Citizen Appointment Committee Meetings Minutes – January 22, 2024

**K-9. Council Public Works & Utilities Committee Meeting Minutes –
February 7, 2024**

L. Unfinished Business

**L-1. Proposed Amendment to City of Brevard Unified Development
Ordinance Chapter 16 – Planning Board’s Role in Zoning Map Amendments –**

Aaron Bland recalled that Council held a public hearing on this amendment on February 19th. Previously it was discovered that Chapter 16 does not authorize the Planning Board to forward a recommendation to Council for a zoning map amendment that enlarges an area to be rezoned. Council instructed Staff to initiate the amendment to provide the Planning Board with that authority. The amendment includes a provision that should the board want to recommend an increase in the rezoning area, they have to hold a second meeting, before which staff would send a letter to the newly affected property owners inviting them to that meeting. The amendment also includes a provision that if the City initiates the rezoning, then staff would send that letter to property owners before the first Planning Board meeting. That way anyway who is brought into a rezoning process without having asked for it is made aware that their property is included in that process. Motion by Mr. Morrow, seconded by Mr. Daniel to approve the amendment. The motion carried unanimously.

ORDINANCE NO. 2024-04

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT
ORDINANCE: CHAPTER 16 – ADMINISTRATION TO AMEND
THE PLANNING BOARD’S ROLE IN LEGISLATIVE DECISIONS**

WHEREAS, the City of Brevard Planning Board has recommended that the Brevard City Code, Unified Development Ordinance be amended; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following adopted plans and policies:

Building Brevard 2030 Comprehensive Land Use Plan

LUH-19: Enhance communication of land use planning efforts, policy development, approvals and processes.

and,

WHEREAS, a public hearing was conducted on Monday, February 19, 2024, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard Unified Development Ordinance be amended as outlined below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD,
NORTH CAROLINA THAT:**

SECTION 01. Brevard City Code, Unified Development Ordinance is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 02. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 03. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 04. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 18th day of March 2024.

**L-2. Additional Proposed Rezoning / Expansion of Downtown
Development Overlay District –** Mr. Wise moved, seconded by Mr. Daniel to remove the Downtown Development Overlay District second expansion proposal from the table and bring it before the Council. During discussion, Mr. Wise noted that he had some

questions at the last meeting, mainly about delineation that Planning Staff has clarified for him. He said that was my only apprehension and I am actually very much in favor of this district, so I wanted to bring this back up and close it out as soon as possible. The motion carried unanimously.

Mayor Copelof asked for a motion to approve. Mr. Baker so moved. Mr. Wise seconded the motion. The motion carried 5-0.

Clerk's Note: The proposed expansion discussion included more than one option for Council to consider. The motion to approve did not include which option Council wished to adopt. This item will be placed on the April 1, 2024 agenda for a clarifying motion.

M. New Business.

M-1. Resolution re Pisgah Health Property – Mr. Hooper noted that the updated resolution that Council received this evening adds an authorization for the City Manager to negotiate and execute a short-term memorandum of understanding with Pisgah Health Foundation and other potential partners that memorializes the relationship between the parties during the preliminary design period. If the design is acceptable and Council and our partners wish to move forward, we will enter into a long-term lease and the resolution gives the City Manager the authority to negotiate the terms of the long-term lease, but the terms would ultimately be approved by Council. Finally, it authorizes the City Manager to seek outside funding and authorizes an engineering firm (TPD) to commence the preliminary design that they described in their presentation. Mr. Morrow moved to approve the resolution. The motion failed for lack of a second.

Mr. Baker moved, seconded by Mr. Daniel to refer this to the Parks, Trails & Recreation Committee.

During discussion, Mr. Baker expressed disappointment in the process of bringing this to Council. He said I felt like we skipped many steps in the process that we have established as a city for how we discuss things like this. The Ecusta Trail Advisory Board did not make a recommendation for this trailhead to move forward. We also have a Parks, Trails & Recreation Committee and that committee did not make a recommendation for this trailhead to move forward, so no lower-level committee has taken up this particular trailhead as a recommendation. I am a little confused about how we got to this point and I am very concerned that some well-connected non-profit folks, along with the Mayor and some other people, have put this forward above other priorities that this city has established, and that we have skipped over many, many steps in order to get to this point tonight. I am disappointed that staff has put as much time and energy into this project as we have without any sort of direction from a citizen committee or from Council. It is really hard to sit up here and be against a playground and something called Freedom Park, but I am for being very strategic about the Ecusta Trail and the over \$40M that we have been gifted through hard work by the staff getting those grants. The Railroad Depot was built as a trailhead and it's got everything you want in a trailhead – ample parking, bathrooms, it's located in a commercial district that is ready for new development, it is very close to downtown and on the way to Bracken Preserve. To me it is already the trailhead for the Ecusta Trail; we just have to figure out how we can best get folks there. The wellness park is a wonderful idea and if the Pisgah Health Foundation is interested in developing that, the City has properties that we already own and control, whether we would accept a playground and a wellness park for all ages, I think that is a great idea and I don't want to minimize the gift that that would be to the community, but it needs to be in the schedule of the City's priorities that we currently have and it should not detract from the priorities that we have already set. I said this during our Strategic Planning Session, during which we hardly talked about the Ecusta Trail, and I was pretty confused and upset by that because this thing is coming, it is going to be transformational for Brevard, and we as the public body in charge of the City, we need to have a planning session about the Ecusta Trail specifically and how it interacts with all our neighborhoods; talk about the

trailhead situation which we have not really discussed; talk about security and maintenance. We need to have that sooner rather than later and that should come well before we see a proposal for a trailhead that seems entirely premature.

Mr. Wise said the process has been a little confusing to me. When we were first tossing this idea around, we talked about maybe looking at this site along with others. I was on the Ecusta Advisory Board when we were presented with 6 or 8 potential locations for a trailhead. Suddenly it feels like this thing catapulted and within less than a week it got onto our agenda. The thing that troubles me the most is a potential agreement, which I don't think anyone would be in favor of without more fully vetting all the potential sites. This kind of project is difficult because there is no perfect site out there. That makes it even more important that we spend some time to vet what we do have and really take a look at it. We have some custom-made committees to do that very thing; the Ecusta Trail Advisory Board and the Parks, Trails & Recreation Committee that can look at these properties. I sit on Parks and Rec with Aaron and I was on Ecusta Trail and we never talked about any trailhead stuff in-depth. It worries me a little bit that we got from point A to point Z so quickly, even to the point of having a proposal for \$85,000 that none of us had heard of before tonight. So, the process is little bit concerning. I don't feel like there is a rush on this. There is a lot of work to do on Ecusta and we're still engineering it, but more importantly, we need to also think very hard about the impact of Ecusta on our community. We need to understand with more depth how this project will benefit us and can hurt us. That includes where is the terminus of this; how do we think about what the gateway is or are there multiple gateways; or do we have multiple parking areas. There are a lot of questions. While I love the idea of a wellness facility or center, and I love the idea especially of multi-tasking and getting multiple functions in one place, I think we need to slow it down a little bit and take our time to investigate. We actually have in this case the luxury of having a little bit of time and committees to help us with this work. There are a lot of issues about this site that are worrisome, and I don't think we need to get into those specifically now, but I think there are many opportunities and let's look at that.

Ms. Holder said I love the idea of a wellness park. I agree that the process was a little different for me this time because I had not heard of this until we started reading this week's report. I think it should go back to the committee for recommendations to come back to us with a plan, and that to not only include Allison Road, but to also include the Depot and the 5 or 6 other possible opportunities. If we could get information about all of the potentials and not just one area, and maybe the wellness park could be just that and not necessarily the trailhead. I also have concerns with the stormwater management in that area once the trailhead is built, and what would a lease look like. I am certainly not ready to enter a contract at this point. I am not saying no to the wellness park because I really like the idea. Thinking long-term about what that looks like, my concern with that would also be would there be any type of management there for people who come to the park during certain hours to help manage and navigate through the exercise equipment. Entering into a contract right now is premature and I would like to see it go back to the committee for recommendations on all aspects.

Mr. Daniel said I have a lot concerns about the plan that was presented. First is the very idea of it. When I served on the Blue Zones Built Environment Committee this property was considered for a marquee project to be the trailhead of the Ecusta Trail and that committee rejected it for the reasons of it needs a bridge, it floods, it's a trout stream, and it's just generally not a good location. Now that we have full funding for this trail, I would say it is actually time for a reset. My second concern is that the City of Brevard really doesn't have a plan. We don't have a vision for what we are going to do here. We have been working and planning to secure funding and we have. Now we need to work on a plan on how the trail will bring the best outcome to Brevard. This plan that was presented highlights how a haphazard approach can lead to unintended consequences at best, and just plain bad decisions at worst. This Council needs a special planning session to understand what is about to happen to our community and to make intentional decisions to direct our future. We have several partners whose concerns and ideas need to be heard, who have been left out of the process that formed

this plan. We need to get our act together on this. My third concern is the park plan itself. I would suggest that if Pisgah Health wants to enhance the health and wellbeing of our community, that they could help us reroute the trail in front of Enmarket and make that a safe passageway for our children. That is a plan that has already begun and it's stalled out at this present moment. I think it needs to be picked back up and proceed with that. I personally have no interest in another project that no one asked for, no one needs, and in all probability would get minimal use and the City is going to be responsible for the maintenance of. This is something that we addressed 2 ½ weeks ago at our Strategic Planning Session that we would not be just picking up stuff and adding to our labor load; and here we are considering this. The fourth has already been said many times – the Depot; we got it and it meets the very definition that was given in the report of what the terminus should be. Why are we trying to recreate something? Part of that is I think we need to reconsider where the Ecusta Trail goes. I think that the Ecusta Trail...we need to change the names and the Ecusta Trail needs to come all the way into Brevard. The Estatoe Trail can be the spur that goes into the forest; that makes sense to me. None of this is creative thinking, it is just plain old common sense in my mind. Another concern that I have is that the Ecusta Trail has potential for massive economic development, and I question why we would place the trailhead in the middle of a residential neighborhood. It is an economic development chokepoint and it doesn't reach the city proper. Let's plan and let's make thoughtful informed decisions about this. A more disturbing concern is the process. The Council finds itself in a situation that seems to be becoming a common occurrence; a widely unpopular project is brought to the City Council out of the blue without a recommendation from the Parks and Trails Committee or the Ecusta Trail Advisory Board. Staff has been instructed to proceed with planning and money has been spent on studies; and it's a park that has already been named. Now the City Council has dug out of this morass that was created without our knowledge or our consent. We need to define how we are going to proceed with the Brevard portion of the trail. We need to follow our established procedures going through Parks and Trails Committee and I believe that the Ecusta Advisory Board should be an advisory sub-committee to the Parks and Trails Committee and that committee have clearly defined responsibilities and should operate like other committees. We have time to do this, and it is prudent that we do so.

Mr. Morrow thanked Mr. Neumann and Ms. Heinitsh and the Pisgah Health Foundation for its vision to enhance community health. He said our city, like many local governments across the country particularly need the public/private sector partnership to accomplish community goals. In our recently completed 2030 Comprehensive Plan, it calls for a built environment that provides a safe active multi-use system and community health and wellness. The recreational master plan says that households that have a need for parks and recreation by percentage of responses was that 48% of 6099 people said adult fitness and wellness programs was number one. This opportunity for Freedom Park creates what is defined as a special use park and Brevard is so blessed because we have Hap Simpson, we have the City's Sports Complex, we have the community gardens, and we have the skate parks. Those are classic special use parks. To have a park where someone with physical needs can take their wheelchair and swing or someone of my age can go down and get fit, or as Dr. Tyson says, to have a place where seniors can go for exercise and prevention is most important. I know that while on the Ecusta Trail Advisory Board we talked about it. It was not a secret. We got to this point, I'm not sure tonight, it's on the agenda mainly because you leverage your opportunities when you can, so I understand that. We have a need for it; it's been on our wish list forever. It has nothing to do in my mind with the trail other than the fact it is along the Estatoe Trail. But I want you to remember that the \$43M for the Ecusta Trail is overseen by the North Carolina DOT, which the Council approved, we've given them that. In my mind we've discussed this as an option. I didn't think it is that great as a trailhead but you have to realize if you create any kind of special use park along the trail you've got to decide and figure out how you can get from, as I mentioned before if you were going to Dolly's you've already missed it if you started from Hendersonville. But the point is the parking lot that is being proposed, there are only 25 spaces and if you compare that to Franklin Park, Franklin Park has 32, so it's not like a huge parking lot. That's why I made the motion. I don't have a problem

with starting it. Obviously I think there’s more work to be done. Thank you Pisgah Health Foundation, I am hoping at the end your vision will get realized.

Vote on the motion to refer this to the Parks, Trails & Recreation Committee was unanimously in favor. The motion carried.

M-2. Resolution Supporting NC Department of Commerce Rural Downtown Economic Development Grant Application to Enhance the Downtown Master Plan Streetscape –Mr. Bland explained that this is a resolution authorizing application for a grant to try to keep some momentum going with implementation of the Downtown Master Plan. This grant would be written to plant trees along West Main Street, primarily between Caldwell and Oaklawn where there is only one street tree left. If awarded, the project would include trees and the installation of Silva Cells underground systems to support healthy tree growth within existing space without the need for bump-outs. Staff recommends applying for funds not to exceed \$400,000 and there is a 5% cash commitment if we are awarded the grant. The deadline for the application is April 1st. Mr. Daniel moved, seconded by Mr. Baker to approve the resolution. The motion carried unanimously.

RESOLUTION NO. 2024-12

RESOLUTION SUPPORTING THE NORTH CAROLINA DEPARTMENT OF COMMERCE RURAL DOWNTOWN ECONOMIC DEVELOPMENT GRANT APPLICATION TO ENHANCE BREVARD’S DOWNTOWN MASTER PLAN STREETScape

WHEREAS, Brevard continues to strive as an outstanding place to live, work, and play by finding ways to maintain, enhance, and build upon its distinctive small-town charm, and remain a livable community for everyone; and,

WHEREAS, Brevard is committed to investing in the implementation of the downtown streetscape to promote economic development and vitality and to maintain a distinguished and attractive community where the form and function plays a significant role in defining urban renewal; and,

WHEREAS, the 2030 Comprehensive Land Use Plan PNRC-16 prioritizes diversity of urban trees and their succession by replacing trees on Main Street, and recognizes the benefit of natural shade structures that remove various pollutants from the air, evaporate emissions, and remove and store carbon; and,

WHEREAS, the City of Brevard is a municipal government within a Tier 2 county with an eligible project within the downtown central business district and is designated a NC Main Street community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 1. Brevard City Council is committed to gradually implementing the Downtown Master Plan in phases and commits to a 5% cash match of the grant amount if awarded the NC Department of Commerce Rural Downtown Economic Development Grant.

SECTION 2. The maximum allowable grant request is \$850,000.

SECTION 3. The City of Brevard will work with NCDOT, and other agencies as needed, to obtain valuable input and to obtain permitting prior to commencing work on any part of the downtown streetscape project.

Approved and adopted this the 18th day of March, 2024.

N. Remarks/Future Agenda Considerations.

Mr. Baker said a little while back Council paused work on the Estatoe Trail between Main Street and the Mary C. Jenkins Community Center, and I would like to suggest that we take that back up and start looking again at easements for that connection. Also, I would like to request an update on the Rosman Highway to Brevard High School section of the path, as well as the North Tannery section. I have talked about the Pisgah Health Foundation property trailhead quite a bit with various people in the community this week, and one of the things I kept coming back to was that our citizens need to have access to the Ecusta Trail from their homes and from their

businesses. For the people living here, that would be best done by foot or by bike or board, and not by car. One of the best ways to provide access to the Ecusta Trail for our citizens is to complete the city's multi-use path that we started many years ago. Along with discussing potential trailhead sites, I want to see the City make a commitment to finish the multi-use path before the Ecusta Trail is finished so that we can provide access to the folks that actually live here. My next item is related and is about the Ecusta Trail Advisory Board that has been mentioned several times tonight. I serve on that board now as the Chair of the Parks, Trails and Recreation Committee and it seems to me that that committee has been in sort of a weird middle ground between an official committee and less so. I have a question for the City Attorney regarding the resolution that established that committee. Does that operate as any of our other city committees operate? Attorney McKeller said I believe it operates exactly as it is listed as, which is an advisory committee because it consists of numerous people outside of the city's purview, including Conserving Carolina. It was formed as a part of the lease when we took responsibility for the Ecusta Trail. Because it was formed under that I would have to do a little research to give you a firm answer as to whether we could put it under the purview of the Parks and Trails Committee as a special sub-committee. Mr. Baker said as it's currently constructed, we should be getting minutes of that committee and that committee can make recommendations to this board, is that correct? Attorney McKeller said my understanding is that committee makes recommendations to this board regarding the Ecusta Trail. If Council wanted to change it so the Ecusta Trail Advisory Board is required to make advisory comments to the Parks and Trails Committee, the resolution could be amended as such. Mr. Baker said that might be an unnecessary step to be honest, but I just want to make sure it has the power to make recommendation to City Council. Attorney McKeller said based on reading what it is for, that seems to be only authority it has. Mr. Baker asked how does that work, you said it was constituted regarding the lease, I mean we're talking about some other city property along the trail that may eventually become the Ecusta Trail by name, or a trailhead that exists outside of the lease from Conserving Carolina, so how does that work with the purview of the committee? Attorney McKeller said he will look into that. Technically it is for the Ecusta Trail and the Ecusta Trail terminus is out by Oskar Blues. Mr. Baker said my concern in bringing that up is I think we need to formalize that board a little bit more. It has been in sort of a mode of different entities and stakeholders reporting the progress from their particular area on the Ecusta Trail, but I think there needs to be some decision-making involved at that level so that when items like what we discussed tonight come up, that they actually feel empowered to make such a recommendation, which is probably how this whole thing should have gone from the get-go in my mind. Mr. Baker said I want to completely switch gears now and talk about the DOT project on Wilson Road and the loss of affordable housing. Dan DeWitt wrote a good article about that and I struggled with that because I have learned over the course of my time on City Council that although the City does not control housing directly, that we have to start thinking of housing almost like we think about infrastructure in that it is really at the base of what builds our cities; the people that live in the houses, of course, but you have to have those houses built for those people and affordability is certainly a part of that. When you lose any affordable housing, and that is outside city limits, but I don't really care when it comes to affordable housing, I would like us to think of it as almost the loss of some city infrastructure that we would be very upset about. I am heartened that the state DOT has a program where it sounds like the renters that are in that building are paid the differential of their new rent for up to 3 ½ years, which seems like a good program, but from the city's perspective, or from the county's perspective hopefully, that doesn't do anything to mitigate the loss of that affordable housing. That housing is not being rebuilt and I think as we talk to our state leaders, and perhaps this can be raised when we're making recommendations to the state legislature, that if NCDOT has a project that removes housing, particularly affordable housing, there needs to be some function of state government that gives back to the community that has lost that housing. The City has stepped up and made an effort to have a committee solely focused on that effort and we could accept that state money and put it to good use to build more affordable housing and actually replace that housing that is lost. I hope in the future that our county partners would also have a committee or a program where that money could go since the property I am talking about on Wilson Road is actually in the county. I really struggled with that particular

project because it's very nuanced and it is hard to understand. If you only know a part of it, it is easy to get very upset and start to point the finger one way or the other. My biggest outcome was it seems like state road projects, if they are affecting affordable housing, it should be their responsibility to give back and actually replace that housing on the ground.

Mr. Daniel said I would like to echo Aaron's comments on finishing the trail from Main Street to Mary C. Jenkins that was put on hold. We need to go ahead and get this trail done. Without that we have two separate trails so I would like to pick that back up. I would also like to say my comments about the Ecusta Trail Advisory Board, basically really what I want to do is to understand how it works and what its responsibilities are to the City and whether those responsibilities mesh with the City's vision, which I am hoping we will be establishing at some point. I would like to make a comment about the Strategic Planning Retreat. I felt that we had a really good day's meeting and I feel like it was probably maybe a half a day short. The City Manager takes the information gathered from that meeting and makes his plans for the year and I feel, as Aaron commented, that there were some things that were missed in that meeting. A lot of times you have to process stuff, you talk about things and the next day realize that that thing I forgot was really important. I feel like that to take what we came up with from that meeting and to say that that is the will of the Council is not a complete picture. Some things were mentioned, but only toward the end.

Mr. Morrow mentioned that French Broad Street is being milled and Whitmire is complete.

Ms. Holder asked Mr. Hooper when we would get the report from the Strategic Planning Retreat of what our priorities were. She said perhaps that would give us more guidance. The trails are great and again I love the idea of a wellness park, but when we attract more people to come and live here, where will they live if we don't have the housing? I want to say thanks to the citizens for taking time out to come and stand before the Council and speak. I want to also ask; this is the first city I have ever lived in where we did not honor Presidents Day. Is that a consideration or can it be a consideration; would you have to do a study about what it would cost; what needs to happen for us to consider making that a holiday for City employees? Mr. Hooper said he would provide that information in an upcoming memo so Council will have it for consideration during our budget deliberations in the weeks to come.

Mr. Wise said I sadly find myself to be an optimist. I look at the process we went through tonight and while I think we've discovered a lot of issues, I am encouraged that we can have that process and that includes the public outreach for some things on our agenda tonight, but also in general. I was really encouraged to see that our public is watching what is going on and engaged. Our adoring public left unfortunately, but they deserve a lot of thanks. Although I think we have a lot of things to talk about and things to think about, I think we have a Council that really does think, and I really appreciate that from everyone sitting up here and the public and our staff as well. I went to the Faith Housing Symposium that happened last week and that was a very sobering discussion about the very real crisis of housing, not only in our community, but nationwide. I agree completely with you, Pamela and Aaron. I know these are passionate projects for all of us up here. We really need to put a lot of focus onto that and once you really start digesting the scope of the problem, it is overwhelming. I would just like to put that in everyone's minds, so let's keep that at the forefront. Thanks to everyone tonight.

Attorney McKeller reminded everyone that there will be two closed sessions for potential litigation matters.

Mr. Hooper said I found out about ten minutes before the meeting that the State has approved an extra \$72,000 grant to us so that we can extend the Norton Creek streambank restoration into the neighbor's yard next door. That was an action we took a few weeks ago and we finally got that approval so we will get the wheels turning on

constructing that project. As for some of these other follow-up items, we will transmit those to you all in the next couple of weeks.

Mayor Copelof said that is good news; I am really glad we got that grant. I am extremely glad to see that we are putting in for that grant that the Planning Department briefed to try to get money to replace our aging trees on Main Street. What people don't realize is that is going to cost a couple hundred thousand dollars. It all comes down to money, folks. Every project we do, everything that we attempt to do takes dollars, those priorities, so when we can get that outside money, we go after it. Thank you Planning for being so proactive and coming up with that and hopefully we will get that and replace some of those aging cherry trees that are out there. Also, I was really impressed with our architectural standards last week. We had three days of incredible community input. When they gave their outbrief, they said they were so surprised as our community provided more input than basically anybody. I said that doesn't surprise me; our community is always involved in providing input and that's what makes us so strong. I am looking forward to a great product from that team and that will help us as we go forward and start to wrestle with what is the vision, how should our city physically look with the architecture and how do we preserve what is so very special here. I have to say thank you to Shelley Webb and the folks that put on our Faith Housing Summit. That really was special too. I think it showed that incredible partnership that we have between our non-profit community and our city government and other non-profits. It's something sort of unique where we're not afraid to step out and to reach for that vision. I was so proud of the fact that were briefing actual initiatives. We weren't briefing theory or wishes, we were briefing things that we were making happen. We're going to continue to work on those, but thank you so much to Sharing House and Habitat for Humanity, the two partners that really worked to put that together. I also want to thank Pisgah Health Foundation. They came with a great vision - the idea that we could be more inclusive in how we approach recreation. It is something that I ask Council to think about because we have done a lot of recreation. We've focused an awful lot on young people, and that's great because we didn't have a lot for them five years ago when we started on this. But now we have two skate parks; we have a basketball court; we have a playground; we have a bike trail and yes it still needs work; but we haven't done a lot for part of another demographic that's here, and that's what Pisgah Health was really briefing tonight, was let's do something that is inclusive across the entire demographic of people who live here, the people that we have a responsibility to support. That vision didn't go forward tonight, but I am hoping that they will take that vision and they will rework it and hopefully come back and that we can, in the future, partner to make something happen so that we are reaching out to people who are in wheelchairs, who have mobility problems, who are older, who are just as much of our community as everybody else. So, I thank them for that vision and that effort and to come forward. And, I thank the Planning Department for taking that, for working with the Ecusta Trail Advisory Board and coming up with a proposed plan. It didn't fly; obviously it got sent back for work and more analysis, but I appreciate the fact that we took a look at it, we put it out there, and now we can work to make it even better. We have our monthly Meet the Mayor tomorrow at 4:30 at the Mary C. Jenkins Community Center.

O. Closed Session

Closed Session #1 – At 8:03 p.m. Mr. Baker moved, seconded by Mr. Wise to enter into closed session to discuss a potential litigation matter and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper, City Clerk Denise Hodsdon, and Public Works Director Wesley Shook.

Council Returned to Regular Session – at 8:19 p.m. Council resumed the meeting in regular session. No official action was taken in closed session and the minutes of the closed session are authorized to be sealed.

Closed Session #2 – At 8:19 p.m. Mr. Daniel moved, seconded by Mr. Baker to enter into closed session to discuss a potential litigation matter. The motion carried

unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper, City Clerk Denise Hodsdon, and Assistant Planning Director Aaron Bland.

Council Returned to Regular Session – at 8:53 p.m. Council resumed the meeting in regular session. No official action was taken in closed session and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 8:54 p.m. Mr. Daniel moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: April 1, 2024





SKETCH DESIGN

Please note: this is a sketch.
This design will need to go through a detailed design phase for the final design. Design approval documentation will be provided by KOMPAN Design Studio to be signed by the end client or Sales Team prior to the order being placed.

Active Agers 900 Essential ASTM

Pre-defined

KOMPAN



User capacity: 22

Area: 100 m²

Products price: 66.000 USD

Product no.	Product name		
FSW222	Assisted step	x	
FSW224	Surface Challenge 3	x	
FSW226	Flex Wheel	x	x
FSW227	Balance Station	x	
FSW230	Double Stairs	x	
FSW231	Balance Board	x	
FAZ50101	City Bike with Touchscreen	x	
FAZ51100	Arm Bike	x	x

Description

A compact active agers site with just the most important fall-prevention items plus cardio.

Active Agers 6 Premium ASTM

Pre-defined

KOMPAN



User capacity: 10

Area: 95 m²

Products price: 85.000 USD

Product no.	Product name		
FSW222	Assisted Step	x	
FAZ50101	City Bike with Touchscreen	x	
FAZ51100	Arm Bike	x	x
FAZ601	Chest Press	x	
FAZ603	Leg Press	x	
FAZ605	Horizontal Row	x	

Description

A high-end strength circuit optimized for seniors











1

Ohio to Erie &
Little Miami Trail

Milford -
Welcome



.3 mi

Miamiville



3.2 mi

Loveland



8.7 mi

Trail controlled and maintained by ODNR
Division of Parks and Recreation









PISGAH HEALTH PROPERTY

ALLISON RD.

Teresa Buckwalter, PLA

Christy Staudt, PE





Civil & Transportation
Engineering
Structure Design
Hydrology & Hydraulic
Studies

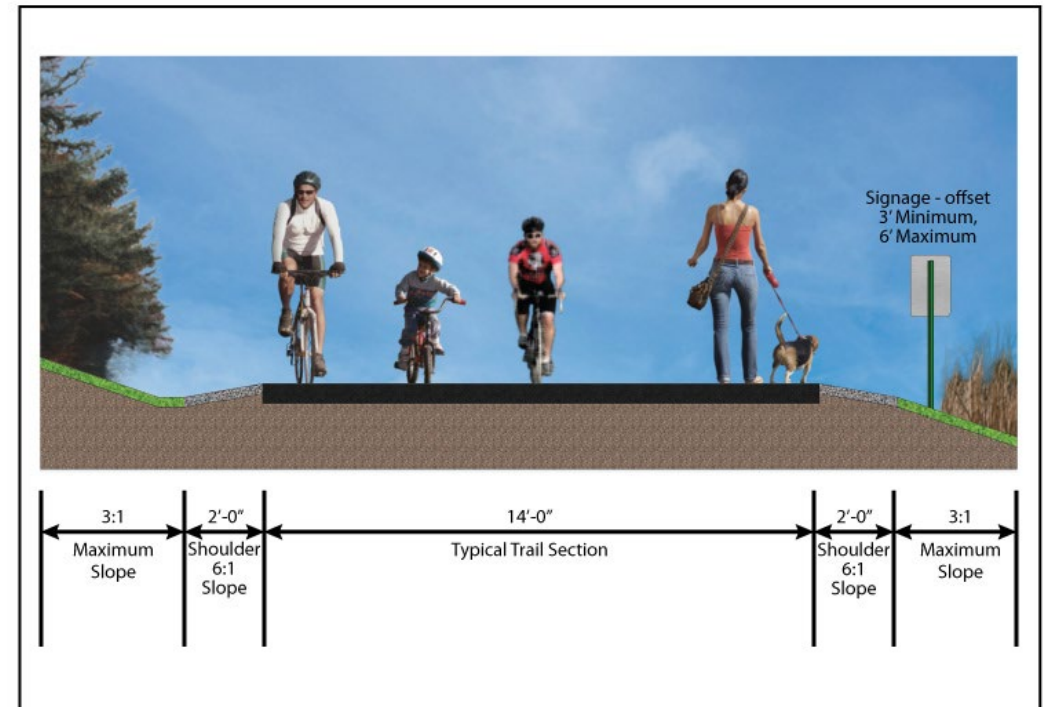
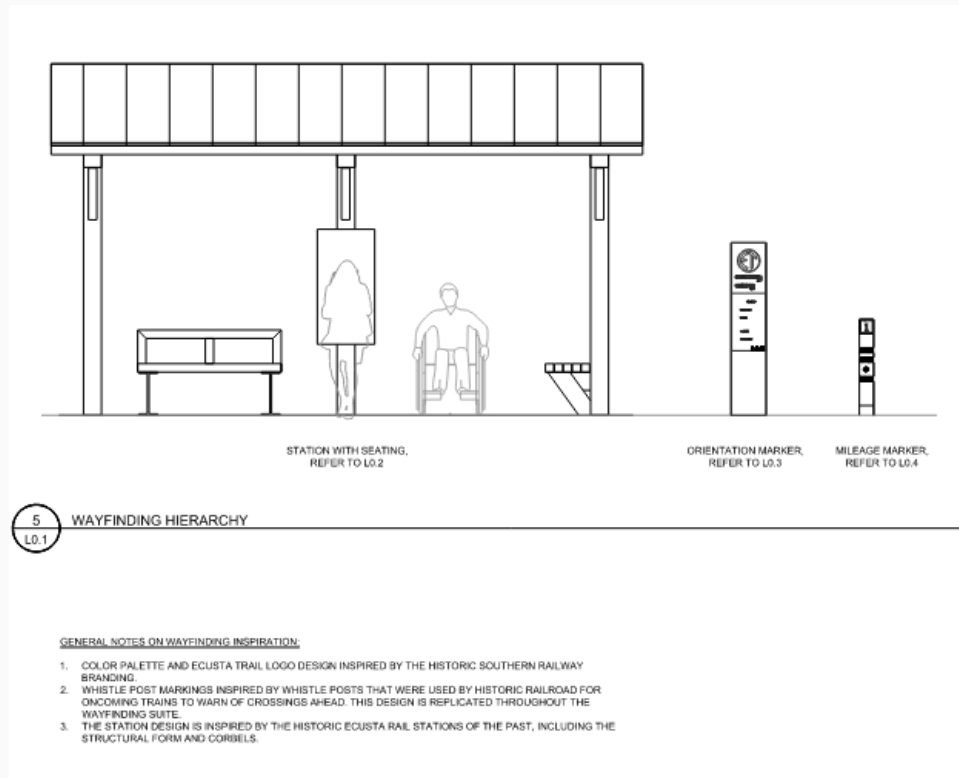
Trailhead Design & Landscape Architecture



Engagement
Environmental
Permitting
Stormwater
Design
Wayfinding

Team

Ecusta Trail Team



Ecusta Trail Team

“Trail users will need a way to orient themselves to the Ecusta Trail Experience. They will need to be oriented with map, food and convenience opportunities, as well as rules and expected trail courtesies, where to get help, etc. Additionally, it is a location for you to showcase the effort, set the experience. .. and tone for what Brevard is all about.”

-Jane Dauster, DuPont State Forest

TRAILHEAD EXPERIENCE

- Middle Fork Greenway
- Karen Cragolin Park
- Craven Trailhead
- King Park
- Black Bear Access
- Benhams Trailhead
- Chestnut Mountain Trailhead



TRAILHEAD EXPERIENCE



Blowing Rock, NC

- Orientation
- Launching an adventure
- Donor acknowledgement
- Viewing platform



The Property

11.5 Acres

- Initial Understanding of Property
- Needed Investigation
- Proposed Preliminary Design

The Property

Confluence of the Estatoe and Ecusta Trails

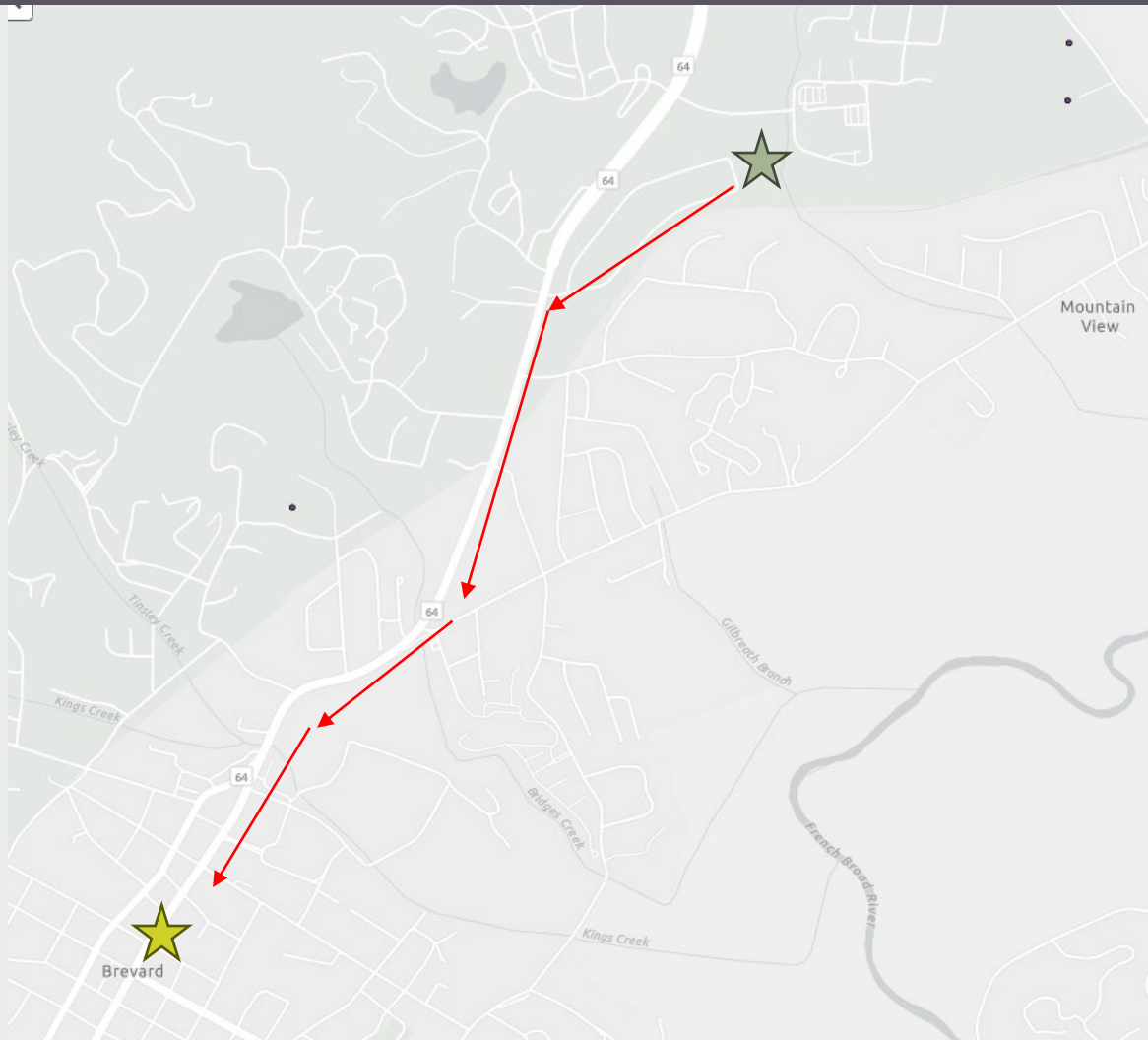


Neighborhood Context



Floodway & Access





The Property

1.9 miles from
downtown Brevard

ALLISON & LAMB CREEK

NC DEQ Classification

Classification: Class C

Waters protected for wildlife, secondary contact recreation, and agriculture.

Trout Waters (Tr)

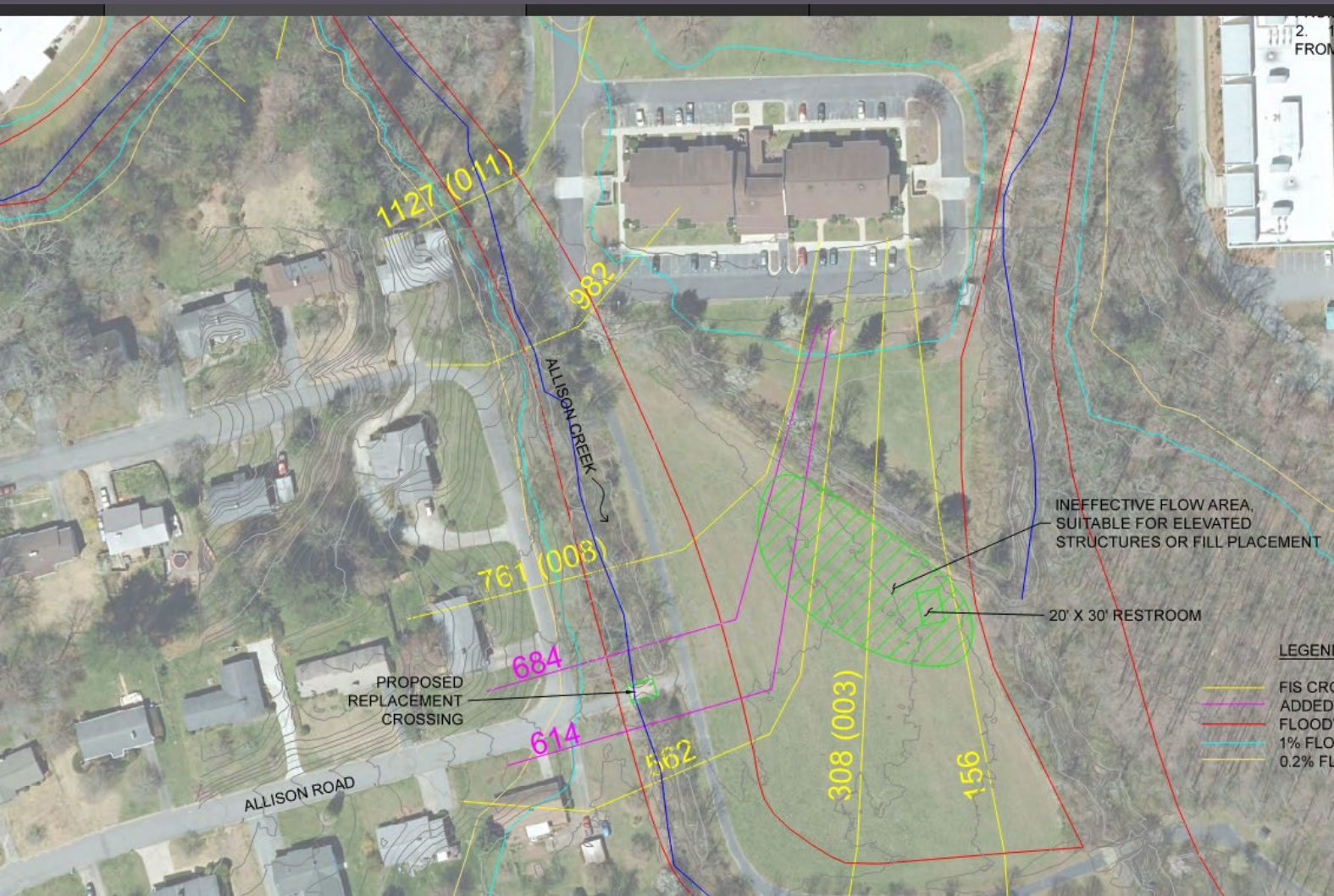
Supplemental classification intended to protect freshwaters that have conditions that sustain and allow for natural trout propagation.





Floodway

-  Zones AE, AE: 1% Annual Chance Flood Hazard Contained In Structure, 1% Annual Chance Flood Hazard Conditions
-  Zone AE: Floodway, 1% Annual Chance Flood Hazard Conditions: Floodway, 1% Future Conditions Contained In Channel: Floodway
-  Zone AE: Community Encroachment Area, 1% Annual Chance Flood Hazard Conditions: Community Encroachment Area
-  0.2% Annual Chance Flood Hazard Contained In Channel, 0.2% Annual Chance Flood Hazard
-  Zone X: 1% Future Conditions, 1% Future



Floodway

Initial Investigation by
Andrew Bick

Trailhead Elements



- Parking
- Bathrooms
- Wayfinding / Map
- Exercise Stations/ Playground
- Access over Allison Creek
- Donor acknowledgement?

Preliminary Design Proposal



Major Elements of Scope

1. Engagement: Residents
2. Access: Preliminary Design of Bridge or Culvert
3. Hydrology & Hydraulic Analysis
4. Site Analysis for Location of Elements & Circulation
5. Implementation: Construction Cost Estimate & Permitting Needs

Preliminary Design Proposal



Hydrology & Hydraulic Analysis

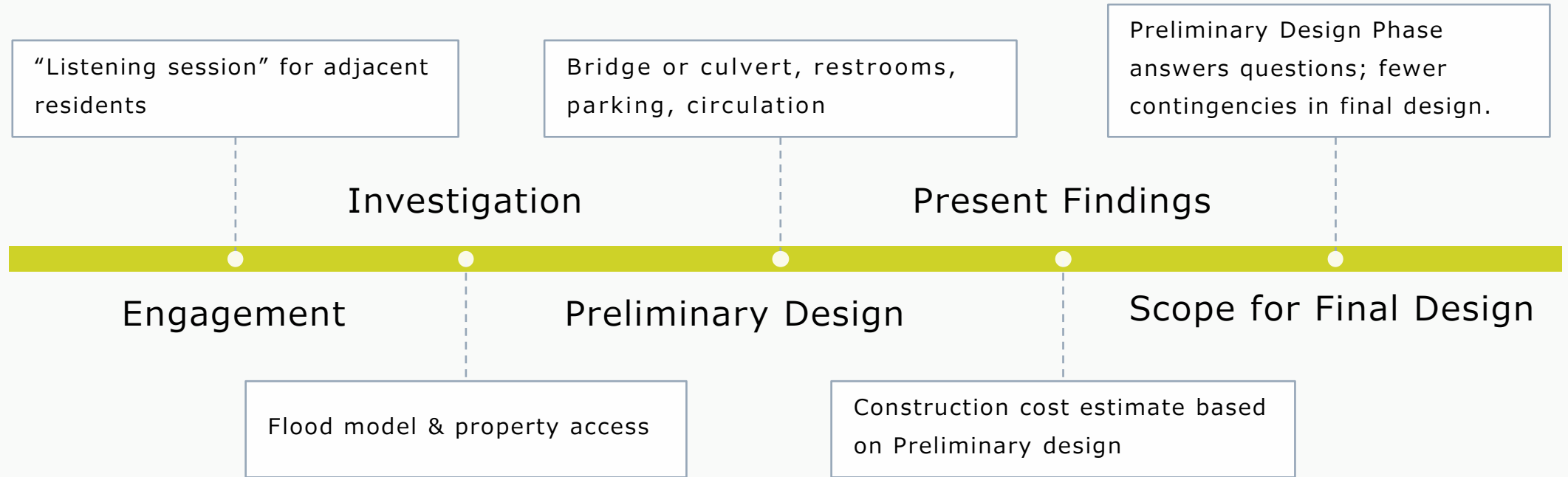
- Survey Data and FEMA
- Create Existing Conditions Model
- Model Proposed Bridge or Culvert and Other Elements
- Determine if Impact to Floodway

Preliminary Design Proposal

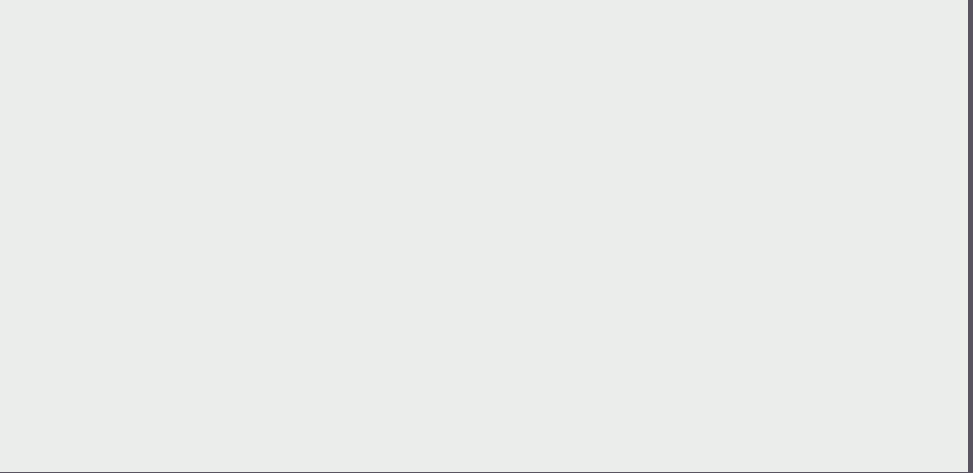


Preliminary Design

- Integrate with Ecusta Trail Terminus
- Site Elements and Design Pedestrian Circulation Throughout the Property
- Concept Design for Planting, Wayfinding, Restroom, Stormwater Elements, & Exercise Stations



Timeline: 6-8 months



Questions?



Thank You!





City of Brevard, North Carolina

Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, Jordan Dale Ryan, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a Law Enforcement Officer for the City of Brevard, so help me God.

Jordan Dale Ryan

Oath Administered By:

Denise Hodsdon, CMC
City Clerk

April 1, 2024

Date



City of Brevard, North Carolina

Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, David Rutledge Kennemer, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a Law Enforcement Officer for the City of Brevard, so help me God.

David Rutledge Kennemer

Oath Administered By:

Denise Hodsdon, CMC
City Clerk

April 1, 2024

Date



City of Brevard, North Carolina

Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, Jeffrey Brian Thompson, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a Law Enforcement Officer for the City of Brevard, so help me God.

Jeffrey Brian Thompson

Oath Administered By:

Denise Hodsdon, CMC
City Clerk

April 1, 2024

Date



City of Brevard, North Carolina

Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, Adam Perry Moore, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a Law Enforcement Officer for the City of Brevard, so help me God.

Adam Perry Moore

Oath Administered By:

Denise Hodsdon, CMC
City Clerk

April 1, 2024

Date



Proclamation No. 2024-02
Sexual Assault Awareness Month
April 2024

Whereas, nationally one in three women and one in four men will experience some form of sexual assault in their lifetime; and

Whereas, Sexual Assault Awareness Month draws attention to the fact that sexual violence is widespread and has implications for every community member; and

Whereas, there is compelling evidence that we can be successful in reducing sexual violence through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

Whereas, we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

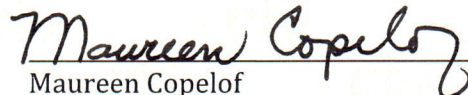
Whereas, anyone can be a leader in preventing and ending sexual violence. As employers, educators, parents, and friends, we all have an obligation to uphold the basic principle that every individual should be free from violence and fear; and

Whereas, sexual harassment, assault, and abuse can happen anywhere, including in online spaces. For too long harassment, cyberbullying, and sexual abuse and exploitation have come to be expected as typical and unavoidable behaviors online and

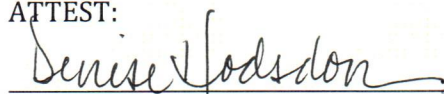
Whereas, the theme for **Sexual Assault Awareness Month** this year is "**Building Connected Communities**," we encourage every person to help build more connected, respectful and inclusive communities.

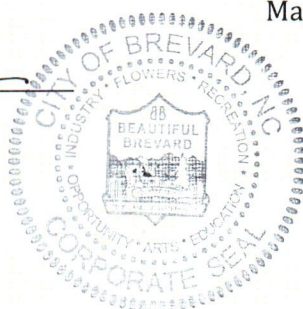
NOW, THEREFORE, IT IS PROCLAIMED by the Mayor and City Council of the City of Brevard, North Carolina, the month of April as **Sexual Assault Awareness Month** and urge the citizens of Brevard to work together to eliminate sexual assault from our community, to keep our community members safe from this crime and to stand with survivors and victims of sexual assault.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Brevard to be affixed on this 1st day of April, 2024.


Maureen Copelof
Mayor

ATTEST:


Denise Hodsdon, CMC
City Clerk





PROCLAMATION NO. 2024-03

HISTORIC PRESERVATION MONTH

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing the livability of a community; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life, and all ethnic backgrounds; and

WHEREAS, in the City of Brevard it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

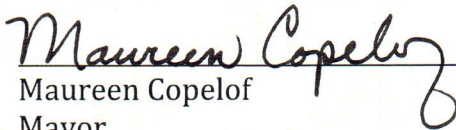
WHEREAS, the City of Brevard has two National Register Districts and 18 of 23 Locally Designated Local Landmarks for Transylvania County; and

WHEREAS, May has been celebrated as National Historic Preservation throughout the United States of America since 1973; and

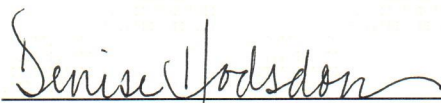
WHEREAS, This May there will be a host of events that have been prepared by local historical organizations and co-sponsored by Transylvania County Joint Historic Preservation Commission, whose mission is to help preserve the historic identity of the City of Brevard and Transylvania County;

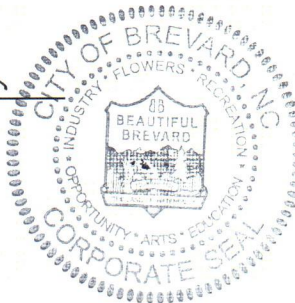
NOW, THEREFORE, I, Mayor Maureen Copelof and the Brevard City Council do hereby proclaim and recognize the month of May 2024 as Historic Preservation Month.

Adopted and approved this the 1st day of April, 2024.


Maureen Copelof
Mayor

Attest:


Denise Hodsdon, CMC
City Clerk





**Proclamation No. 2024-04
Designation of April as Second Chance Month**

WHEREAS, every person is endowed with human dignity and value; and

WHEREAS, redemption and second chances are American values; and

WHEREAS, an estimated 70 million American citizens have a criminal record; and

WHEREAS, those individuals who have paid their debt after committing a crime face significant barriers, also known as collateral consequences, to reintegrating into society; and

WHEREAS, many of these consequences are mandatory, without taking into account the seriousness of the offense, the time passed since the offense, the individual's efforts to make amends, or whether the consequence has a proven public safety benefit; and

WHEREAS, gaining meaningful employment is one of the most significant predictors of successful reentry, and ninety percent of those who have been incarcerated struggle to find employment because of societal and legal barriers; and

WHEREAS, while education is also a significant predictor of successful reentry, those with a criminal record have significant difficulty acquiring admission to and funding for educational programs; and

WHEREAS, people with a criminal history also face significant barriers in securing a place to live, and this inability to access housing has been found to increase the number of individuals returning to prison; and

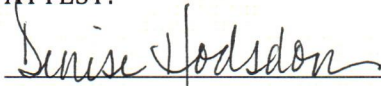
WHEREAS, these and other barriers prevent the 70 million Americans with criminal records from contributing fully to their families and communities, which negatively impacts the well-being of their children and families for generations; and

WHEREAS, the designation of April as Second Chance Month can contribute to increased awareness about the challenges faced by those who have paid their debt and generate opportunities for individuals, employers, congregations, and communities to extend second chances.

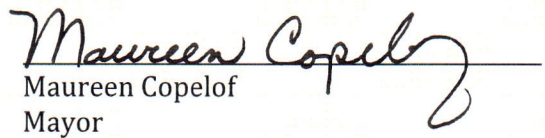
NOW, THEREFORE, I, Maureen Copelof, Mayor of Brevard, do hereby proclaim April 2024 as "Second Chance Month." During this month I call on residents to honor the work of those who strive to remove barriers that prevent individuals with a criminal record from becoming productive members of society and to observe Second Chance Month through actions and programs that promote opportunities to unlock second chances.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Brevard to be affixed on this 1st day of April, 2024.

ATTEST:


Denise Hodsdon, CMC
City Clerk




Maureen Copelof
Mayor



**Proclamation No. 2024-05
Month of the Young Child &
Child Abuse Prevention Month**

Whereas, the youth-serving agencies of Transylvania County come together to celebrate The Month of the Young Child during the month of April 2024 to focus public attention on the needs of young children and their families and to recognize the early childhood programs and services that meet those needs; and

Whereas, children's cognitive, physical, social and emotional, and language and literacy development are built on a foundation of children's positive, safe, and nurturing interactions with adults, peers, and their environment; and

Whereas, youth-serving agencies of Transylvania County are collaborating to raise awareness and prevent child abuse in our community; and

Whereas, all children deserve to have the safe, stable, nurturing homes and communities they need to foster their healthy growth and development; and

Whereas, child abuse and neglect is a community responsibility affecting both the current and future quality of life of a community; and

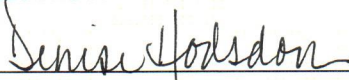
Whereas, communities that provide parents with the social support, knowledge of parenting and child development, and concrete resources they need to cope with stress and nurture their children ensure all children grow to their full potential; and

Whereas, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community.

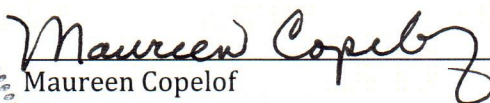
Therefore, we proclaim April as The Month of the Young Child and Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders, and businesses to increase their participation in our efforts to support families, thereby supporting early childhood programs and preventing child abuse and strengthening the communities in which we live.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Brevard to be affixed on this 1st day of April, 2024.

ATTEST:


Denise Hodsdon, CMC
City Clerk




Maureen Copelof
Mayor



Proclamation No. 2024-06

ARBOR DAY

Brevard, North Carolina

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

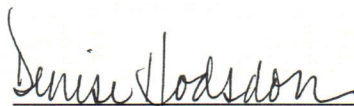
WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas and beautify our community; and

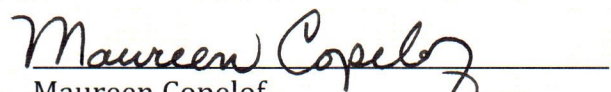
WHEREAS, this is the 45th year Brevard has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, I, Mayor Maureen Copelof and the Brevard City Council, do hereby proclaim **April 26, 2024**, as **Arbor Day in the City of Brevard** and we urge all citizens to support efforts to protect our trees and woodlands, to support our City's urban forestry program, and we urge all citizens to plant trees to promote the well being of our present and future.

Adopted and approved this the 1st day of April, 2024.

Attest:


Denise Hodsdon, CMC
City Clerk


Maureen Copelof
Mayor



STAFF REPORT

City Council, Monday, April 1, 2024

Title: Resolution Fixing a Date of Public Hearing for Annexation - Pisgah Hospitality, LLC / Intersection of Lambs Creek Road and US Hwy 64

Speaker: Denise Hodsdon, City Clerk

Prepared by: Denise Hodsdon

Approved by: Wilson Hooper, City Manager

Background

A Petition Requesting Voluntary Contiguous Annexation was submitted on June 14, 2023 by Pisgah Hospitality, LLC. The Petition requests that the property located at the intersection of Lambs Creek Road and US Highway 64/276, Brevard, be annexed into the City of Brevard. (Tax Property Identification Numbers: 8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000; and a portion of 8597-11-1969-000).

When the petition was submitted in June 2023, a metes and bounds description was not included. Because a portion of the Pisgah Hospitality property is already within city limits, staff requested a metes and bounds description of the property outside city limits that they wished to annex. The metes and bounds description was received on March 4, 2024.

Discussion

On March 18, 2024 City Council approved a Resolution Directing the Clerk to Investigate the Sufficiency of the Petition. The Clerk, Staff and Attorney have investigated and feel this annexation can move forward with setting a date for public hearing.

Recommendation

Staff recommends Council adopt the drafted Resolution Setting a Date for Public Hearing on Monday, May 6, 2024.

Attachments:

1. Clerk's Certificate of Sufficiency
2. Petition for Annexation
3. Resolution Fixing Date for Public Hearing



CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

Office of City Clerk
(828) 885-5614

Certificate of Sufficiency

I, Denise Hodsdon, City Clerk, do hereby certify that I have investigated the attached petition submitted by **Pisgah Hospitality**, for the property located at the intersection of Lambs Creek Road and US Highway 64, Brevard, **(Tax Property Identification Numbers: 8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000; and a portion of 8597-11-1969-000)**, consisting of 12.23 acres, more or less, and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with NCGS 160-A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Brevard this 28th day of March, 2024.



Denise Hodsdon, CMC
City Clerk

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
CITY OF BREVARD



PETITION REQUESTING A CONTIGUOUS
ANNEXATION
(G.S. 160A-31)

Date: 5/30/2023

To the City Council of the City of Brevard:

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Brevard.
2. The area to be annexed is contiguous to the City of Brevard and the boundaries of such territory are as follows:

Transylvania County Property Identification Number(s): 8597-11-0513-000
8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000
8597-11-0886-000; 8597-11-1969-000
Street Address: intersection - Lanks Creek Rd : Hwy 64

**(ATTACH A METES AND BOUNDS PROPERTY
DESCRIPTION AS "ATTACHMENT A")**

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Brevard. (ATTACH MAP AS "ATTACHMENT B", including the Tax Map PIN)
4. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner(s): Do you declare vested rights? Yes X No
(Vested rights are rights belonging completely and unconditionally to a person which cannot be impaired or taken away by another party.)

Property Owners Contact Information (If there are more than three property owners, provide their names, contact information and signatures upon a separate and attached sheet.)

a. Name _____
Address _____
Telephone _____ Email _____
Signature _____

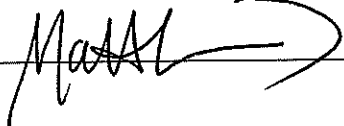
b. Name _____
Address _____
Telephone _____ Email _____
Signature _____

c. Name _____
Address _____
Telephone _____ Email _____
Signature _____

Property Ownership by Corporation or LLC: (If there are more than three principals or managing members then provide their names, contact information and signatures upon a separate and attached sheet.)

a. Name Pisgah Hospitality
Address 204 Lois St.
GREENVILLE SC 29601
Telephone ~~919~~ 864 915 8301 Email bjb.sc.us@gmail.com

By: MATTHEW L. GRANDY - MEMBER
Type or Print Name and Title (President / Managing Member)

Signature 

b. Name _____
Address _____
Telephone _____ Email _____

By: _____
Type or Print Name and Title (President / Managing Member)

Signature _____

c. Name _____
Address _____
Telephone _____ Email _____

By: _____
Type or Print Name and Title (President / Managing Member)

Signature _____

* * * * *

AGENT:

Name: _____
Address: _____
Telephone: _____ Email _____

Petition along with a copy of the property Deed, Metes and Bounds description (Attachment A), Map / Survey (Attachment B) and cash/credit or check in the amount of \$500 made payable to the City of Brevard is to be returned to:

Denise Hodsdon, City Clerk
City of Brevard
95 West Main St., Brevard, NC 28712

**2022005367**
 TRANSYLVANIA CO, NC FEE \$26.00.
 STATE OF NC REAL ESTATE EXTX
\$1200.00

PRESENTED & RECORDED:

08-23-2022 10:25:47 AM

BETH C LANDRETH

REGISTER OF DEEDS

BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS**BK: DOC 1050****PG: 151-153****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,200.00

 Parcel Identifier No. _____ Verified by Transylvania County on the 23 day of Aug, 2022
 By: _____
Mail/Box to: JONES, GILLASPIA & LOYD, LLP 5 Park Place East # 201, Brevard, NC 28712This instrument was prepared by: MICHAEL K. PRATT (No title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 4th day of August, 2022, by and between

GRANTOR	GRANTEE
GAYLE E. RAMSEY, Executor of the Estate of Esther M. Severs	PISGAH HOSPITALITY, LLC, a South Carolina limited liability company
35 North Gaston Street Brevard, NC 28712	204 Lois Street Greenville, SC 29601

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed _____ does X does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Exceptions and reservations contained in this deed and/or in instruments referenced herein.
Easements and rights of way for public and private roads and utilities, of public record.
Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

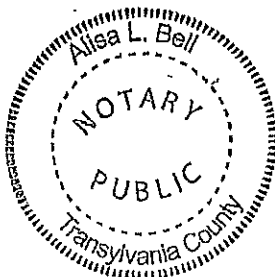
Estate of Esther M. Severs

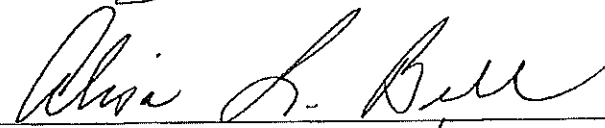
By:  (SEAL)
GAYLE E. RAMSEY, Executor

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: GAYLE E. RAMSEY

WITNESS my hand and Notarial Seal, this the 10 day of August, 2022.




Signature of Notary Public

ALISA L. BELL
Printed or typed name of Notary Public

My commission expires: 4/20/26

EXHIBIT "A" TO A DEED FROM SEVERS ESTATE TO THE STAYTION, LLC

Tract 1 and Tract 2 totaling 9.11 acres, more or less, shown on a survey prepared by E. Roger Raxter for Pisgah Hospitality, LLC, dated April 27, 2022, thereof recorded in Plat File 22, Slide 295, Records of Plats for Transylvania County, and being also a part of that property described in Deed Book 66, page 515.

Also conveyed herewith is all of Seller's right, title and interest in and to that certain Lease Agreement between Esther Severs and the Lamar Companies, dated 1-10-2003, to the extent that it covers the billboards which now remain on the subject property. This conveyance is made subject to that Lease Agreement.

Esther M. Severs died on May 27, 2006. The Grantor is authorized and directed to sell the subject property by item Three of the Last Will and Testament of Esther M. Severs, dated December 10, 1997, which has been filed for probate with the Office of the Clerk of Superior Court for Transylvania County, File Number 2006 E 143.

Z:\2021 PENDING RE FILES\Working RE FILES\ Severs Estate\Ex. A Severs Estate.wpd



2022006615

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-20-2022 01:46:29 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK: DOC 1057

PG: 393-395

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00*

Parcel Identifier No. _____ Verified by Transylvania County on the 20 day of October, 2022
 By: ce

Mail/Box to: JONES, GILLASPIA & LOYD, LLP 5 Park Place East # 201, Brevard, NC 28712This instrument was prepared by: MICHAEL K. PRATT (No title search performed by preparer)Brief description for the Index: Lots 3, 4, 5 & 6, totaling 6.87 acresTHIS DEED made this 20 day of October, 2022, by and between

GRANTOR	GRANTEE
GAYLE E. RAMSEY, Executor of the Estate of Esther M. Severs	PISGAH HOSPITALITY, LLC, a South Carolina limited liability company
35 North Gaston Street Brevard, NC 28712	204 Lois Street Greenville, SC 29601

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed does X does not include the primary residence of the Grantor.

*The Excise tax is \$600.00 but has already been collected by the Transylvania County Register of Deeds Office prior to the recording of this deed.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

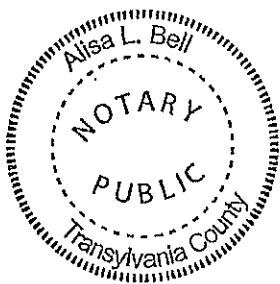
Estate of Esther M. Severs

By: Gayle E. Ramsey (SEAL)
GAYLE E. RAMSEY, Executor

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: GAYLE E. RAMSEY

WITNESS my hand and Notarial Seal, this the 18 day of October, 2022.



Alisa L. Bell
Signature of Notary Public
Alisa L. Bell

Printed or typed name of Notary Public

My commission expires: 4/26/26

EXHIBIT "A" TO A DEED FROM THE ESTATE OF ESTHER M. SEVERS 2006-E-143 TO PISGAH HOSPITALITY, LLC

Tracts 3, 4, 5 and 6 totaling 6.87 acres, more or less, shown on a survey prepared by E. Roger Raxter for Pisgah Hospitality, LLC, dated April 27, 2022, thereof recorded in Plat File 22, Slide 295, Records of Plats for Transylvania County, and being also a part of that property described in Deed Book 66, page 515.

Also conveyed herewith is all of Seller's right, title and interest in and to that certain Lease Agreement between Esther Severs and the Lamar Companies, dated 1-10-2003, to the extent that it covers any billboards which are now located on the subject property. This conveyance is made subject to that Lease Agreement.

Esther M. Severs died on May 27, 2006. The Grantor is authorized and directed to sell the subject property by item Three of the Last Will and Testament of Esther M. Severs, dated December 10, 1997, which has been filed for probate with the Office of the Clerk of Superior Court for Transylvania County, File Number 2006 E 143.

LEGAL DESCRIPTION OF AREA TO BE
ANNEXED INTO THE CITY OF BREVARD, N.C.
FOR :

**PISGAH HOSPITALITY, LLC, a South
Carolina limited liability company**

Beginning on an unmarked point in the existing City of Brevard City Limits, being located in the North boundary line of the property of David Chak Chieu per Deed Book 115, Page 272 and as shown on a plat recorded in Plat File 9, Slide 787. Said point also being located N 74°17'02" W, 164.95' from an iron rod set at the Northeast corner of the noted Chieu property. Thence running with the Chieu property line and with the existing City of Brevard City Limits two calls: N 74°17'06" W, 295.00' and N 74°17'08" W, 5.19' to an existing 5/8" iron rod found. Thence running N 74°17'05" W, 83.83' to an existing 3/4" iron pipe found at a fence corner. Thence running with the Eastern boundary of a 1' wide greenway area per Plat File 11, Slides 900-902 and generally with an existing wire fence and existing City Limits for two calls: N 16°09'02" E, 183.78' to an existing concrete monument found at a fence corner and N 17°55'07" W, 446.31' to an existing concrete monument found at a fence corner. Thence leaving the existing City Limits boundary and running generally with an existing wire fence and with the Violet W. Whitmire property per Deed Book 695, Pages 643-647 two calls: N 25°05'36" E, 282.31' to an existing 5/8" iron rod and N 25°05'36" E, 38.00' to an unmarked point in the center of Lambs Creek Road, State Road No. 1359. Thence running with the center of Lambs Creek Road, S 36°07'48" E, 11.33' to an unmarked point. Thence leaving Lambs Creek Road and running with the boundary of Roy B. Davis, III per Deed Book 841, Pages 494-498 for three calls: N 11°43'35" E, 33.94' to an existing 5/8" iron rod found, N 11°43'35" E, 4.71' to a 62" poplar tree and N 11°43'35" E, 84.25' to an unmarked point in the center of Lambs Creek, thence running down and with the center of Lambs Creek for three calls to unmarked points: S 25°51'42" E, 44.90', S 22°20'06" W, 18.08' and S 23°52'22" E, 60.27'. Thence running with the property of Barbara Merrell per Deed Book 107, Page 224 for four calls: N 80°39'49" E, 15.00' to an iron rod set, N 80°39'49" E, 175.62' to a 1/2" iron pipe found, N 27°39'49" E, 96.00' to an unmarked point and N 27°39'49" E, 78.12' to a concrete monument found. Thence running with the Enno F. Camenzind property per Deed Book 284, Page 511 for two calls: N 13°53'09" E, 186.82' to a 1/2" iron pipe found and N 13°53'09" E, 32.18' to a nail set in the center of Tanglewood Heights Road, State Road No. 1383. Thence generally running with the center of Tanglewood Height Road, S 51°15'42" E, 25.52' to a nail found and S 47°19'07" E, 41.28' to a nail found and S 48°58'57" E, 20.25' to a spike found and still running generally with the center of Tanglewood Heights Road for thirteen calls to unmarked points: S 34°10'10" E, 23.70' and S 36°14'47" E, 23.40' and S 32°09'23" E, 24.62' and S 28°56'00" E, 29.71' and S 23°02'47" E, 24.06' and S 20°28'58" E, 20.46' and S 17°46'17" E, 18.79' and S 14°15'17" E, 16.98' and S 10°23'40" E, 19.15' and S 07°30'45" E, 20.21' and S 04°57'52" E, 121.92' and S 07°12'49" E, 88.49' and S 07°12'49" E, 57.44' to an unmarked point in Tanglewood Heights Road in the City of Brevard City Limits and then running with the City Limits boundary on a curve running in a Southwestern direction with a radius of 1,495.00' and an arc length of 918.81' with a cord bearing and cord distance of S 16°10'08" W, 904.42' to the unmarked point at the Point of Beginning. Containing 12.23 acres +/- and as shown on a plat recorded in Plat File 22 at Slide 295. Being a portion of the property owned by : PISGAH HOSPITALITY, LLC, a South Carolina limited liability company per Document Book 1050, Pages 151-153 and Document Book 1057 Pages 6-8 and Document Book 1057, Pages 393-395.

PIN	OWNER_NAME	ADDRESS_1	CITY	STATE	ZIP_CODE	ACRES	LEGAL_ADDR
8597-01-6950-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	4.55295923	TR-2 Lambs Creek Rd
8597-01-8529-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	2.409	pt of TR-1 Lambs Creek Rd
8597-02-9059-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	3.34645335	TR 3 & pt of TR4 Lambs CreekRd
8597-11-0513-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	2.167	pt of TR-1 Lambs Creek RD
8597-11-0886-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	0.356	pt of TR-4 Lambs Creek Rd
8597-11-1969-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	1.102	TR-6 Lambs Creek Rd
8597-12-0348-000	Pisgah Hospitality LLC	204 Lois St	Greenville	SC	29601	1.094	TR-5 Lambs Creek Rd

ORDINANCE NO. 2022-26

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF BREVARD TO ESTABLISH
THE COMPO BREVARD CONDITIONAL ZONING DISTRICT**

WHEREAS, the City of Brevard has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, in response to an application for rezoning filed by TR Hospitality for the property described as PINs 8597-11-0513-000, 8597-01-8529-000 8597-01-6950-000, 8597-02-9059-000, 8957-12-0348-000, 8597-11-0886-000, and 8597-11-1969-000 (hereafter "Subject Properties" or "Project Area") to be rezoned to Neighborhood Mixed Use Conditional Zoning District, the City of Brevard Planning Board considered REZ-22-003 on April 26, 2022, and unanimously recommended approval; and

WHEREAS, the Brevard Planning Board has determined that the application for rezoning all of these properties is consistent with the following polices and goals of the 2015 Comprehensive Plan:

1. **OBJECTIVE 2.1:** As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.
 - a. **POLICY 2.1.A:** Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.
2. **OBJECTIVE 4.1:** Increased efficiency of land uses to help stabilize and grow the City's tax base.
 - a. **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.
 - b. **POLICY 4.1.G:** Modify development ordinances and regulations in incorporate design standards and guidelines that respect existing community character while allowing greater residential density of nonresidential development within mixed use zoning districts.
3. **OBJECTIVE 4.4:** Creation of new opportunities for citizens and visitors to experience recreation and nature.

and Council finds that this Ordinance is also consistent therewith; and

WHEREAS, the Brevard Planning Board has determined that the application for rezoning these properties is inconsistent with the 2002 Future Land Use Map, and Council concurs and also finds that this Ordinance is inconsistent therewith; and

WHEREAS, in accordance with North Carolina General Statute 160D-605 Council finds that this Ordinance is also reasonable and consistent therewith and that the proposed uses are reasonable and consistent within the context of the new zoning district and the prevalence of uses in the vicinity of the properties due to the following factors:

1. The conditional district provides the opportunity for crafting a site-specific zoning code that allows for context-sensitive considerations to protect the residential and camp uses along Lambs Creek Road from commercial uses which are appropriate to be located along the Asheville Highway frontage.
2. A nature-oriented destination site will help ensure the sensitive mountain slopes, the trout stream, and its associated floodplain will be protected and even enhanced, as they are an asset to the proposed project rather than an obstacle.
3. The preliminary master plan shows higher-intensity land uses adjacent to Asheville Highway, away from neighboring residential uses.

and

WHEREAS, a public hearing was held on May 16, 2022, in consideration of rezoning of the Subject Properties to Neighborhood Mixed Use Conditional Zoning District; and

WHEREAS, the City Council, after hearing all persons wishing to comment on this request, desires to approve said request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map of the City of Brevard is hereby amended to establish the Compo Brevard Conditional Zoning District with the Neighborhood Mixed Use Base District as described in Exhibit A attached hereto and incorporated herein.

Section 2. The District is a conditional zoning district established pursuant to the Unified Development Ordinance of the City of Brevard by means of authority granted by the North Carolina General Statutes.

Section 3. Development and use of lands within the District shall occur in accordance with the approved Preliminary Master Plan, which is attached to this ordinance and incorporated herein as Exhibit B, as well as the List of Conditions outlined below. This Ordinance and its exhibits shall run with the land and shall be binding on the TR Hospitality LLC, its heirs and assigns.

Section 4. List of Conditions.

- A. Except as set forth in Section 4.C, below, development within the District shall comply with all applicable provisions of Brevard City Code, including but not limited to,
1. City of Brevard Unified Development Ordinance, general provisions and provisions specifically applicable to properties within Neighborhood Mixed Use Districts
 2. Chapter 62. Streets, Sidewalks, and Other Public Ways
 3. Chapter 70. Utilities
- B. Any and all unique architecture and building types shall fully conform to all applicable North Carolina State Building Codes.
- C. The following may be permitted within the District:
1. The base zoning district shall be Neighborhood Mixed Use.
 2. The tabled of allowed uses in the District shall follow that of Neighborhood Mixed Use, with the following alterations:

Use	Removed from base NMX	Added to NMX-CD
Hotels/Motels/Inns	—	P
Rental Cottage/Cabins ¹	PS	P
Animal Services	P	—
Banks, Credit Unions, Financial Services	P	—
Drive Thru Service	SUP	—
Funeral Homes	PS	—
Group Care Facility	P	—
Kennels	SUP	—

Landscaping Services	SUP	—
Medical Services – Doctor Office	P	—
Vehicle Services – Minor Maintenance/Repair	SUP	—
Alcoholic Beverage Sales Store	SUP	—
Bar/Tavern/Night Club	SUP	P2
Gas Station	SUP	—
Vehicle/Heavy Equipment Sales – Indoor	PS	—
Metal Products Fabrication, Machine or Welding Shop	SUP	—
Cemeteries	PS	—
Jail	SUP	—
Public Safety Station	P	—
Schools – Elementary and Secondary	P	—
Schools – Vocational/Technical	P	—
Human Crematories	PS	—
1 As a stand-alone use. 2 Only bar/tavern; night club is not an allowed use.		

3. The maximum residential dwelling unit density shall be 4 dwelling units per acre. This density limit shall not be applied to lodging units.
4. Minimum setbacks from property lines shall follow those shown on the attached master plan.
5. Ground floor of each principal structure shall be a maximum of 30,000 square feet of gross heated area (does not include unheated or unenclosed floor area such as terraces and structured parking).
6. Maximum building height shall be limited as shown in the attached master plan. Building height shall be calculated as defined in the UDO Section 5.18.
7. The hours of operation for any outdoor event space shall be from 8:00 AM to 10:00 PM.
8. Buffer areas adjacent to General Residential districts shall be 40 feet in width.
9. The Developer shall explore placing buffer areas and unbuildable areas of the project site into a conservation easement in coordination with a non-profit land trust, such as Conserving Carolina, within 10 years.
10. The Developer shall construct a fence along the boundary of the Tanglewood Heights side of the project where feasible given existing slope conditions. Such fence shall be constructed before final zoning inspection approval of any development of Zone D.
11. Final master plans shall include a detailed stormwater management plan for that particular phase controlling for the net increase of impervious surface of that phase and demonstrating compliance with Chapter 6 of the UDO as certified by the City's consultant hydraulic

engineer. The stormwater infrastructure shall be installed prior to the issuance of final zoning approval and certificate of occupancy for any development activity of the particular phase.

12. Demolition and remediation of structures in close proximity to Lambs Creek, including but not limited to residential structures, underground storage tanks, and creek channelization or retention structures, shall be done in coordination with, and according to all requirements and/or best practices of, the US Army Corps of Engineers and the North Carolina Department of Environmental Quality.
13. Interior private access roads may follow Low Impact Design standards for streets.
14. Due to the low impact nature of this development, Zone B as shown on the attached master plan shall not be limited by existing slope. All other zones shall follow the typical slope standards per the UDO.
15. The minimum amount of open space shall be 1.5 acres, across the entire District.
16. All billboards on the project properties shall be removed.

- D. Minor modifications to the approved master plan may be approved by the Administrator as follows:
1. A deviation of up to 10% or 24 inches, whichever is greater, from the approved setbacks.
 2. A reduction of up to 25% in the number of parking spaces.
 3. A reduction of up to 20% in the minimum required distance between driveways and cuts, and between cuts and intersections.
 4. Any other modifications shall be done in accordance with the limitations and procedures prescribed in the UDO.

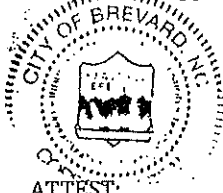
Section 5. The Planning Director is hereby authorized and directed to modify the City's Official Zoning Map and the Future Land Use Map consistent with this Ordinance.

Section 6. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

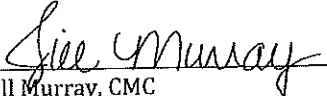
Section 7. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

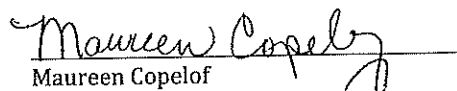
Section 8. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted and approved this the 20th day of June 2022.

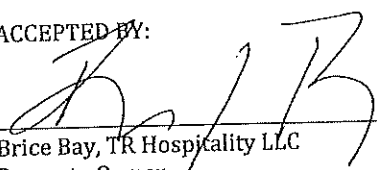


ATTEST:


Jill Murray, CMC
City Clerk

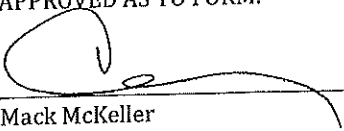

Maureen Copelof
Mayor

ACCEPTED BY:

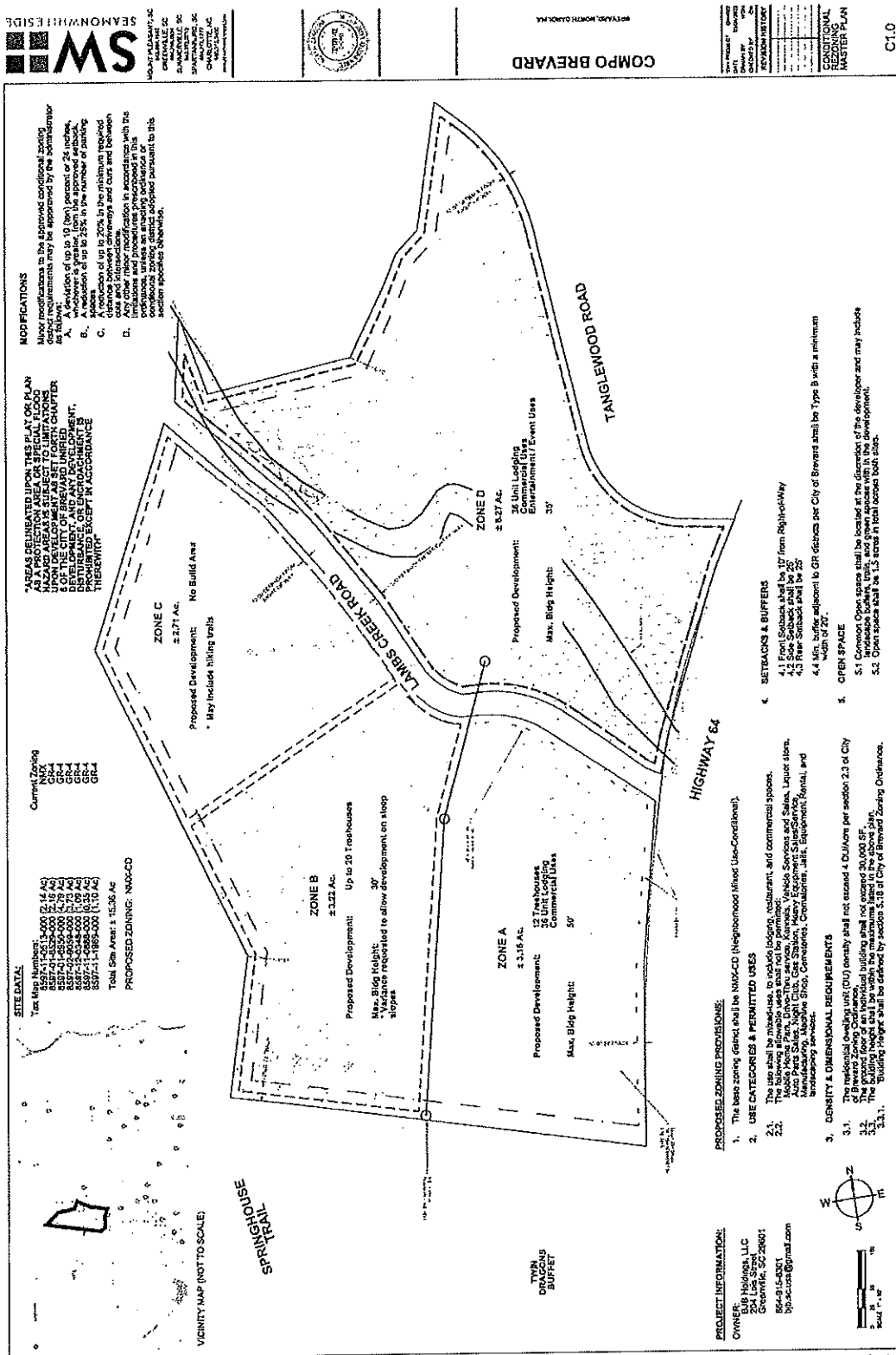


Brice Bay, TR Hospitality LLC
Property Owner

APPROVED AS TO FORM:



Mack McKeller
City Attorney





CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

March 23, 2023

Mr. Bay and Mr. Grandy,

This letter is in response to your request for a modification to your existing conditional zoning district to extend the deadline for submitting a final master plan for the development, or any phase thereof, from one year to two years from the date of the enactment of the ordinance. In light of this request, I make the following determinations:

- The Compo Brevard Conditional Zoning District was established by Ordinance 2022-26, adopted and approved by City Council on June 20, 2022.
- Section 16.9.F of the City of Brevard's Unified Development Ordinance authorizes the Planning Director to review and approve administratively minor modifications to approved conditional zoning districts, so long as the minor modification does not:
 - Involve a change in uses permitted or the density of overall development permitted; and
 - The minor modification does not increase the impacts generated by the development on traffic, stormwater runoff, or similar impacts beyond what was projected for the original development approval; and
 - The minor modification meets all other ordinance requirements.
- This modification request has been determined to be a "minor" modification.

Given that this request does not involve a change of use or density, does not increase the impacts generated by the development on traffic, stormwater runoff or similar impacts beyond what was projected for the original development, and it meets all other ordinance requirements, specifically, not exceeding five years, I hereby approve the request. Accordingly, the date that a final master plan for your development, or phase thereof, must be submitted on or before is now June 20, 2024.

Sincerely,

Paul C. Ray
Planning Director
City of Brevard

CITY OF BREVARD
CASH RECEIPT

Receipt No: 662991
Date: 3/14/2024
Time: 11:20:54AM

Received From:
PISGAH HOSPITALITY LLC

Received: 500.00

For
ZONING ADMIN 500.00
S

Check 500.00

1022
RECEIVED BY WINDOW

RESOLUTION NO. 2024-XX

A RESOLUTION FIXING A DATE OF PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO NCGS 160A-31, AS AMENDED

WHEREAS, a petition was received on June 14, 2023, requesting the annexation of a contiguous area described in said Petition as the Pisgah Hospitality property at the intersection of Lambs Creek Road and US Highway 64, Brevard, NC 28712, consisting of 12.23 acres, more or less, be annexed into the City of Brevard. (Tax Property Identification Numbers: 8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000; and a portion of 8597-11-1969-000); and

WHEREAS, the Brevard City Council has by Resolution No. 2024-11 directed the City Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. That a public hearing on the question of annexation of the contiguous area described below as requested by Pisgah Hospitality, will be held at Brevard City Hall at 5:30 P.M. on the 6th day of May, 2024.

Section 2. The area proposed for annexation is described as follows:

Beginning on an unmarked point in the existing City of Brevard City Limits, being located in the North boundary line of the property of David Chak Chieu per Deed Book 115, Page 272 and as shown on a plat recorded in Plat File 9, Slide 787. Said point also being located N 74°17'02" W, 164.95' from an iron rod set at the Northeast corner of the noted Chieu property. Thence running with the Chieu property line and with the existing City of Brevard City Limits two calls: N 74°17'06" W, 295.00' and N 74°17'08" W, 5.19' to an existing 5/8" iron rod found. Thence running N 74°17'05" W, 83.83' to an existing 3/4" iron pipe found at a fence corner. Thence running with the Eastern boundary of a 1' wide greenway area per Plat File 11, Slides 900-902 and generally with an existing wire fence and existing City Limits for two calls: N 16°09'02" E, 183.78' to an existing concrete monument found at a fence corner and N 17°55'07" W, 446.31' to an existing concrete monument found at a fence corner. Thence leaving the existing City Limits boundary and running generally with an existing wire fence and with the Violet W. Whitmire property per Deed Book 695, Pages 643-647 two calls: N 25°05'36" E, 282.31' to an existing 5/8" iron rod and N 25°05'36" E, 38.00' to an unmarked point in the center of Lambs Creek Road, State Road No. 1359. Thence running with the center of Lambs Creek Road, S 36°07'48" E, 11.33' to an unmarked point. Thence leaving Lambs Creek Road and running with the boundary of Roy B. Davis, III per Deed Book 841, Pages 494-498 for three calls: N 11°43'35" E, 33.94' to an existing 5/8" iron rod found, N 11°43'35" E, 4.71' to a 62" poplar tree and N 11°43'35" E, 84.25' to an unmarked point in the center of Lambs Creek, thence running down and with the center of Lambs Creek for three calls to unmarked points: S 25°51'42" E, 44.90', S 22°20'06" W, 18.08' and S 23°52'22" E, 60.27'. Thence running with the property of Barbara Merrell per Deed Book 107, Page 224 for four calls: N 80°39'49" E, 15.00' to an iron rod set, N 80°39'49" E, 175.62' to a 1/2" iron pipe found, N 27°39'49" E, 96.00' to an unmarked point and N 27°39'49" E, 78.12' to a concrete monument found. Thence running with the Enno F. Camenzind property per Deed Book 284, Page 511 for two calls: N 13°53'09" E, 186.82' to a 1/2" iron pipe found and N 13°53'09" E, 32.18' to a nail set in the center of Tanglewood Heights Road, State Road No. 1383. Thence generally running with the center of Tanglewood Height Road, S 51°15'42" E, 25.52' to a nail found and S 47°19'07" E, 41.28' to a nail found and S 48°58'57" E, 20.25' to a spike found and still running generally with the center of Tanglewood Heights Road for thirteen calls to unmarked points: S 34°10'10" E, 23.70' and S 36°14'47" E, 23.40' and S 32°09'23" E, 24.62' and S 28°56'00" E, 29.71' and S 23°02'47" E, 24.06' and S 20°28'58" E, 20.46' and S 17°46'17" E, 18.79' and S 14°15'17" E, 16.98' and S 10°23'40" E, 19.15' and S 07°30'45" E, 20.21' and S 04°57'52" E, 121.92' and S 07°12'49" E, 88.49' and S 07°12'49" E, 57.44' to an unmarked point in Tanglewood Heights Road in the City of Brevard City Limits and then running with the City Limits boundary on a curve running in a Southwestern direction with a radius of 1,495.00' and an arc length of 918.81' with a cord bearing and cord distance of S 16°10'08" W, 904.42' to the unmarked point at the Point of Beginning. Containing 12.23 acres +/- and as shown on a plat recorded in Plat File 22 at Slide 295. Being a portion of the property owned by : PISGAH HOSPITALITY, LLC, a South Carolina limited liability company per Document Book 1050, Pages 151-153 and Document Book 1057 Pages 6-8 and Document Book 1057, Pages 393-395.

Section 3. Notice of said public hearing shall be published in the Transylvania Times, a newspaper having general circulation in the City of Brevard, at least ten (10) days prior to the date of said public hearing.

Section 4. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 1st day of April, 2024.

Maureen Copelof
Mayor

ATTEST:

Denise Hodsdon, CMC
City Clerk

STAFF REPORT

City Council, Monday, April 1, 2024

Title: Budget Amendment for Roundabouts Project

Speaker: Dean Luebbe

Prepared by: Dean Luebbe, Assistant City Manager/Finance Director

Approved by: Wilson Hooper, City Manager

Background

The Roundabouts Betterment Project was established on August 1, 2022, to account for the City portion of landscaping and other costs related to the Roundabouts being constructed throughout the City and region. The Project was initially established with \$100,000 of funding from the General Fund. At this time, the City has paid out \$40,019 on the Project, but has outstanding commitments of over \$247,000. The FY25 Recommended Budget currently projects another \$75,000 to be transferred from the General Fund, and the City will likely record future transfers to fund the project. Many of the commitments associated with this project will not be actually paid until the Roundabouts are completed. The City is also seeking funding from outside agencies to assist in the funding of this project. This action will incrementally increase the project budget by \$200,000 so that it is an accurate reflection of the total expected project cost. Revenue must be added to the project in years to come -whether via city contribution or outside funding.

Proposed Action

By motion, adopt ordinance as presented.

Attachments:

1. Capital Project Amendment - Roundabouts Betterment Project
2. Roundabout Betterments financial snapshot

ORDINANCE NO. 2024-XX

CAPITAL PROJECT ORDINANCE TO AMEND ORDINANCE
NO. 2022-48, ROUNABOUTS PROJECT

BE IT ORDAINED by the City Council of the City of Brevard, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1: The budgeted expenditures and revenues listed under the ordinance 2022-48 will be increased from \$100,000 to \$300,000. The Roundabouts Capital Project was established in August of 2022 to account for the City portion of landscaping and other cost costs associated with the roundabouts planned for the City that are not covered by NCDOT. NCDOT allows up to 1.5% of total project costs for approved landscaping.

At this time, revenues for this project are being budgeted as transfers in from the General Fund, although the City is pursuing funding from outside agencies. The FY25 recommended budget currently has \$75,000 being transferred to the Roundabout project. NCDOT project R-5799 is estimated to be completed in 2026, and project R-5605 (Davidson River Connector) was completed in July of 2023.

Section 2: City Council has already authorized several contracts to help improve the appearance of the City’s major transportation corridors with betterments to future NCDOT roundabouts. This began with project R-5799, the two roundabouts on US 64/276 at the gateway to Brevard and Pisgah National Forest approved on August 14, 2019, which lead to an Asheville Highway Corridor Visioning Initiative, approved by Council on October 21, 2019. Council has been steadfast in its vision for creating a more welcoming corridor into Brevard by leveraging local funds and working with NCDOT and other partners such as the Transylvania County Tourism Authority, to achieve this goal.

Section 3: The following amounts are appropriated for the project:

Account Number	Account Name	Budget Amount
78-6600-4550	Roundabouts Project	\$100,000
78-6600-4550	Roundabouts Project	\$200,000
TOTAL PROJECT APPROPRIATION		\$300,000

Section 4: The following revenues are anticipated to be available for project expenses:

Account Number	Account Name	Budget Amount
78-3750-0220	Transfer from General Fund	\$100,000
78-3750-0220	Transfer from General Fund	\$200,000
TOTAL PROJECT REVENUE		\$300,000

Section 5: The Finance Director is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6: Funds may be advanced from the General Fund or from any Enterprise Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 7: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 8: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 9: Copies of this capital project shall be furnished to the City Clerk, Finance Director and City Manager for direction in carrying out this project.

ADOPTED by the City Council of the City of Brevard, North Carolina, on this 1st day of April, 2024.

Maureen Copelof
Mayor

ATTEST:

Denise Hodsdon
City Clerk

APPROVED AS TO FORM:

Mack McKeller
City Attorney

**City of Brevard Capital Project - Multi Use Paths Fund
Roundabouts Betterment Project**

Original Ordinance 2022-48 100,000 8/1/2022

TOTAL 100,000

As of March 22, 2024		Budget	Prior Year (s)	Current Year FY24	Total prior year plus current year
Expenditures					
78-6600-4550	Roundabout Betterments	100,000	32,153	7,866	40,019
Revenues					
78-3750-0220	Trans from GF - Roundabout Betterment	100,000	100,000	37,500	137,500
Total Revenues		100,000	100,000	37,500	137,500

Expenditure Detail	Contract Amount	Prior Year Expenses	Current Year Expenditure	Total prior plus current	Amount Remaining on Contract
7082 Traffic Planning and design	5,057	5,057	-	5,057	-
7264 Traffic Planning and design	29,500	13,376	7,866	21,242	8,258
7265 Traffic Planning and design	2,300	2,030	-	2,030	-
Misc	-	11,690		11,690	
7139 NCDOT-5605	85,076				85,076
7357 NCDOT 5799 landscaping	113,727				113,727
7358 NCDOT 5799 sidewalks	40,410				40,410
	121,933	32,153	7,866	40,019	247,471

**City of Brevard Capital Project - Multi Use Paths Fund
Roundabouts**

Original Ordinance 2022-48 100,000 8/1/2022

TOTAL 100,000

As of June 30, 2023		Budget	Prior Year Expenditures	Current Year Expenditure FY23	Total prior year plus current year
Expenditures					
78-6600-4550	Roundabout Betterments	100,000	-	32,153	32,153
Revenues					
78-3750-0220	Transfer from GF - Roundabout Bett	100,000	-	100,000	100,000
Total Revenues		100,000	-	100,000	100,000

Expenditure Detail	Contract Amount	Prior Year Expenses	Current Year Expenditure	Total prior plus current	Amount Remaining on Contract
7082 Traffic Planning and design	5,057	-	5,057	5,057	-
7264 Traffic Planning and design	29,500	-	25,066	25,066	4,434
7265 Traffic Planning and design	2,300	-	2,030	2,030	270
7139 NCDOT-5605	85,076				85,076
NCDOT 5799 landscaping	113,113				113,113
NCDOT 5799 sidewalks	40,410				40,410
	121,933	-	32,153	32,153	243,303

STAFF REPORT

City Council, Monday, April 1, 2024

Title: Designation of Historic Landmark - Bryant House, 132 King Street

Speaker: Marcy Thompson, Joint Historic Preservation Commission

Prepared by: Katherine Buzby, Planner/Assistant Zoning Administrator

Approved by: Wilson Hooper, City Manager

Background

A property, owned by John Paul Wilander, located 132 King Street (PIN# 8586-42-8383-000), has applied to be locally historically designated with the Joint Historic Preservation Commission (JHPC). The application and Designation Report has been reviewed by the State Historic Preservation Office (SHPO) and does meet requirements for a local designation. The requested ordinance from City Council will allow the local historical designation which enables the property owner to receive tax deferments for the property and requires a Certificate of Appropriateness for any remodels or repairs to the property. The historical significance and integrity will be presented by a member of the JHPC.

The required joint City Council JHPC public hearing was held on March 18, 2024

Procedural

The JHPC reviews applications and helps landmark(s) complete a Designation Report that explains that the landmark(s) are “**significant** and retain **integrity**”.

Significance requires the property to be at least 50 years old and must have significance with one or more of the following 4 criteria:

1. Historic Event
2. Historic Person
3. Architecturally Distinctive
4. Archeological Information

Integrity is the extent to which the building or landmark looks like it did during the period it was built or gained significance.

Once these documents are approved by the JHPC, the report is sent to the SHPO office for review and comments. JHPC then reviews and makes a recommendation to the local governing board (for this application, the City of Brevard) for approval. A joint public hearing is conducted on the proposed landmark per GS 160D-601. Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation.

Upon adoption of the regulation, the JHPC will notify the owners and occupants of each designated landmark, the office of the register of deeds, the tax offices, and the City.

Policy Analysis

The General Statute, 105-278 Historic Properties, states the following:

“(a) Real property designated as a historic property by a local ordinance adopted pursuant to former G.S. 160A-399.4 or designated as a historic landmark by a local ordinance adopted pursuant to G.S. 160D-945 or former G.S. 160A-400.5 is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution. Property so classified shall be taxed uniformly as a class in each local taxing unit on the basis of fifty percent (50%) of the true value of the property as determined pursuant to G.S. 105-285 and 105-286, or 105-287.

“(b) The difference between the taxes due on the basis of fifty percent (50%) of the true value of the property and the taxes that would have been payable in the absence of the classification provided for in subsection (a) shall be a lien on the property of the taxpayer as provided in G.S. 105-355(a). The taxes shall be carried forward in the records of the taxing unit or units as deferred taxes. The deferred taxes for the preceding three fiscal years are due and payable in accordance with G.S. 105-277.1F when the property loses the benefit of this classification as a result of a disqualifying event. A disqualifying event occurs when there is a change in an ordinance designating a historic property or a change in the property, other than by fire or other natural disaster, that causes the property's historical significance to be lost or substantially impaired. In addition to the provisions in G.S. 105-277.1F, no deferred taxes are due and all liens arising under this subsection are extinguished when the property's historical significance is lost or substantially impaired due to fire or other natural disaster.”

General Statutes 160D-945 and 160D-946 govern the Joint Historic Preservation Commission (JHPC) landmark designation and procedures.

The City's Unified Development Ordinance (UDO) in Chapter 20.2 Historic Landmarks governs the City's procedures for local designation.

Fiscal Impact

A 50% reduction in City taxes, which is estimated at \$1,607 deferment based on the 2023 tax valuations.

Action:

Staff requests City Council take one of the following actions:

1. Approve the ordinance as presented.
2. Approve the ordinance with modifications.
3. Deny the ordinance as presented.

Attachments:

1. Bryant House Findings

2. Ordinance Designating Bryant House a Historic Landmark
3. Local Designated Landmarks 2024

Transylvania County Joint Historic Preservation Commission

PUBLIC REVIEW OF THE BRYANT HOUSE, A REQUEST BY JOHN PAUL WILANDER, AS PROPERTY OWNER, FOR LOCAL HISTORIC DESIGNATION AT 132 KING STREET, BREVARD; PIN# 8586-42-8383-000; IN A RESIDENTIAL MIXED USE ZONED AREA OF THE CITY OF BREVARD.

Prepared By: Ashley Minery

GENERAL INFORMATION

NOTICE

Sec.16-72(2.e.3)- The commission and board of county commissioners or the municipal governing body shall hold a joint public hearing (or separate public hearings) on the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

DISCLOSURES

None

EXHIBITS

“A” Exhibits – Application Materials

- A-1 The Bryant House JHPC Historic Landmark Application; received September 29, 2023**
- A-2 The Bryant House- Local Landmark Designation Report, received September 29, 2023**
- A-3 NC State Historic Preservation Office Response Letter, received December 15, 2023**
- A-4 DRAFT JHPC Minutes- January 30, 2024, Special Meeting**

Background

On September 29, 2023, the Transylvania County Planning Department received an application and report for the local historic designation of the Bryant House, located at 132 King Street (See A-1&2). After working with members of the Joint Historic Preservation Commission (JHPC), and property owner, staff submitted the report to the North Carolina State Historic Preservation Office for their review

In a letter dated December 15, 2023, Kristi Brantley, Local Preservation Commissions/CLG Coordinator provided feedback on the report (See A-3). Ms. Alex Cole, the author of the report, revised the report and application to only include the exterior of the property in the designation, in keeping with other designated properties Transylvania County (See A-4).

In accordance with Sec. 16-72(2)(e) the Brevard City Council may adopt an ordinance enrolling the Bryant House in the property tax deferral program and create an agreement for current and future property owners to maintain the exterior of the property to historic landmark standards.

Recommendations

Sec. 16-69 (2) of the Historic Preservation Commission Ordinance provides the Joint Historic Preservation Commission power to recommend to the county board of commissioners or the municipal governing bodies within their respective jurisdictions to be designated by ordinance as “historic districts” and as individual structures, buildings, sites, areas or objects to be designated by ordinance as “landmarks”.

At a special-called Joint Historic Preservation Commission meeting held on January 30, 2024, (the regularly scheduled meeting on January 9, 24 was canceled due to inclement weather), the JHPC unanimously voted to accept the updated report and recommended the drafting of an ordinance for the Brevard City Council to approve the Bryant House, at 132 King Street, in Brevard, NC, for local designation.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Administration: ☒ City of Brevard/ETJ ☐ Rosman ☐ Transylvania County

Stage 1: Status Application (no fee)
 Stage 2: Designation Report Submittal Fee - \$200.00

Property P.I.N.: 8586-42-8383 recorded in Book 0047, Page _____, Registry of Transylvania County

Stage 1: Local Historic Landmark Preliminary Status Application Process

This section of the application initiates preliminary consideration of a property for local historic landmark status. There is no application fee for this Preliminary Status Application of the process.

Legal Owner of Property: John Paul Wilander Phone: (828) 577-1666
 Address: 132 King St, Brevard, NC 28712

1. NAME OF PROPERTY

Historic Name(s) Bryant House
 Other Name(s) _____

2. LOCATION OF PROPERTY

Street Address or Boundaries 132 King St
 City and Zip Code Brevard, 28712
 Property Township Brevard ☒ Acreage 0.40

3. CLASSIFICATION

Ownership of Property: ☒ Private ☐ Public
 Days/Hours of operation: _____
 Contact Name/Telephone: _____
 Is it accessible for viewing: ☒ Inside ☒ Outside

Category of Property:

- ☒ **Building** – created principally to shelter any form of human activity (i.e. house, barn/stable, hotel, church, school, theater, etc.)
- ☐ **Structure** – constructed usually for purposes other than creating human shelter (i.e. tunnel, bridge, highway, silo, etc.)
- ☐ **Object** – constructions that are primarily artistic in nature. Although movable by nature or design, an object is typically associated with a specific setting or environment (i.e. monument, fountain, etc.)
- ☐ **Site** – the location of a historic event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archeological value, regardless of the value of any existing structure (i.e. battlefields, cemeteries, designed landscape, etc.)
- ☐ **District** – a group of buildings or properties that may have different levels of historic or architectural significance.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

4. PROPERTY RESOURCES

Number of contributing and non-contributing resources within property:

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, yields important information about the period and possesses historic integrity.

	Contributing (Adds to significance)	Non-contributing (Does not add to significance)
Buildings	1 ☐	Select One
Structures	Select One	Select One
Objects	Select One	Select One
Sites	Select One	Select One

5. FUNCTION OR USE (note approximate dates)

Historic Functions or Use:

Boarding house

Current Functions or Use:

Single family residential

Stage 1: Local Historic Landmark Application

Paul Wilander

(type or print applicant name)

John Paul Wilander

(applicant signature)

dotloop verified
01/23/22 8:39 PM EST
HVHO-JADS-0095-F2RX

(date)

132 King St

(mailing address)

Brevard, NC 28712

(city, state, zip)

paul@lookingglassrealty.com (828) 577-1666

(e-mail address)

(phone)

Application Submitted on 23 day of Sept. 23

Alex Cole

(type or print agent name, if applicable)

Alex S. Cole

(agent signature)

Digitally signed by Alex S. Cole
DN: C=US, E=acole@ashetvillenc.gov,
CN=Alex S. Cole
Date: 2022.01.28 12:23:41-05'00'

(date)

39 Oak Hill Rd

(mailing address)

Pisgah Forest, NC 28768

(city, state, zip)

shiple79@gmail.com (828) 606-697

(e-mail address)

(phone)

(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

Stage 2: Local Historic Landmark Designation Report Submittal Process

The designation report may be submitted with the Local Historic Landmark Application, or separately after the Joint Historic Preservation Commission has considered the application and directed the designation committee to provide assistance or guidance to the applicant. Designation reports required in accordance with NC GS 160D-945 and 946.

1. SUPPORTING DOCUMENTATION

☒ Designation Report

A designation report should help justify and explain to the general public why the local governing authority's decision to landmark the property as "historic" is appropriate and defensible. A report format guide is available on the Transylvania County Planning and Community Development website and report examples and other useful material are available on the State Historic Preservation Office website at <https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office/local-historic-0#preparing-a-local-landmark-report>

☐ Additional Items Requested by JHPC: _____

Stage 2: Designation Report Submittal and Certificate of Appropriateness Statement of Understanding

Certificate of Appropriateness Required: From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within the historic district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the Joint Historic Preservation Commission. Such a certificate is required to be issued by the Preservation Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A certificate of appropriateness shall be required whether or not a building or other permit is required. "Exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all features, historic signs, color, and significant landscape, archaeological and natural features of the area. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size and location of all such signs.

I understand that designation as a local landmark imposes the restrictions described above.

John Paul Wilander

(type or print applicant name)

J.P. Wilander

(applicant signature)

2/2/24

(date)

66 S. Broad St.

(mailing address)

Brevard, NC, 28712

(city, state, zip)

Date: 2 day of 2, 2024

(type or print agent name, if applicable)

(agent signature)

(date)

(mailing address)

(city, state, zip)

(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

For Transylvania County Planning and Community Development Staff Use

- ☒ Status Application submitted to the Transylvania County Planning and Community Development Department.
Date: Sept. 29, 2023
- ☒ JHPC status application review. Date meeting: Nov. 14, 2023
- ☒ Designation Report submitted to the Transylvania County Planning and Community Development Department.
Date: Sept 29, 2023
- ☒ Report sent to NC Dept of Cultural Resources State Historic Preservation Office, allowing 30 days to respond
Date of report submittal to SHPO: Nov. 15, 2023
- ☒ JHPC vote on designation status recommendation. Date of meeting: Jan 30, 2024
- ☐ County/City/Town Public Hearing and adoption of Historic Landmark Designation.
Date of consideration: _____

Approval Confirmation: (To be completed by Transylvania County Planning and Community Development Department Staff)

This section of the application documents Transylvania County Joint Historic Preservation Commission's recommendation, and the appropriate governing Board's ultimate approval of the Local Historic Landmark Designation.

I have read the general information on landmark designation provided by the Transylvania County Joint Historic Preservation Commission and affirm that I support landmark designation of the property defined herein.

John Paul Wilander
(type or print applicant name)

(type or print agent name)

J.P. Wilander 2/2/24
(applicant signature) (date)

(agent signature) (date)

66 S. Broad St.
(mailing address)

(mailing address)

Brevard, NC, 28712
(city, state, zip)

(city, state, zip)

(JHPC Administrator – Printed)

Designation Approved this ____ day of ____

(JHPC Administrator – Signature)

**JOINT HISTORIC PRESERVATION COMMISSION OF
BREVARD & TRANSYLVANIA COUNTY**

**Local Historic Landmark
Designation Report**

**BRYANT HOUSE
132 KING STREET
BREVARD, TRANSYLVANIA COUNTY, NORTH CAROLINA**



Prepared by:

**Alex Cole
Pisgah Forest, NC**

January 2024

1. Name and Location of Property

The Bryant House is located at 132 King Street in Brevard, Transylvania County, North Carolina.

2. Name and Address of Current Property Owner

John Paul Wilander
132 King Street
Brevard, NC 28712

3. Representative Photographs and Maps of the Property

Representative photographs of the property, a location map, boundary map and site map are included with this report.

4. Current Deed Book Reference

The property is recorded in Transylvania County Deed Book 1081, Page 56. The tax parcel number is 8586-42-8383, which encompasses the entire 0.40 acre tract historically and currently associated with the Bryant House.

5. Ad Valorem Tax Appraisal

According to Transylvania County tax records the appraised value of the property is \$669,760, which includes the house and 0.40 acre parcel. The tax appraisal for the building alone is \$469,760, and the land is appraised at \$200,000.

6. Date of Construction

The Bryant House was constructed in 1915-1916.

7. Historical Significance

Areas of Significance:	Travel/Tourism Boarding Houses/Lodging Women's History
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Period of Significance:	1916-1973
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8. Statement of Significance

The Bryant House (TV 0259), opened in 1916, is a notable and representative extant example of guest accommodations constructed in Brevard during the period of booming tourism and industry in the early part of the twentieth century. Built and operated by Ida

Shipman Bryant, and subsequently by several of her sisters, the two-and-a-half story frame dwelling located on current day King Street (previously Depot Street)¹ was conveniently located near to the railroad depot and functioned as a boarding house for those traveling to Brevard and the surrounding areas until at least the early part of the 21st century. Rumored to have served the best meals in town, the Bryant House also hosted many gatherings for various civic organizations and celebrations over the years in addition to providing lodging accommodations. The property is significant as an extant historic resource, representative of the tourism industry and lodging in Brevard and Transylvania County, as well as women's contributions to entrepreneurial pursuits during an era when few such options for business enterprise existed for women. The entire 0.40 acre parcel, historically and currently associated with the building², as well as the exterior of the house are included in the designation.

9. Architectural Description

Located just slightly to the north of the Probart Street District (TV 0595) and northwest of the Main Street Historic District (TV 0515), the Bryant House is sited on the north side of King Street, which was historically named Depot Street for its proximity to the train depot on nearby Railroad Avenue at the time the house was constructed in 1916. The area where the Bryant House is located consists of a mix of fairly modest, one and two-story structures that feature a variety of vernacular architectural styles.

Built as a boarding house, the Bryant House is a two-and-a-half story frame dwelling with a three-bay facade, and a high square asphalt shingle hipped roof with boxed eaves, punctuated by four matching hipped dormers with two matching interior brick chimneys extending from the valleys of the north and south facing dormers. A wide, hipped roof porch with Tuscan wood columns and non-original simple wood balustrade, tongue and groove flooring, and bead board ceiling extends along the front elevation, wrapping the the southwest corner of the house; non-original columns at the entry stair are supported by brick piers, while the rest of the columns, including the original columns at the corners of the porch, extend to meet the floor. An addition on the south elevation was added in 1922 to expand the dining area,³ and a half-lite wood entrance door with sidelights provides access from the porch on the south elevation to the dining/kitchen area. The entire porch was enclosed with screening, also in 1922, but the screening has since been removed and replaced with the additional columns and balustrade. Exterior materials of the house include a stone foundation with grapevine mortar joints, weatherboarding on the first and second levels, and painted wood shingles on the dormers. All elevations feature original, one over one, double-hung wood windows. Two matching original windows on the front elevation feature smaller upper sashes for improved air circulation within the common areas of the house. Original half-lite, wood paneled entry door with original hardware is present on the front elevation as well. An original sleeping porch with supporting wood brackets cantilevers over an enclosed porch on the rear elevation, and a small, elevated wood deck has been constructed to provide access to the rear entry door.

¹ Sanborn Fire Insurance Map from Brevard, Transylvania County, North Carolina. Sanborn Map Company, 1924.

² Transylvania Register of Deeds, Book 1081, Page 56.

³ "Remodeling the Bryant House," *Brevard News* (NC), April, 14, 1922.

The front entrance of the house is slightly offset so that when one enters the interior, they arrive in one of the front parlors. This room is separated from a second front parlor by a wide doorway with original wood paneled doors, which are present throughout the house. A central stair divides the house beyond the front bay. The first floor features one bedroom and bath on the north side of the house, a large remodeled kitchen on the south side, and an enclosed porch at the rear. Multiple bedrooms and bathrooms are present on the second and third floors, as well as a sleeping porch on the second story, which currently functions as both a living space and a large bedroom. A laundry room with a small kitchen is also present on the second story adjacent to the stairway.

Original interior features, including tall, plastered walls, plate moldings, wide, dark wood door and window surrounds, paneled wood doors, and narrow, dark wood flooring, are still present throughout the house. Matching Craftsman-style dark wood mantels are also present in the two front rooms. The existing Craftsman-style stair railings and newel posts are also still present.

A two-story, German-sided accessory structure was constructed in the rear yard between 1951-52, but was recently demolished in 2017.

While the author of this report could not establish a first name for the person purported to be the builder of the Bryant House, an article in the Brevard News in 1921 stated that a Mr. Norwood, known locally as “Norwood the Builder,” was responsible for drafting the plans for the house. In addition to the Bryant House, the article notes that Norwood built many other buildings, including Brevard Hardware Co., Camp French Broad and Camp Dixie, a school building in Penrose, a church in Columbia, SC, a school dormitory in Lenoir, NC and an African American industrial school.⁴

10. Historical Background & Context

Historical Background

The Bryant House was built in 1915-16 for Ms. Ida Enola Shipman Bryant, who was born in April 1875. A native of Transylvania County, Ida Bryant was the daughter of well known local businessman and farmer John J. Shipman, and his wife Margaret Jane Neely Shipman.⁵ In addition to being a local farmer, J.J. Shipman had been noted over the years in the Sylvan Valley News as a tax assessor for Brevard township, the board chairman of the local road overseer group, and a commissioner with the Transylvania Camp U.C.V.⁶ Mr. and Mrs. Shipman had six

⁴ “Do it Now,” *Brevard News* (NC), February 4, 1921.

⁵ “United States Census, 1900”, database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MS17-TVZ> : 9 March 2022), John J Shipman, 1900.

⁶ *Sylvan Valley News* (NC) - multiple articles printed between 1904-1911.

children: Mamie, Emma “Lula”, Rose, Thomas, Ida and Annie.⁷ The Shipman’s played an active role in Brevard, and were very clearly a business oriented family, as is evidenced by Mr. Shipman’s contributions to the community, the Shipman sisters’ entrepreneurial efforts in managing local boarding houses, as well as Thomas Shipman’s prominent roles as town alderman and treasurer, and as an elected stockholder of the Brevard Building and Loan Association, among others.⁸

Ida Shipman was married to Robert L. Bryant of Anderson, South Carolina in 1899 in Transylvania County. According to census data, Robert and Ida Bryant were residing in Liberty, South Carolina, where Mr. Bryant owned and operated a farm.⁹ The couple later relocated to Asheville, North Carolina where Mr. Bryant pursued work as a railroad conductor and Ms. Bryant cared for their two daughters, Mildred and Margaret.¹⁰ Upon her husband’s untimely death in 1911 at the age of 36, Ms. Bryant moved back to Transylvania County, presumably to be closer to her family.¹¹ She gave birth to the couple’s third daughter, Roberta, in 1912 after Mr. Bryant’s passing.¹² Mr. Bryant was buried at Gillespie Evergreen Cemetery in Brevard near the Shipman family plot.

After moving back to Transylvania County, Ida operated a boarding house on Main Street in Brevard.¹³ She later purchased the lot where the current day Bryant House is located in 1915 from Mr. James Hamlin.¹⁴ A photograph of the newly opened Bryant House appeared in the *Sylvan Valley News* in the spring of 1916, and was accompanied by the headline “The Bryant, Brevard’s New and Popular Hotel.” The article noted that the hotel, which had opened on March 1st of that year, had “established deserved popularity, a fact undisputedly proven by its registration to date of 225 guests.”

⁷ Find a Grave, database and images (<https://www.findagrave.com/memorial/22034119/john-j-shipman>: accessed 18 June 2023), memorial page for John J. Shipman (1833–1911), Find a Grave Memorial ID 22034119, citing Gillespie Evergreen Cemetery, Brevard, Transylvania County, North Carolina, USA; Maintained by JD (contributor 51170549).

⁸ Multiple issues of the *Sylvan Valley News* (NC), 1911.

⁹ "United States Census, 1900", database with images, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:M3TJ-VJ7> : Sun Sep 17 02:47:16 UTC 2023), Entry for Robt L Bryant and Ida Bryant, 1900.

¹⁰ "United States Census, 1910," database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:MLSY-7RW> : accessed 18 June 2023), Ida Bryant in household of Robert Bryant, Asheville Ward 3, Buncombe, North Carolina, United States; citing enumeration district (ED) ED 9, sheet 12A, family 257, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 1099; FHL microfilm 1,375,112.

¹¹ "Find A Grave Index," database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:QVG6-TGR5> : 3 July 2020), Robert Luther Bryant, 1911; Burial, , ; citing record ID , Find a Grave, <http://www.findagrave.com>.

¹² "United States Census, 1920," database with images, FamilySearch (<https://familysearch.org/ark:/61903/3:1:33SQ-GRXT-FCF?cc=1488411&wc=QZJR-K5K%3A1036474001%2C1036942301%2C1036945401%2C1589332980> : 12 September 2019), North Carolina > Transylvania > Brevard > ED 184 > image 36 of 44; citing NARA microfilm publication T625 (Washington, D.C.: National Archives and Records Administration, n.d.).

¹³ "The Bryant, Brevard’s New and Popular Hotel," *Sylvan Valley News* (NC), May 26, 1916.

¹⁴ Transylvania County Register of Deeds, Book 37, Page 25.

In January of 1917, Ida closed the Bryant House to guests to assume management of the Hotel Crary on Main Street, whose previous manager had recently departed. During this time, Ida's mother and three of her sisters, Rose, Mamie and Annie, took over management of the Bryant House.¹⁵ Although it could not be confirmed by cross referencing deed records, an article in the Brevard News stated that the "Misses Rose Shipman and sisters" had purchased the Bryant House from Ida.¹⁶ Ida went on to hold the position of matron at Sylva Collegiate Institute, and later relocated to the Tampa area of Florida, where she passed away in 1927 at the age of 52. At the time of her death, Ida was remembered as "a woman well known throughout the community for her splendid qualities of character, and greatly beloved by all who knew her."¹⁷

During the 1920s, the Shipman sisters continued to operate the Bryant House in addition to their other popular boarding house, the Shipman Cottages.¹⁸ After more than a decade of managing the Bryant House, the property was eventually sold out of the Bryant and Shipman families to Mrs. Ida Conley of Almond, NC in 1930. It was noted at the time that the Bryant House "had long been one of the most popular hotels in this section, known to tourists and traveling men throughout the South, and famous for the splendid meals served there." Mrs. Conley was apparently known for her experience in the hotel business, and was assisted in managing the Bryant House by her two daughters, Mrs. R.K. Rollins and Mrs. Epps.¹⁹

Property ownership of the Bryant House was transferred several times in the 1930s: in 1932, Mrs. Conley sold the property to Mrs. Alma Morgan. The Morgans were both natives of Transylvania County, and were from the Cherryfield and Cathey's Creek areas located southwest of Brevard.²⁰ Together with her husband J.F. Morgan, Alma later sold the property to Mr. J.I. and Edna Mae Ayers in 1937. Mrs. Ayers was a native of Transylvania County, while her husband hailed from Patrick County, VA.²¹ Census records indicate that the Ayers owned a "sample" clothing store, in addition to their involvement in the lodging industry.²² It appears they were successful in their retail business for some years, as Ayers Department Store, located at 53 West Main Street in Brevard, was listed in the Transylvania County Telephone Directory as late as 1972.²³

¹⁵ "Mrs. Bryant Takes Hotel Crary; Closes The Bryant," *Brevard News* (NC), January 12, 1917.

¹⁶ Personals Section, *Brevard News* (NC), November 19, 1920.

¹⁷ "Mrs. Bryant Dies In Florida Home," *Brevard News* (NC), October 27, 1927.

¹⁸ "Shipman House Reopened," *Brevard News* (NC), July 1, 1921.

¹⁹ "Mrs. Conley Buys The Bryant House," *Brevard News* (NC), April 16, 1930.

²⁰ "Find A Grave Index," database, FamilySearch

(<https://www.familysearch.org/ark:/61903/1:1:QVLY-7KPM> : 9 September 2022), Ellen, ; Burial, Calvert, Transylvania, North Carolina, United States of America, Mount Moriah Cemetery; citing record ID 105319349, Find a Grave, <http://www.findagrave.com>.

²¹ Find a Grave, database and images

(<https://www.findagrave.com/memorial/55773706/harriett-ednamae-ayers>: accessed 18 June 2023), memorial page for Harriett Ednamae Saltz Ayers (1 Apr 1908–5 Aug 1975), Find a Grave Memorial ID 55773706, citing Gillespie Evergreen Cemetery, Brevard, Transylvania County, North Carolina, USA; Maintained by Shelburn Wilkes (contributor 46921970).

²² "North Carolina Deaths, 1931-1994," database, FamilySearch (<https://familysearch.org/ark:/61903/3:1:3Q9M-C9PF-Z3LS-B?cc=1584959> : 29 September 2022), > image 1 of 1; State Department of Archives and History, Raleigh.

²³ Transylvania County Telephone Directory.

The couple eventually transferred the property to Edna Mae's mother, Martha Leona (Gimley) Saltz in 1943.²⁴ Born on March 25, 1886, Martha Saltz, known as Leona, was a native of Transylvania County.²⁵ She was married to Mr. J.L. Saltz at Little River Chapel in 1905. A native of Henderson County, NC, Mr. Saltz had moved to Transylvania several years prior to his marriage to Leona in order to aid his father in "beautifying and managing the farm formerly owned by J.C. Loftis, and to start up a goat ranch." Mrs. Saltz was noted as having been the acting postmistress at the Loftis Station at the time.²⁶

Leona went on to manage multiple dining establishments in Brevard over the years. An advertisement in 1927 identifies her as the manager of The Whitmire Grill.²⁷ Later, according to an announcement in The Brevard News in 1930, Leona and her daughters were back in business operating The Home Cafe.²⁸

The Saltz's moved to the Bryant House in 1936, where Leona managed the boarding house operations.²⁹ Census data notes lodge-keeping and housekeeping as her occupations in 1940. Although her husband, Luther, was apparently not working at the time due to health related reasons, the couple owned a house, and lived with their son Harold, 21, who was working as a salesman at a grocery store; daughter Mordecia Neely, who was 29 years old and living in the house with her seven year old daughter, Martha Jaye; their son-in-law Isaac, 30, who owned a clothing store; and their daughter Edna Mae, 31, whose occupation was listed as "other."³⁰ Luther and Leona also had several other children who did not reside with them at the Bryant House; however, two of them, James Edwin and Harold, eventually became owners of the property later in the property's history. The couple's fifth child, Christine Saltz Scott, is the only child who did not appear in the deed records for the property.

Although the Brevard News announced in April of 1937 that Leona had purchased the Bryant House from J.F. Morgan deed records indicate that the property transfer actually occurred between J.F Morgan and Leona's daughter and son-in-law, Edna Mae and Isaac. The couple did eventually sell the property to Leona in 1943, after which ownership changed hands within the family several times following Leona's death in 1966 at the age of 80. In 1978, the property was transferred from Isaac Ayers and Harold Saltz, along with Harold's wife Dorice,

²⁴ "Mrs. J.L. Saltz Buys Bryant House Hotel," *The Transylvania Times* (NC), April 23, 1943, p.1.

²⁵ North Carolina Deaths, 1931-1994," database, FamilySearch (<https://familysearch.org/ark:/61903/3:1:3Q9M-C9PL-39LT-D?cc=1584959> : 29 September 2022), > image 1 of 1; State Department of Archives and History, Raleigh.

²⁶ "Glancing Back at Brevard: Taken From the Files of the Sylvan Valley News, Beginning 1895," *The Transylvania Times* (NC), September 4, 1941.

²⁷ "Whitmire Grill Now Open!", *Brevard News* (NC), October 27, 1927.

²⁸ "Announcement," *Brevard News* (NC), June 18, 1930.

²⁹ "Local and Personal Item," *The Transylvania Times* (NC), November 5, 1936.

³⁰ "United States Census, 1940," database with images, FamilySearch (<https://familysearch.org/ark:/61903/3:1:3QSQ-G9MB-BB?cc=2000219&wc=QZXT-YNW%3A790104901%2C799203901%2C799207001%2C799207002> : accessed 2 June 2023), North Carolina > Transylvania > Brevard Township, Brevard > 88-2A Brevard Township, Brevard Town NW of U.S. Highway 64 > image 25 of 54; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

Edwin Saltz and Mordecia “Decia” Neely, who then later transferred ownership to James E. Saltz, Jr. later that same year.³¹ According to Leona Saltz’s obituary, she had been a lifelong resident of Transylvania County, had opened one of the first restaurants in the county, and had operated the Bryant House since 1936.³²

Not surprisingly, the Saltz children appeared to be just as enterprising as their mother, the Bryant/Shipman family, and others who owned the Bryant House over the years. Luther and Leona’s oldest child, James Edwin, owned a shoe store in Florida, was president of the Florida State Retailers Association, and had been named “man of the year” in 1949 in St. Petersburg in recognition of fighting corruption related to government oversight of the retail industry.³³ Youngest son Harold was also involved in commercial business, and had been associated with multiple grocers in Brevard over the years. He eventually went on to open the Super-Market on the Brevard-Pisgah Highway, “the largest, and most modern” grocery store in the county at the age of 30 in 1948.³⁴ Harold’s Super Market was still being advertised on Hendersonville Highway as late as 1972.³⁵ Mordecia was also very active in the community, and ultimately took over running the operations for the Bryant House, which functioned as a boarding and/or “rooming” house until at least 2007.³⁶

The property was eventually transferred into a trust following Mordecia Saltz Neely’s death in 2008, and ultimately her daughter, Martha Jaye (Neely) Johnson, and her husband, Earl, sold the property after 75 years of Saltz family ownership on behalf of the trust to Ms. Marian Miner in 2011. Ms. Miner’s daughter, Laura, then sold the Bryant House on behalf of her mother’s estate in 2016. Laura Kathryn Miner had been an educator, as well as business owner of the locally loved costume and novelty shop, the 336 Exchange, which would later become Penny Lane on Broad Street in downtown Brevard.³⁷ The property was sold to Mr. John Paul Wilander, owner and founder of local real estate brokerage Looking Glass Realty, and current owner of the Bryant House.

Historical Context

Formed from ancestral homelands of the Anigidiwagi, or Cherokee as they are more commonly known, Buncombe County once encompassed a large portion of western North Carolina until it was later divided into smaller counties during the first century of white settlement in the region. Following the establishment of Henderson and Jackson Counties between 1838-51, Transylvania County was established by the N.C. General Assembly in 1861, with Brevard as its centrally located county seat. Settlement in Transylvania County remained

³¹ Transylvania County Register of Deeds, DB 230/680, 470/641, and 596/302.

³² “Obituary for Leona Saltz,” *The Transylvania Times* (NC), June 2, 1966.

³³ “Ed Saltz Named Man of the Year in Florida City,” *The Transylvania Times* (NC), January 20, 1949; “Saltz Making One Man Fight Against Waste, Corruption in State of Florida,” *The Transylvania Times* (NC), February 21, 1952.

³⁴ “Super-Market to Open Friday,” *The Transylvania Times* (NC), March 4, 1948.

³⁵ Telephone Directory for Transylvania County, 1972.

³⁶ Telephone Directory for Transylvania County, 2007.

³⁷ “Laura Kathryn Miner,” *The Transylvania Times* (NC), December 8, 2021, obituary page.

fairly sparse following the Civil War, at which time there were only a few frame houses located in Brevard and a population of about 50 people.³⁸

Rail service was extended to Brevard in 1894, and the Hendersonville and Brevard lines were joined in 1895. With two trains operating daily, the improved transport of people and goods propelled Brevard and the surrounding area into a new era of prosperity. Industrialists were attracted to the area due to the natural resources available, such as ample timber. Prior to the arrival of the railroad, the primary industries were farming, raising livestock, and operation of grist mills and sawmills. With greater access to raw materials, larger scale industries, including tanneries and timber mills, emerged in the area.³⁹

At the turn of the century, Joseph Silversteen, a tanner from Pennsylvania, moved with his wife to the region, after which he opened Toxaway Tanning in 1901, the Gloucester Lumber Company in 1910, and the Rosman Tanning and Extract Company. With the founding of the Shaffer and Moltz Lumber Companies in Rosman around this same time, Rosman, a small town located about twelve miles southwest of Brevard, became the industrial heart of Transylvania County. Silverstein later opened a tannery in Brevard as well in 1916, after which he built Silvermont (TV 0006), a 33-room Colonial-Revival brick mansion on South Main Street in 1917.⁴⁰

Industrialist and resort developer J. Frances Hayes also played a major role in increased local economic prosperity. Hayes was responsible for connecting the railway from Brevard to Toxaway, and for founding the renowned Toxaway Company, under which he developed multiple travel resorts in the mountainous areas west of Rosman. Hayes also founded the Brevard Tanning Company in the Pisgah Forest section of Transylvania County in 1902.⁴¹ As a result of increased industry, the population of Transylvania County had nearly tripled in the three decades prior by 1899.⁴²

Although for quite different reasons, tourists and travelers were attracted to the area at the southern end of the Blue Ridge for its natural resources as well. Known for its idyllic scenic beauty and cool mountain air, tourists began traveling to the Brevard area simultaneous to the economic boom spurred by increased rail travel at the end of the nineteenth century, and thus tourism emerged as an additional boon to the local economy. In 1907, the Brevard Board of Trade began publishing a brochure touting Brevard as an ideal tourist destination, noting its healthy climate, beautiful scenery and outdoor recreational activities, and dubbing the area as the “Land of Waterfalls”, as well as the gateway to the mountainous resort areas near Lake

³⁸ Michael Allison, et. al., *Transylvania County Heritage, North Carolina Volume 2* (USA: Wadsworth Publishing, 2008), 2-21.

³⁹ Ibid.; Don Mills, Inc. and the Transylvania Heritage Book Committee, *The Heritage of Transylvania County, NC* (USA: Wadsworth Publishing, 1995), 38-37.; Susan Lefler, *Images of America: Brevard* (Charleston, SC: Arcadia Publishing), 7-8.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Kevin Norris and Martin Reidinger, *Transylvania County: An Early History* (Private Publisher, 1973), 48.

Toxaway and points west of Brevard, advertised as the “Beautiful Sapphire Country.”⁴³ A later 1929 version of the same publication noted that “the Sylvan Valley, the Sapphire Country, Fairfield and the Toxaway Section, though outlying districts, are strong assets, invaluable to the tourist life of Brevard”, and “...no other County of this State has such distinct and separate sections that are as widely known for their wonderful beauty and natural requisites so necessary to the comfort and the entertainment of the tourist.” The brochure also acknowledged that tourism had become an integral part of the trade and growth of Brevard.⁴⁴

In addition to resort tourism and various industries bringing travelers to Brevard and the surrounding region in the early part of the twentieth century, summer camps for youths had begun proliferating in the area at the same time, which attracted even more travelers. By the 1920s, there were at least fourteen summer camps in operation in the county, including Camp Cherryfield (current day Camp Kahdalea), Camp Chickasaw, Gwen Valley, Camp Transylvania (current day Brevard Music Center) and Camp Toxaway.⁴⁵ A 1922 Brevard News article noted that summer camps brought over 2,000 campers and their parents at the time⁴⁶, many of whom would elect to stay at one of the local hotels or boarding houses while their children were enrolled at one of the many nearby camps. The same article paints a picture of a time of prosperity, touting new roads under construction, new buildings being built, and a new dam being constructed by the Cascade Light and Power Company, as well as thriving local industries such as cotton milling, lumber production, and shuttles for weaving. The Franklin, Hotel Cray, Galloway House, Hampton House and the Bryant House are highlighted as local lodging facilities for travelers at the time.⁴⁷

By the time of publication of the 1907 Board of Trade brochure, there were already five hotels in Brevard: the Franklin Hotel, McMinn House, the Henning Inn, the Hotel Brevard and the Aethelwold. The brochure also noted that there were 27 cottages and boarding houses in Brevard at the time, as well as three in nearby Pisgah Forest.⁴⁸ While hotel developments can by no means be excluded from the importance of the evolution of the tourism industry in Brevard, boarding houses, as an enterprise, created a new means by which women could make money, and perhaps gain more independence, during the late nineteenth and early twentieth centuries that had not previously existed for them. According to national statistics at the time, the top five occupations for women in 1910 were domestic servitude, semi-skilled or factory labor, clothes laundering, teaching and dressmaking, with boarding house keeping ranking in tenth place.⁴⁹ These national statistics were evident at the local level in Transylvania County; according to the U.S. Census data, the top five women occupied jobs in the county were clothes laundering, cooking, teaching, cotton mill laborer and dressmaker, with boarding house keeping ranking in

⁴³ Laura A.W. Phillips & Deborah Thompson, *Transylvania: The Architectural History of a Mountain County* (Raleigh, NC: The Transylvania County Joint Historic Preservation Commission in association with Marblehead Publishing, 1998), 37-38.

⁴⁴ Brevard Board of Trade, *Brevard, NC: In the Land of the Waterfalls, 1929*.

⁴⁵ Yvonne McCall-Dickson, *Images of America: Transylvania County* (Charleston, SC: Arcadia Publishing, 2005), 27-28.

⁴⁶ “Beautiful Brevard Serves as the Entrance to Sapphire Country,” *Brevard News* (NC), January 2, 1922.

⁴⁷ *Ibid.*

⁴⁸ Phillips & Thompson, 37-38.

⁴⁹ Joseph A. Hill, “Women in Gainful Occupations, 1870-1920,” Washington: U.S.G.P.O. 1929, p.7.

eighth place. Given that Transylvania was, and still is, majority rural in nature, farming likely ranked among the top occupations as well, although it's impossible to make a clear calculation based on census data given that many women likely did not note it as their occupation simply because it was part of their everyday life, just as cleaning or cooking in one's own home would have been.

In her article "*Selling Domestic Space: The Boarding House in the Southern Mountains*", Michael Ann Williams describes the rural nature of the southern Appalachians as being conducive to people opening up their homes to people traveling through a given area. Over time, this became more formalized as a business enterprise, for women in particular who had perhaps previously provided space to travelers free of charge simply because it was customary in rural areas that mostly consisted of farmsteads located at various distances from one another.⁵⁰ As the variety and nature of industries changed in Transylvania County, more and more people were traveling about for both work and leisure. And Williams points out that boarding houses were often more appealing to working class travelers, versus more affluent people, who often had their own private vacation homes in the area or preferred to stay in hotels. That people were mobile and moving about for an increased variety of reasons in the early part of the twentieth century is evidenced by the proliferation of lodging options in and around Brevard, including boarding houses.

Boarding houses increasingly were a way for women to profit off of their domestic services, and in many cases act as their own proprietor, giving them an opportunity for increased independence, as well as financial means. In their book about women's history in North Carolina, authors Margaret Supplee Smith and Emily Herring Wilson note that any type of proprietorship available to women at the time offered a means by which women achieved higher social status and increased autonomy versus other available occupations at the time, such as domestic service or manual labor. It was also considered a respectable way for widows to make a living since operating a boarding house meant that one would stay in one's own home and continue working in an industry deemed acceptable for women at the time.⁵¹

The authors go on to note that at least 800 women were managing boarding houses in North Carolina in 1900, either as owners or operators.⁵² One prominent example of a local female boarding house proprietor at the time was Julia Westall Wolfe, mother of famed author Thomas Wolfe, who immortalized his mother as the character Eliza Gant in his novel *Look Homeward, Angel*. Her entrepreneurial efforts clearly illustrate that boarding house operations represented an opportunity for women in business during a time of quite limited options.

Born in rural Swannanoa, NC in 1860, Wolfe was somewhat unique among women at the time, in that she was able to pursue educational opportunities at Asheville Female College and

⁵⁰ Michael Ann Williams, "Selling Domestic Space: The Boarding House in the Southern Mountains," *Perspectives in Vernacular Architecture*, vol. 12, 2005: 1.; Richard P. Horowitz, "Architecture and Culture: The Meaning of the Lowell Boarding House," *American Quarterly*, vol. 25, 1973: 64-82.

⁵¹ Margaret Supplee Smith and Emily Herring Wilson, *North Carolina Women: Making History* (Chapel Hill, NC: The University of North Carolina Press, 1999), 115.

⁵² Smith and Wilson, 176.

Judson College in Hendersonville. Although she did not graduate from either school, she went on to be a teacher, and then later moved to Asheville to become a bookseller. She married W.O. Wolfe in 1884, and resided at his home on Woofin Street. In a testament to her entrepreneurial spirit, Wolfe saved enough money to buy the house from her husband and decided to take on a few boarders. In what some might consider to be an unusual move at the time, she moved to St. Louis during the summer of the 1904 World's Fair, where she smartly rented a house and took on boarders who were traveling there for the fair's events. Upon returning to Asheville, she bought a house on North Spruce Street, which would come to be called the "Old Kentucky Home," strictly for the purpose of operating it as a boarding house. Given that by 1926, her name appeared on more than 150 registered deeds in Asheville, and that she had purchased a piece of property in Florida worth \$26,000⁵³, which would be the equivalent of almost half a million dollars today, it's clear that boarding house operation represented a means to achieve financial success and freedom, as well as independence, in a time of extremely limited occupational options for women.

According to an unofficial list published in the *Transylvania Times* in their 125th anniversary edition in 1986, there were twenty eight hotels and boarding houses of various sizes throughout the county during the height of the tourism boom in the early twentieth century. The article notes that tourism brought much in the way of jobs, economic opportunities, improved infrastructure, and even famous names and families to the region. However, as the article notes, the Great Depression interrupted this time of increased prosperity, and thus many of the lodging options in and around Brevard at the time did not survive.⁵⁴

Located at 266 West Probart Street in Brevard, the Red House (TV 0249) was built by Leander Sams Gash in 1851 as a trading post, and is possibly the oldest known structure to have functioned as a formal lodging house. The original structure was lost to fire during the Civil War, but was later reconstructed. It has served a variety of uses during its lifetime, including a hotel, a boarding house, a school, and later a bed and breakfast. The Red House was eventually converted into a single family residence, which functions as its current use today.⁵⁵

The same issue of the *Transylvania Times* notes multiple historical examples of lodgings in and around Brevard, including the D'Arlington, the Aethelwold, the Franklin, the Walnut Inn, and Hotel Crary. Previously located adjacent to St. Philip's Episcopal Church on Main Street, the D'Arlington was built by Dr. William Wallace and his wife Lacy in 1905 to serve as a lodging house. The property had ceased operations as a lodging use by the 1970s, however, and the structure was eventually demolished.⁵⁶

The Aethelwold (TV 0549) is one of a handful of historic lodging facilities in Brevard that is still standing today. Located at the southeast corner of the intersection of Main and Broad Streets, the Aethelwold was constructed in 1905 by John William McMinn, and was named for

⁵³ Smith and Wilson, 205-207.

⁵⁴ "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 3-9.

⁵⁵ "The Red House," *The Transylvania Times* (NC), 1986.

⁵⁶ "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p.11.

his wife Ethel.⁵⁷ While the ground floor housed a variety of commercial businesses, the upper two stories accommodated up to 100 guests. McMinn owned the hotel until his death in 1918, at which point it was purchased by T.W. Whitmire and renamed the Waltermire in honor of his late son, Walter. The hotel was originally constructed in the Queen Anne style, and although it has been altered over the years, it was listed as a contributing structure in the Main Street National Register Historic District in 2004.⁵⁸ Today, commercial businesses still occupy the ground floor, while the upper stories house residential condominiums.

The Franklin, which was built by the Toxaway Company on Franklin Street, opened in 1900, and was noted as having been the grandest lodging facility at the time. The hotel was taken over for a time by the Shipman sisters, but it eventually became vacant, and ultimately razed by the Presbyterian Church in 1956.⁵⁹

Prior to operating the Franklin, the Shipman sisters also operated the Walnut Inn, which had originally been built as a private residence in 1920, but was later converted into a hotel. The *Transylvania Times* noted that the hotel was particularly well known for the good food served there, and that it had been a vital part of Brevard's social life and economy. It had once been so successful that the Shipman sisters added eight guest rooms and five bathrooms.⁶⁰ Unfortunately the Walnut Inn also eventually succumbed to demolition.

Still remaining on East Main Street is the T. B. Crary Hotel (TV 0553), which was built by the building's original owner and namesake in 1910. The building's facade has been heavily altered, but originally featured traditional first floor commercial entryways and a three-bay, two-story projecting porch. Hotel Crary housed eleven guest rooms and had been operated by Mrs. S.M. Peters when, interestingly, operations were taken over by Ida Bryant in 1917 after she closed The Bryant, which she had only just recently opened.⁶¹

Along with the multiple hotels that were in operation during the early part of the twentieth century, there were many cottages and boarding houses in Brevard and nearby Pisgah Forest that were housing visitors at the time. Previously located at 544 Country Club Road southwest of downtown Brevard, the Everett Moffitt House (TV 0350) was constructed in 1901 as a two-story, three-bay, side-gable house with pebbledash siding and a large hipped roof wraparound porch. While the house is noted as having served as a boarding house, there is no information on when it ceased operating as one.⁶² The Everett Moffitt House was study listed in 2004, but has since been demolished to make way for newer single family houses.

Located at 266 West Probart Street, the Red House is the second oldest house in Brevard, and is a three-bay, two-story brick house, with a two-story stacked front porch, hipped roof with a decorative eyebrow window flanked by matching interior brick chimneys. The house

⁵⁷ Ibid, p. 10.

⁵⁸ National Register of Historic Places Nomination for the Main Street Historic District, 2002.

⁵⁹ "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 8.

⁶⁰ Ibid, p. 9.

⁶¹ "Mrs. Bryant Takes Hotel Crary; Closes The Bryant," *Brevard News* (NC), January 12, 1917, p. 8.

⁶² Phillips and Thompson, p. 180.

was originally constructed as a trading post, and later served as a boarding house for travelers, as well as a school. The house later functioned as a bed and breakfast but was eventually converted to a single family residence.⁶³ The Red House was designated as a local historic landmark in 2009.

The Transylvania Lodge, constructed by Major William E. Breese, previously occupied a lot at 500 North Caldwell Street. The two-story house with a two-tier porch and pebbledash siding was built in 1895, and was operated as a boarding house by Major Breese's daughters.⁶⁴ The building later functioned as a ministry to the adjacent Methodist Church, but was eventually torn down.

Located in the East Main Street Historic District at 555 East Main Street, the Wyke House (TV 0336), is also still standing, although documentary information only states that "tradition claims" the property operated as a boarding house.⁶⁵ The two-story brick house was built in the Colonial Revival style in 1905, and features a one-story wrap around porch.

Located at 33 Deacon Lane, also within the East Main Street Historic District, the Galloway-Radford House (TV 0338) was built by Thomas C. Galloway between 1905-10 when he had returned to Brevard after making his fortune in iron mining in Alabama.⁶⁶ Following Galloway's death, his wife, Belle, eventually was remarried to Samuel Radford, and the couple began taking on boarders at the property. The two-story house features a mix of Queen Anne and Victorian forms with Colonial Revival detailing. In keeping with local style at the time, the exterior is clad in pebbledash, and features brick pilasters at the corners of the building. A one-story porch with a curved roof line wraps the front and side elevations. The property was designated as a local historic landmark in 2015, and currently serves as a single family residence.

In addition to the examples noted in Brevard, there were several boarding houses in operation in rural Transylvania County at the time as well, including the extant William Luther and Louetta Talley House (TV 0436) on Old Hendersonville Highway in Penrose. Constructed around the turn of the nineteenth century, the Talley House is a two-story Queen Anne style structure with some late Victorian and Gothic Revival details, including decorative wood brackets present on the front elevation. In her interview with Talley family member Nina Lou Ponder, Michael Ann Williams quotes Ponder as explaining that her grandfather was the postmaster and the train depot agent at the time, and the house was built to a size primarily to accommodate traveling salesmen who were passing through on the railroad.⁶⁷ Although the original front porch has been enclosed, the Talley House stands as an extant example of a boarding house dwelling in Transylvania County.

⁶³ "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 3.

⁶⁴ Phillips and Thompson, 145, 330.

⁶⁵ Ibid, 207.

⁶⁶ Ibid, 165.

⁶⁷ Williams, p. 2.

The Pines (TV 0381), located off of Hart Road in Little River, is also an extant example of rural boarding house property. The two-story farmhouse was originally built by the Hart family in 1883, and the property operated as a farm until Mr. Hart passed, at which point his wife began taking on boarders. Although the original structure has been heavily altered throughout the years, the property still functions as a lodging facility, and is currently known as The Pines Country Inn.

Similarly to the Talley House, the Bryant House had the distinct advantage of its proximity to the railroad depot in Brevard. Originally called Depot Street, the Bryant House is located on the north side of King Street, between Floyd Alley and Railroad Avenue. Constructed in 1916 by Mrs. Ida Bryant, the Bryant House is a two-and-a-half story Craftsman style frame dwelling that was originally constructed to accommodate up to twenty five guests.⁶⁸ Rates ranged from \$6-10 in the properties early heyday, depending on services elected. Many of the guests at the Bryant House were noted as having been “traveling men” or “drummers,” which most would refer to today as salesmen.⁶⁹ A 1916 article in the *Sylvan Valley News* announced that the “The Bryant, Brevard’s New and Popular Hotel” had opened earlier that same year on March 1st, and noted that the fifteen room hotel had already earned a reputation for its popularity based on having already booked 225 guests. The writer goes on to say that such a reputation boded well for the reputation for Brevard as a whole.⁷⁰ In addition to accommodating overnight guests, the Bryant House also served as a gathering place over the years for many local groups and civic organizations over the course of its history, including the Lions Club, the Kiwanis Club, the Brevard Country Club, and various women’s groups. The property was also frequently advertised as providing some of the best meals in Brevard at the time.⁷¹

While it’s impossible to identify exactly how many structures that originally or historically were operated as boarding houses, simply due to the fact that many listed in early newspaper advertisements, articles and tourism pamphlets are likely to have disappeared from the landscape by the time architectural surveys were begun in Transylvania County, or perhaps were not documented using the same name as a property might have been known as a hundred years ago, it can be deduced based on the research conducted for this report that the Bryant House is certainly one of few remaining, highly intact boarding houses in Brevard and Transylvania County. That it continued operating as a boarding house as late as the late 2000s is also remarkable, given that hotel and motel lodging options expanded on a large scale nationally throughout the second half of the twentieth century. The Bryant House is an excellent example of the early twentieth century tourism and industrial boom era, and stands as a vestige within the built landscape of Brevard of women’s contributions to this time period of unprecedented growth and prosperity, and the history of women’s contributions to our country’s evolution more generally that far too often have gone undocumented. The property is especially significant given these factors. In addition, the Bryant House retains the integrity of its design, setting,

⁶⁸ Don Mills, Inc. and the Transylvania County Heritage Book Committee, 38.

⁶⁹ Ibid.

⁷⁰ “The Bryant, Brevard’s New and Popular Hotel,” *Sylvan Valley News* (NC), May, 26, 1916.

⁷¹ Multiple articles and advertisements in the *Sylvan Valley News*, *Brevard News*, and *The Transylvania Times* spanning the Bryant House’s time in operation as a boarding house.

workmanship, materials and association with events that shaped Brevard and the surrounding area as a whole.

11. Property Included in the Designation

The designation includes the 0.40 acre parcel and the exterior of the house.

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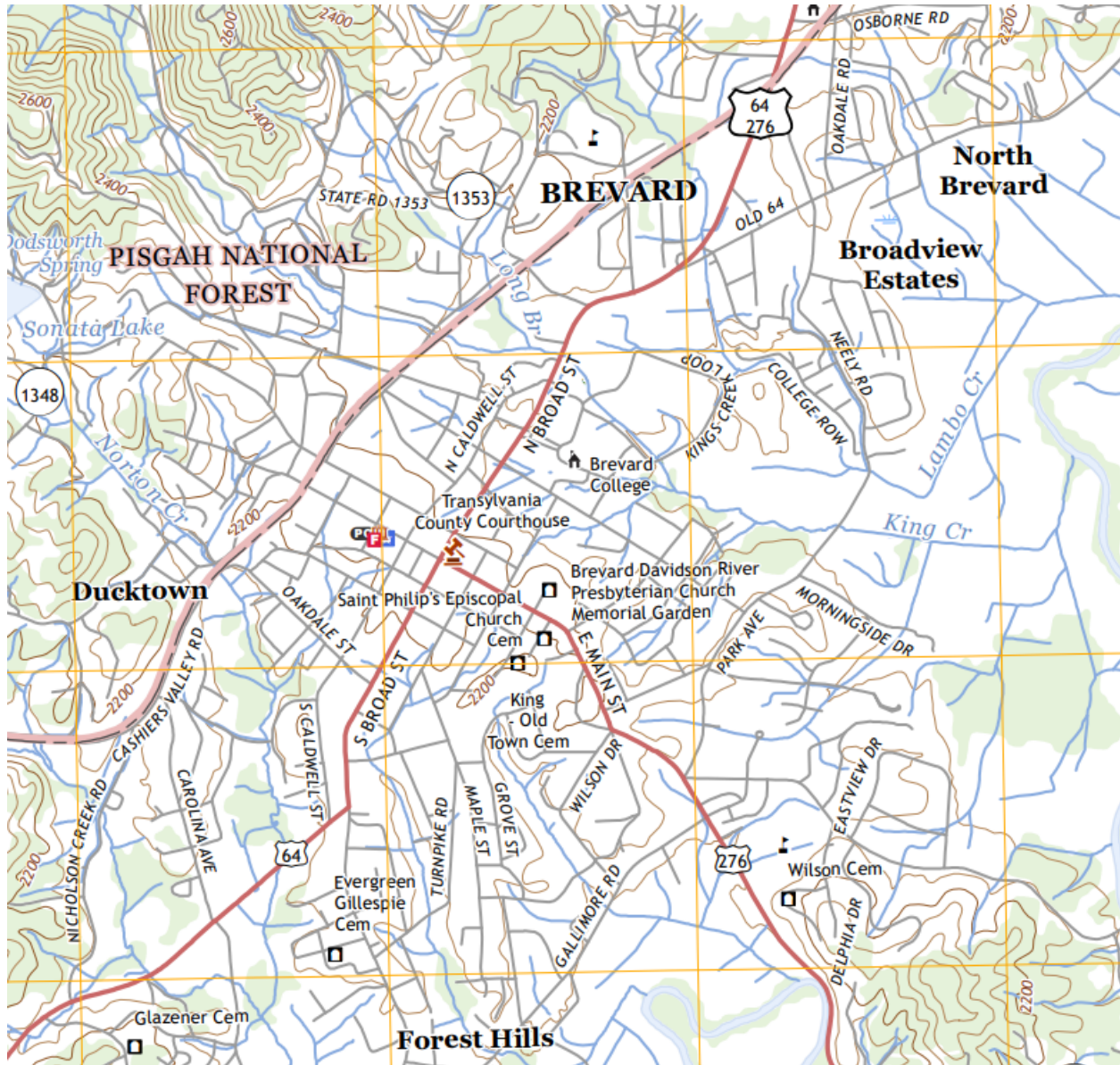
13. Report Prepared By

Alex Cole
39 Oak Hill Road
Pisgah Forest, NC 28768

List of Images

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1. USGS Topographic Map, Brevard, NC, 2022.





2. Boundary Map, 132 King Street, Brevard, NC. (PIN 8586-42-8383-000)
Source: Transylvania County GIS.





3. Site Map, 132 King Street, Brevard, NC. (PIN 8586-42-8383-000)
Source: Transylvania County, GIS, 2019 Orthoimagery.



The Bryant, Brevard's New and Popular Hotel



The accompanying photograph shows Mrs. Ida Bryant's new 15-room hotel on Depot street near the Southern passenger station.

Mrs. Bryant, who had previously conducted a boarding house on Main street, opened The Bryant on March 1.

The Bryant established deserved popularity at the beginning of its career, a fact indisputably proven by its registration to date of 225 guests.

Mrs. Bryant entertains her guests in a manner that speaks well not only for her hostelry but for Brevard. Good hotels constitute a good advertisement for Brevard and The Bryant has done its part in lifting the standard of hotel service.

4. Excerpt from the Sylvan Valley News, May 26, 1916.



5. Front Elevation



6. Front Elevation 2



7. South Elevation



8. East (Rear) Elevation



9. North Elevation



10. Primary Entrance on Front Elevation



11. Window on Front Elevation



12. Secondary Entrance on South Elevation



13. North Parlor



14. North Parlor 2



15. South Parlor



16. South Parlor 2



17. Craftsman-style Mantel



18. Paneled Wood Door



19. Kitchen



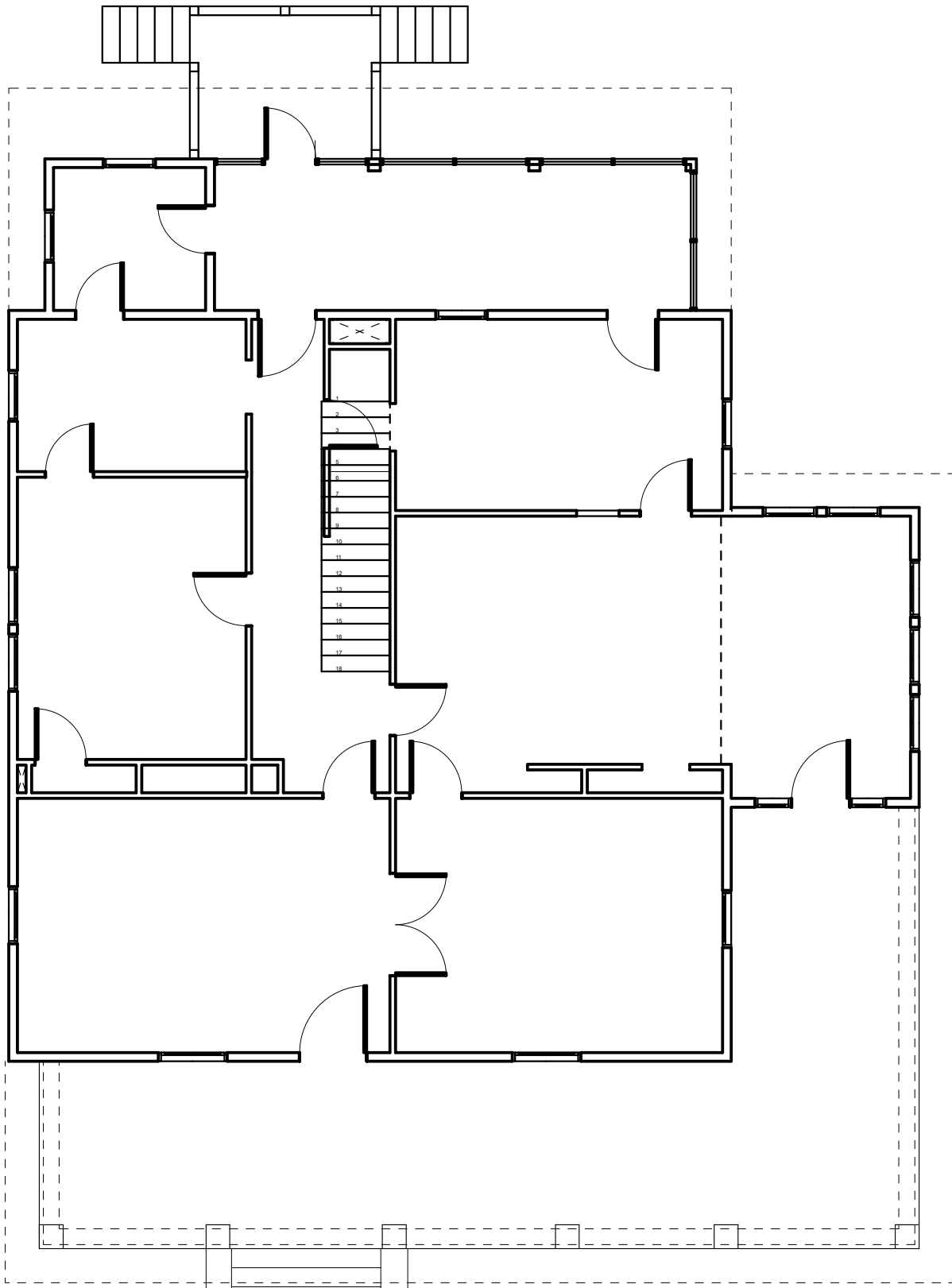
20. Kitchen/Dining Room



21. First Floor Staircase



22. Stair Railing



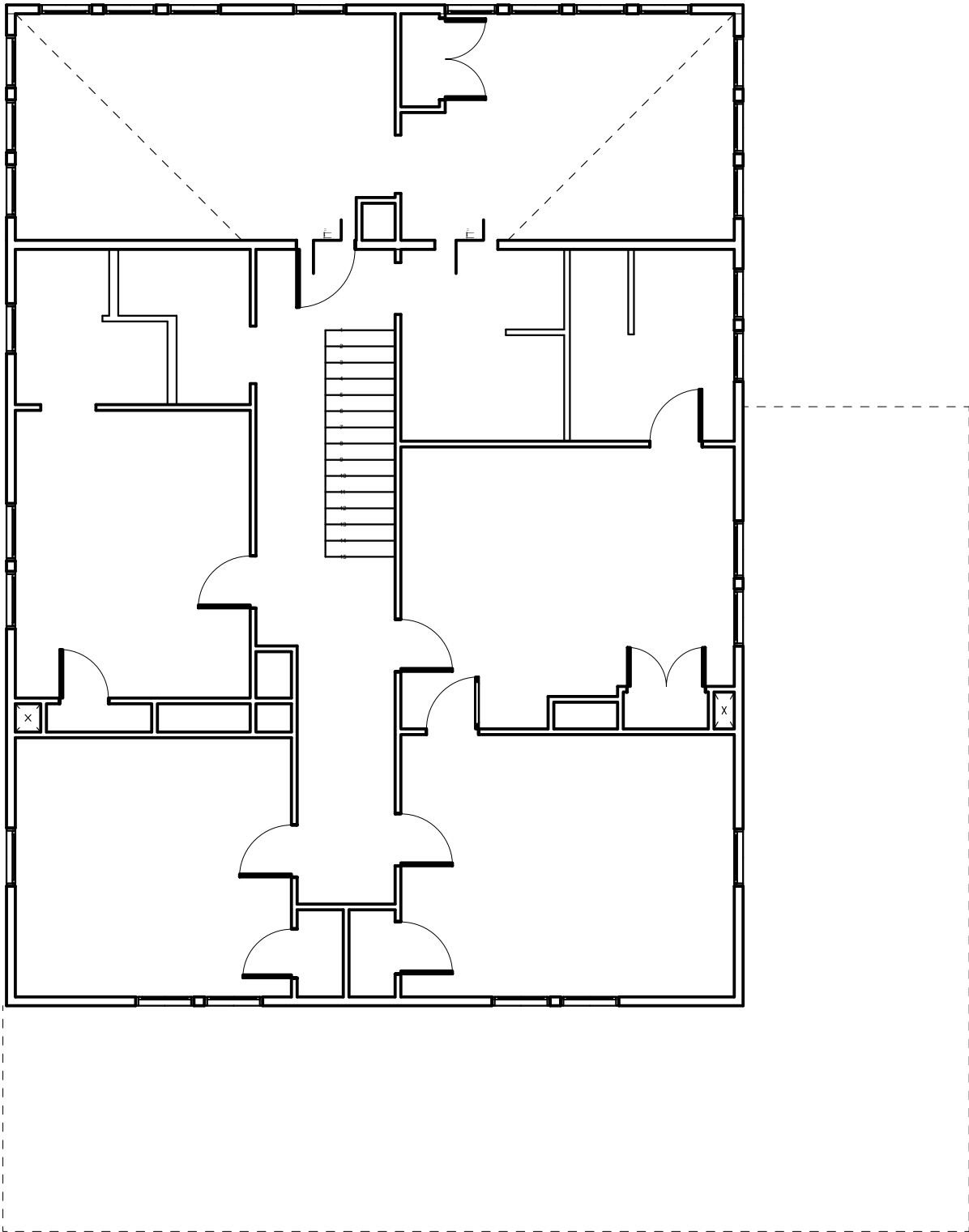
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

Based on preliminary plans prepared by
Harris Architects PLLC, Brevard, NC
2012. Not for construction.



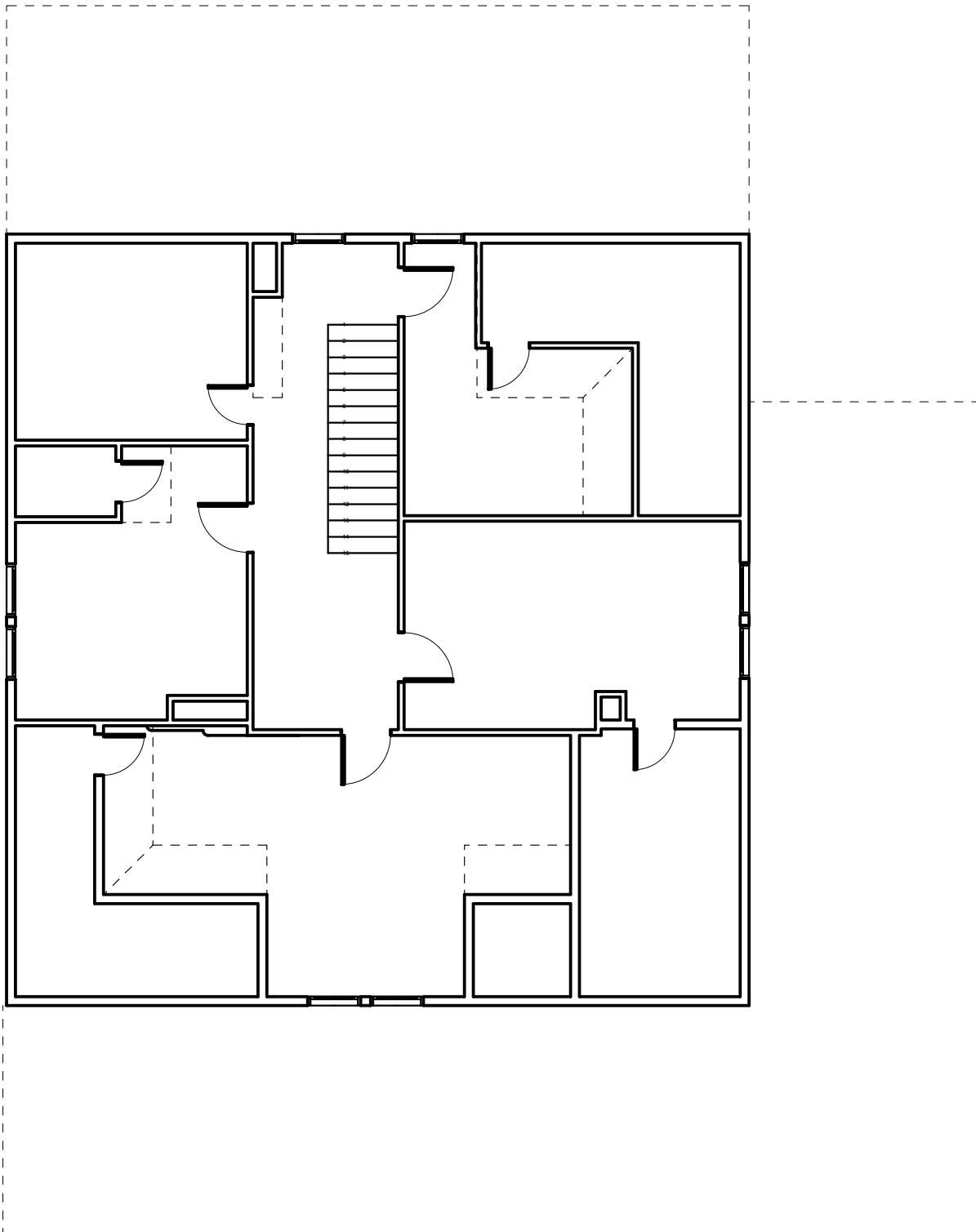
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

*Based on preliminary plans prepared by
Harris Architects PLLC, Brevard, NC
2012. Not for construction.*



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

*Based on preliminary plans prepared by
Harris Architects PLLC, Brevard, NC
2012. Not for construction.*



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

December 15, 2023

Ashley Minery
Planner
Transylvania County Planning and Community Development
106 East Morgan St., Suite 207
Brevard, NC 28712

Via email: ashley.minery@transylvaniacounty.org

RE: Proposed designation of **Bryant House, 132 King St., Brevard, Transylvania County.**

Dear Ms. Minery:

Thank you for the report we received on the proposed designation of the **Bryant House, 132 King St., Brevard, Transylvania County.** We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Bryant House, which operated as a boarding house, is of special local significance because it represents the booming tourism and industry in Transylvania County in the early part of the twentieth century. It is also a rare example of a business owned and operated by a female during that era. Ida Shipman Bryant built and operated the boarding house. Later her mother and sisters took over operations.

We have shared recommendations with staff to perform a few minor edits to the report including clarification of the selected boundaries and addition of sketch floor plan. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Bryant House possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Transylvania County Joint Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and

appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

This letter serves as our comments on the proposed designation of **Bryant House, 132 King St., Brevard, Transylvania County**. Please contact me at Kristi.brantley@dnr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

Enclosure



**Joint Historic Preservation Commission
January 30, 2024 at 4:00 PM
Cooperative Extension Conference Room, 106 E. Morgan Street
SPECIAL MEETING**

MINUTES

CALL TO ORDER

- I. WELCOME:** Mr. John Koury called the meeting to order at 4:00PM. Ms. Geralyn Connell, Ms. Katherine Buzby, Ms. Marcy Thompson, Mr. Andrew Wing, Ms. Ellen Harris, and Ms. Nikki Ransdell, and Mr. Billy Parrish were present. Ms. Nicole Bentley was absent (excused). A quorum was present. Mr. Jeff Adams and Ms. Ashley Minery (Planning Department staff) were present. Four members of the public were present.
- II. PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes) Mr. Hale Campbell gave a brief presentation on the Transylvania Heritage Museum, where he serves as Treasurer. He provided valuable information on the museum's programs and current needs. He encouraged the JHPC to request additional funding for their nonprofit grant program to keep up with growing needs.
- III. AGENDA MODIFICATIONS:** Mr. Koury moved to add 'Website Updates' as item B. in New Business. Ms. Buzby seconded the motion. All present members voted in favor and the motion carried.
- IV. CONSENT AGENDA:**
- A. Minutes (November 14, 2023)**
- A minor typing error was corrected in the minutes. Ms. Harris moved to approve the consent agenda as amended. Ms. Ransdell seconded the motion. All present members voted in favor and the motion carried.
- V. OLD BUSINESS:**
- A. The Inn at Brevard:** The commission discussed the continued noncompliance of the Inn at Brevard in repairing the damaged exterior of the property. After discussion of different

options, the commission agreed the best course of action is to draft a letter to property owners explaining the consequences of noncompliance and eventual de-designation of the landmark. De-designation will result in property owners being required to reimburse Transylvania County for the past three years of deferred property taxes. The commission decided to provide a timeframe, contractor recommendation, and request for Certificate of Appropriateness in the letter.

- B. The Bryant House: Ms. Alex Cole considered the NC State Historic Preservation's Office's (SHPO) comments on the Bryant House report. After a discussion with the property owner, it was decided the application and report would be amended to only designate the exterior of the property, to be consistent with other designated properties in the county. Ms. Cole added dates of additions/ alterations, property boundaries, north arrows to maps, and a floor plan to the final report based on SHPO's comments. Ms. Harris moved to accept the updated report and move forward with the local designation process by recommending it for designation to Brevard City Council. Mr. Koury seconded the motion. All present members voted in favor, and the motion carried.

VI. NEW BUSINESS:

- A. May Preservation Month: The commission discussed potential plans for May's Preservation Month activities. Members expressed their interest in hosting May's JHPC meeting at a historic location in Transylvania County, and potentially having a guest speaker, like they did in 2023. Various locations were suggested in the Little River and Lake Toxaway communities. Members agreed to inquire about different locations individually and continue the discussion at March's meeting.
- B. Website Updates: Mr. Koury discussed the need to check Walking Tour Brochure inventory and evaluate the need to order more. The published meeting schedules in the Transylvania Times and county website calendar do not reflect the new meeting schedule of every other month. Staff will follow up on these matters.
- C. Staff's Report: Ms. Minery informed the commission of the next regularly scheduled meeting on Tuesday, March 12, 2024, at 4:00PM.

VII. PUBLIC COMMENT: There was no public comment.

VIII. COMMISSION MEMBERS' COMMENTS: Ms. Thompson informed the JHPC she was editing the detailed list of designated properties and would distribute it after the designation of the Bryant House. Ms. Buzby informed the commission she was keeping copies of the required tax form for

newly designated properties and would distribute it as needed to avoid future confusion for newly designated properties. Ms. Thompson moved to adjourn the meeting. Mr. Wing seconded the motion. All present members voted in favor and the meeting adjourned at 5:13PM.

ADJOURNMENT

Ashley Minery, Planner

Katherine Buzby, Secretary

DRAFT

ORDINANCE NO. 2024-XX

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK CERTAIN PROPERTY KNOWN AS THE BRYANT HOUSE AS IS MORE SPECIFICALLY DESCRIBED IN A DEED IN THE TRANSYLVANIA COUNTY REGISTER OF DEEDS OFFICE, IN DEED BOOK 1081, AT PAGE 56, AND BEING DATED JUNE 8, 2023, SAID PROPERTY BEING OWNED BY JOHN PAUL WILANDER; THE PARCEL OF LAND BEING ESPECIALLY DESIGNATED IS ALL OF THE PARCEL OF LAND OCCUPIED BY THE BUILDING, LISTED UNDER TAX PARCEL NO. 8586-42-8383-000 IN THE TRANSYLVANIA COUNTY TAX OFFICE, BREVARD, NORTH CAROLINA

WHEREAS, all the prerequisites to the adoption of this Ordinance described in Chapter 160A, Article 19, as amended of the North Carolina General Statutes and Ordinance No. 26-97 of the City of Brevard have been fully completed; and

WHEREAS, the City Council has taken into full consideration all statements and information presented during a public hearing held on March 18, 2024, on the question of designating certain property known as The BRYANT HOUSE as an historic landmark; and

WHEREAS, The BRYANT HOUSE was built in or near the year 1915-1916 as a boarding house is now one of the oldest historic buildings in the City of Brevard in present and continual service; and

WHEREAS, The BRYANT HOUSE possesses special significance in terms of its history, architectural and cultural importance; and

WHEREAS, the property known as The BRYANT HOUSE is presently owned by JOHN PAUL WILANDER.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA:

Section 1. That the property known as The BRYANT HOUSE (including the entire exterior of the building, the entire parcel of land listed under Tax Parcel No. 8586-42-8383-000) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the North Carolina General Statutes and Ordinance No. 26-97 of the City of Brevard. The location of said landmark is hereby noted as being situated at 132 King Street, Brevard, North Carolina. The exterior features of The BRYANT HOUSE are more completely described in the Application for Local Historic Landmark Status, dated September 23, 2023 and in the report filed January of 2024.

Section 2. That said designated historic landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Joint Historic Preservation Commission, With regard to issuance of any Certificate of Appropriateness, the provisions of Ordinance No. 26-97 of the City of Brevard shall control.

Section 3. This Ordinance shall not be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature in the event that a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed or interpreted to prevent the owner of the historic landmark from making any use not prohibited by other statutes, ordinance or regulations, including the zoning ordinance of the City of Brevard.

Section 4. A suitable sign may be posted on the property with the owners' permission or near the property in the City right-of-way, indicating that said property has been designated as an historic landmark, and containing any other appropriate

information. Such sign must comply with the Sign Ordinance of the City of Brevard.

Section 5. The owner of the historic landmark known as The BRYANT HOUSE shall be given notice of this Ordinance as required by law, and a certified copy of this Ordinance shall be filed and indexed in the offices of the Transylvania County Register of Deeds and Brevard City Clerk.

Section 6. The BRYANT HOUSE, hereby designated as an historic landmark, shall be subject to the provisions of Chapter 160A, Article 19, as amended, of the North Carolina General Statutes, as well as any subsequent amendments thereto, and Ordinance No. 26-97 of the City of Brevard, as well as any subsequent amendments thereto.

Section 7. This Ordinance shall be effective upon its adoption and approval.

Adopted and approved this _____ day of April, 2024.

Maureen Copelof
Mayor

ATTEST:

Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

Mack McKeller
City Attorney

City of Brevard Local Historical Designations

SITE NAME	OWNER	PIN	ADDRESS	DESCRIPTION	CITY TAX
Inn at Brevard	Howard S (Faye)Yager	8586-60-6150	315 E Main St	1902 Colonial Revival 2-story pebbledash house	\$ 2,410.36
Grogan House	Samuel M & Carolina C Wheeler	8585-98-0454	24 Warren Ln	c 1890 Victorian 1-story frame house	\$ 713.14
Brevard College Stone Fence and Gate	Brevard College	8586-62-8087	1 Brevard College Dr	1936-37 WPA stone wall and gate	\$ -
Red House	Jason & Sasha Jones	8586-42-1026	266 W Probart St		\$ 1,697.24
Henry House	Martha R & Morris Jenkins	8586-41-7725	148 Probart St		\$ 1,425.04
Former Presbyterian Church Manse	Thomas R & Stephany Cutler	8586-41-8628	116 W Probart St	c 1912 frame 2-story house	\$ 1,413.41
Morris Education Center	Transylvania County Board of Education	8586-22-6181	225 Rosenwald Lane		\$ -
Charles Orr House	Henning L & Virginia M Meyn Trustees	8586-60-5370	269 E Main St	1926 Craftsman/Tudor 2-story stone house	\$ 1,603.71
Chapman House	Paul C& Andrea E Heidmann	8585-69-9414	431 E Main St	1917 1 1/2-story side gable frame Craftsman bungalow	\$ 1,125.90
Paxton-Kizer House	Dorothy K & Stephen C Marcinko	8585-68-8853	538 E Main St	c 1909 1 1/2-story pyramidal roof brick 19th-20th c traditional/vernacular house w/ pebbledash	\$ 1,103.99
Morrow Stone Cottage	Spencer M & Veronica Morrow	8585-78-0301	630 E Main St	1915 Craftsman style 1 1/2-story stone house	\$ 1,146.35
Galloway-Radford House	Mark S and Gay F Case	8585-68-8053	33 Deacon Lane	c 1910 2-story hip roof Colonial Revival house w/ pebbledash	\$ 1,427.38
Hemlock Hill	Robert C & Shannon W Powell	8585-67-7884	768 Main St	1940 rustic 1-story stone house	\$ 2,134.51
Godrey-Barnette House-Linden Tree Manor	Wierner Christopher Matthew Trustee	8585-48-3632	503 S Braod St	1918 Stone 2& 1/2 story English Manorial Revival Style	\$ 1,405.40
McMinn Building	McMinn Properties	8586-51-1048-000	2/4/6/12 W Main Street	Brick Commercaill Building	\$ 4,412.90
Brevard City Hall & Fire Station	Drew Dean	8586-41-7304-000	114-116 W Main Street	Brick Commercaill Building	\$ 1,808.27

City of Brevard Local Historical Designations

Exchange Building	Douglas Keith & Ellen Pratt Harris Co-Trustees	8586-51-1267	33 W Probart St		\$ 1,107.25
				TOTAL	\$ 24,934.85

STAFF REPORT

City Council, Monday, April 1, 2024

Title: Proposed Amendment to City of Brevard Code of Ordinances
Chapter 66 - Overnight Parking

Speaker: Chief Tom Jordan

Prepared by: Tom Jordan, Police Chief

Approved by: Wilson Hooper, City Manager

Background

Upon recommendation by the Public Safety Committee, staff was asked to explore options for the core downtown residential parking permits. Currently, residents in the central core downtown area who reside in apartments and condominiums do not have ready access to parking beyond the designated paid parking lots and 2-hour street parking. After research and discussion, it was recommended the city pursue parking permits that allow verified central core downtown residents the ability to park in city lots, both free and paid, overnight between the hours of 5pm and 8am. Due to a pre-existing ordinance that prohibits overnight parking on city lots, an ordinance amendment would be needed to allow for an exception to the restriction if a duly authorized permit was displayed.

A public hearing was held at the March 18, 2024 Council meeting

Policy Analysis

A change in the ordinance is necessary to allow permitted parking during the overnight hours for duly authorized vehicles displaying a permit.

Fiscal Impact

The ordinance change itself will have no fiscal impact. The downtown parking program will charge a nominal fee to residents for the permit.

Action

Council is asked to take one of the following actions:

- 1.) Approve the amendment as presented.
- 2.) Revise the amendment and approve the revised version.
- 3.) Deny the amendment.
- 4.) Return to staff for further refinement.

Attachments:

1. Text Amendment - Overnight Parking Language Changes

66-135. Long-term parking prohibited.

It shall be unlawful and a violation of the provisions of this article for any person to cause, allow, or permit any privately owned vehicle or trailer to be parked more than 24 consecutive hours within any municipal parking lot of the city **without displaying a duly authorized parking permit**. Moving a vehicle between spaces within the same lot for the purpose of circumventing this ordinance shall constitute a violation of this section.

66-133. Overtime parking prohibited; exceptions for persons serving on jury.

It shall be unlawful and a violation of the provisions of this article for any person to cause, allow, permit or suffer any vehicle registered in the name of or operated by such person to be parked overtime, or beyond the period of legal parking time established for any space or parking lot designated for parking, either upon a public road or street or public parking lot **without displaying a duly authorized parking permit**.

STAFF REPORT

City Council, Monday, April 1, 2024

Title: Clarifying Motion re Additional Rezoning/Expansion of
Downtown Overlay District

Speaker: Aaron Bland

Prepared by: Denise Hodsdon

Approved by: Wilson Hooper, City Manager

Background

During Council's discussion before adopting an expansion of the Downtown Development Overlay District (DDOD) at their November 6, 2023 meeting, Council expressed interest in expanding the DDOD further than Staff's proposal and instructed Staff to initiate another map amendment to do just that. This is that second map amendment that would expand the DDOD a second time.

The Planning Board discussed this at their December 12, 2023 meeting. After some discussion they made the recommendation that the DDOD be further expanded into their previous areas (shown in the attached map in yellow hatching) and the portion of Council's areas (shown in red hatching) to the west of Caldwell Street. This recommendation is outlined in blue on the attached map.

To summarize, the attached map shows the new current DDOD in green hatch, the Board's original proposed additional expansion areas in yellow hatch, Council's proposed additional expansion areas in red hatch, and the Board's new recommendation outlined in blue.

Council held a public hearing regarding this proposal on February 5, 2024. Council considered the proposal at its February 19, 2024 meeting and voted to table it until after the rewrite of Chapter 5 of the UDO is completed.

Discussion

At its meeting on March 18, 2024, upon a motion by Council Member Wise, Council voted to remove the item from the table. A motion was then made and seconded to approve. The motion carried unanimously. The proposed expansion discussion included more than one proposal for Council's consideration (see attached Map). The motion to approve did not specify which option Council wished to adopt.

Action

Council is asked to consider a motion clarifying which proposal was approved at the March 18, 2024 meeting.

Attachments:

1. 2-19-2024 DDOD Staff Report

STAFF REPORT

City Council, Monday, February 19, 2024

Title: Additional Proposed Rezoning / Expansion of Downtown Development Overlay District

Speaker: Aaron Bland, Asst Planning Director

Prepared by: Aaron Bland, Asst Planning Director

Approved by: Paul Ray, Planning Director, Wilson Hooper, City Manager

Background

During Council's discussion before adopting an expansion of the Downtown Development Overlay District (DDOD) at their November 6, 2023 meeting, Council expressed interest in expanding the DDOD further than Staff's proposal and instructed Staff to initiate another map amendment to do just that. This is that second map amendment that would expand the DDOD a second time.

The Planning Board discussed this at their December 12, 2023 meeting. After some discussion they made the recommendation that the DDOD be further expanded into their previous areas (shown in the attached map in yellow hatching) and the portion of Council's areas (shown in red hatching) to the west of Caldwell Street. This recommendation is outlined in blue on the attached map.

To summarize, the attached map shows the new current DDOD in green hatch, the Board's original proposed additional expansion areas in yellow hatch, Council's proposed additional expansion areas in red hatch, and the Board's new recommendation outlined in blue.

Council held a public hearing regarding this proposal on February 5, 2024.

Discussion

One project that is now underway that had not yet been initiated when the first DDOD expansion went before the Board is the rewrite of Chapter 5 of the UDO, which includes all the City's architectural standards. Part of the scope of this rewrite will include adding specific architectural requirements and standards to the DDOD to act as a form-based code for the downtown area. Staff believes expanding the DDOD too far beyond the downtown city center could be problematic when adding these standards and recommends careful consideration of further expansion to the DDOD until these new standards are in place.

One question raised by Council at the public hearing was the number of structures in the proposed expansion area that are already compliant with the build-to line requirement of the DDOD. Of the 27 buildings that face Caldwell, Broad, or Morgan Streets in the red or yellow areas on the attached map, approximately 8 of them meet the current build-to line of 12 feet. However, several of those that do not meet are within 15-20 feet.

The Transylvania County Board of Commissioners discussed the potential for the DDOD to be applied to the County-owned parcels between South Broad Street and Gaston Street, and have submitted the attached letter stating their comments for Council's consideration.

Policy Analysis

The 2030 Building Brevard plan Land Use & Housing recommendation LUH-7 recommends enacting build-to lines in areas outside of the current (former) DDOD.

In accordance with NCGS 160D-604 and 160D-605, the Planning Board forwards the attached statement of consistency and reasonableness.

Action

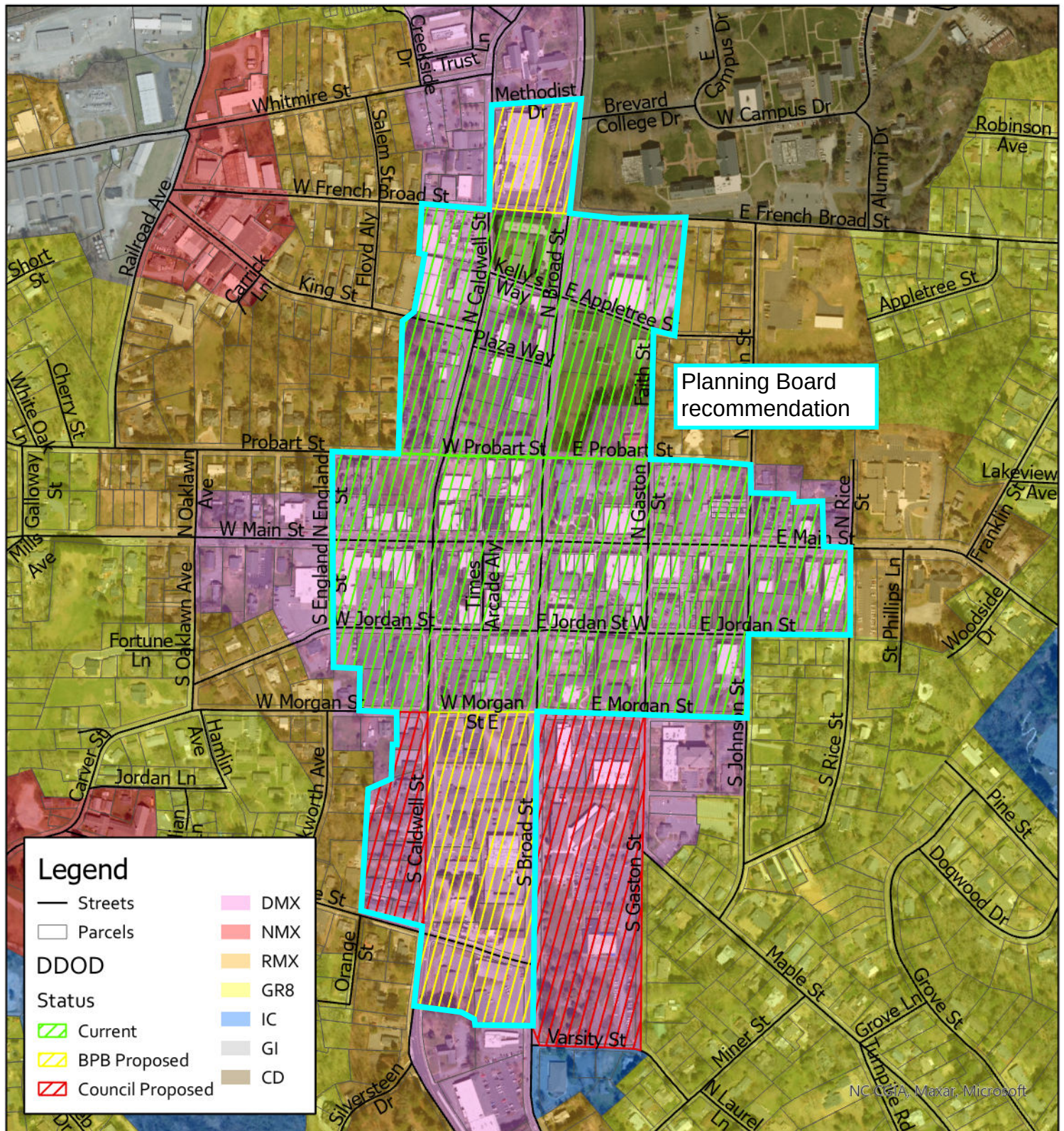
Council's options when considering a zoning map amendment are as follows:

1. Grant the zoning map amendment as requested;
2. Grant the zoning map amendment with a reduction in the area requested;
3. Grant the zoning map amendment to a more restrictive general zoning district;
4. Grant the zoning map amendment with a combination of 2 and 3 above;
5. Deny the application;
6. Send the application back to the Planning Board for further study and consideration; or
7. Call for additional legislative hearings on petitions brought before them.

Attachments:

1. Map
2. County BOC Letter
3. Consistency Statement
4. Enacting Ordinance

REZ-23-005 - Downtown Development Overlay District Second Expansion Proposal



0 250 500 Feet
1 inch = 500 feet

This map was prepared by the City of Brevard Planning Department.

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate, but accuracy is not guaranteed.

BOARD OF COMMISSIONERS
Jason Chappell, Chair
Jake Dalton, Vice-Chairman
Emmett Casciato
Larry Chapman
Teresa McCall



COUNTY MANAGER
Jaime Laughter
828-884-3100
Fax 828-884-3119

101 South Broad Street
Brevard, NC 28712

February 13, 2024

City of Brevard
95 West Main Street
Brevard, NC 28712

To Whom It May Concern:

On February 12, 2024, the Transylvania County Board of Commissioners reviewed the City of Brevard's rezoning proposal #REZ-23-005. The Board of Commissioners owns property that has been considered in one of the options shown on the map provided by the City of Brevard Planning Department as part of the rezoning notification. The property is bound by E Morgan Street, S Gaston Street, Varsity Street and S Broad Street. After consideration of the proposal, Commissioners would like to object to any proposal that would include additional county-owned property being included in the City's Downtown Development Overlay District at this time.

The Commissioners are concerned with how the maximum setback requirements may impact expansion of the County's government campus in downtown Brevard in the future. Space is already limited, and further restrictions may inhibit the County's ability to expand thus impacting the services we are able to provide to the citizens. There is not currently a Master Plan of the County Government Campus so it is difficult to gauge the exact degree of impact.

The Library Foundation Board is already fundraising for an expansion of the Library's Amphitheatre which could be impacted by the new zoning requirements depending on the application of the rule as an example. In the context of a changing and rapidly growing county, being able to accommodate the associated new demands and requirements is critical for local government facilities.

The Board of Commissioners requests the Brevard City Council consider their wishes and not include additional county-owned property into the City's Downtown Development Overlay District at this time.

Sincerely,

A handwritten signature in blue ink that reads "Jaime Laughter". The signature is fluid and cursive, with the first name "Jaime" and last name "Laughter" clearly visible.

Jaime Laughter, AICP, ICMA-CM
Transylvania County Manager

Cc: Board of Commissioners
File

**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
REZ-23-005**

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:

Comprehensive Land Use Plan

Recommendation Land Use & Housing – 7: Consider the development of a form-based code for Downtown that supports a human-scaled, pedestrian-friendly environment.

- Areas in the greater City Center area (areas outside of the current DDOD) should also have defined maximum allowable setbacks and/or build-to lines.

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:

- The expansion of the Downtown Development Overlay District will help to ensure that as downtown is redeveloped and expands the design of the built environment will maintain a pedestrian-oriented character.
- The Plan is consistent with the above element of the Comprehensive Land Use Plan.

ORDINANCE NO. 2024-____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING
MAP OF THE CITY OF BREVARD TO EXPAND THE
DOWNTOWN DEVELOPMENT OVERLAY DISTRICT**

WHEREAS, the Downtown Development Overlay District was created on February 17, 2020 by Ordinance 2020-04 and expanded on November 6, 2023 by Ordinance 2023-55; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on December 12, 2023; and,

WHEREAS, a public hearing was conducted February 5, 2024, in consideration of this proposed map amendment; and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, Brevard City Council finds the following:

- 1) The proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Building Brevard 2030 Recommendations

Recommendation Land Use & Housing – 7: Consider the development of a form-based code for Downtown that supports a human-scaled, pedestrian-friendly environment.

- 2) The proposed zoning map amendment is in the public interest and reasonable due to the following factors:
 - The expansion of the Downtown Development Overlay District will help to ensure that as downtown is redeveloped and expands the design of the built environment will maintain a pedestrian-oriented character.
 - The Plan is consistent with the above element of the Comprehensive Land

and,

WHEREAS, the City of Brevard, after hearing all persons wishing to comment on this request, desires to approve said proposal.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map of the City of Brevard is hereby amended as depicted herein on Exhibit A which is attached hereto and incorporated by reference.

Section 2. The Planning Director is hereby authorized and directed to modify the City's Official Zoning Map and the Future Land Use Map consistent with this Ordinance.

Section 3. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 19th day of February 2024.

Maureen Copelof,
Mayor

ATTEST:

Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

Mack McKeller
City Attorney

STAFF REPORT

City Council, Monday, April 1, 2024

Title: Follow-Up to Council Priority Setting Retreat

Speaker: Rebecca Jackson, UNC SOG Center for Public Leadership & Governance and Retreat Facilitator
Wilson Hooper, City Manager

Prepared by: Wilson Hooper, City Manager

Approved by: Wilson Hooper, City Manager

Background

The City Council held its annual priority setting retreat on February 29, 2024 at the Mary C Jenkins Community Center. At the retreat, Council participated in a series of facilitated exercises intended to craft its vision and identify its goals for the next 12-18 months. In addition, Council participated in exercises meant to identify and prioritize "Key Strategic Actions" (KSAs) it expects the organization to fund and execute over the same period.

The retreat was facilitated by Rebecca Jackson, adjunct faculty member at the UNC SOG's Center for Public Leadership and Governance and CEO of True North Performance Group.

Discussion

As part of her facilitation agreement, Ms. Jackson has produced a report (attached) summarizing the results of the retreat's exercises. This evening Ms. Jackson and Mr. Hooper wish to walk through the report with Council and receive feedback on whether it accurately reflects the will of the board. In particular, are the seven listed goals, twenty listed KSAs, and fourteen prioritized action items (those with numbers listed alongside on pages 12-15) accurate?

Regarding next steps, staff has begun building a budget proposal around the fourteen prioritized action items. If the Council makes substantive changes to the document this evening, staff will revise its proposal in time for the April 12 budget workshop. Ms. Jackson recommends Council consider taking additional steps to take the goals identified here and craft them into a formal Organizational Strategic Plan.

Action

It is at Council's discretion what action, if any, they wish to take this evening. Some options include:

- 1.) Formally adopt the report as written;
- 2.) Make revisions and formally adopt the revised report;
- 3.) Informally affirm the report's findings
- 4.) Make revisions and informally affirm the revised report

Attachments:

1. Brevard "Defining Strategic Direction" Consultant's Report Draft



**THE CITY OF BREVARD
DEFINING STRATEGIC DIRECTION
CONSULTANT'S REPORT**

Overview

The UNC School of Government's Center for Public Leadership and Governance (CPLG) is supporting the City of Brevard's 2024 strategic planning process. The City's Council's retreat was designed to ensure the strategic planning process responds to the city's service needs. The process also generated buy-in and ownership of the Council and leadership staff. To plan for an effective retreat, planning meetings were conducted by the consultant with representatives from the City Council and city staff leadership to gain insight into Council priorities, as well as to better understand group dynamics. An agenda was finalized and distributed to the Council. The retreat was held at on February 29, 2024, 8:30 am- 4:30 pm. The retreat objectives were as follows:

- ☐ To review priorities and celebrate the City of Brevard's accomplishments.
- ☐ To strive for consensus on Vision themes
- ☐ To develop 3-year Goals (strategic focus areas)
- ☐ To identify Key Strategic Actions (Critical projects or tasks) for the next 12-18 months that align to the City's Goals
- ☐ To develop and utilize criteria to prioritize Key Strategic Actions.

Facilitator and Consultant: Rebecca Jackson, Adjunct Faculty Member, UNC Chapel Hill School of Government, Center for Public Leadership and Governance

Attendees: City of Brevard Mayor, City Council Members, City Manager, City Clerk and various Department Heads

The City of Brevard's Progress Successes

The City Council Mayor shared a report of the City's progress over the last 12-18 months.

The consultant led a Council discussion, seeking individual Council input on what they were most proud of accomplishing and what they saw as keys to success Overall, the strongest recurring themes were:

- Escusta Funding
- Affordable Housing partnerships and policy changes
- Road improvements
- Pedestrian, bike and safety improvements
- Wastewater treatment plan
- Infrastructure, including bridge
- Gateway t the national forest
- Community relationships and engagements
- Intergovernmental engagement
- NCDOT collaboration
- Public input process
- State compensation and funding support
- Downtown investment
- Masterplan
- Streetscape

The overall feeling was one of pride in the ability to accomplish so much in the last 12-18 months, and also feeling like there is still so much to do. Council discussed the importance of executing the plans that have been developed recently, being focused on execution, and follow through of those plans. An overall theme came through of that the City has "planted many seeds" and now it was time to water and grow. Council also discussed the importance of adapting to change.



Differences Between Comprehensive Plans and Strategic Plans

The Council considered the differences between the recent comprehensive plan and an organizational strategic plan.

Comprehensive plan includes:

- Scope: Long-range vision document; outlines community's goals, aspirations, and policies for future development and growth over a span of typically 10 to 20 years.
- Focus: Covers broad range of topics: Land use, transportation, housing, economic development, environmental conservation, infrastructure, and community services.
- Public Involvement: Involves community engagement.
- Legal Requirement: Comprehensive plans mandated by law as a tool for guiding land use decisions and managing growth.
- Flexibility: Flexible for policy decisions.

An organizational strategic plan includes:

- Scope: Focused action-oriented; Typically covers a period from 2- 10 years.
- Focus: Identifies specific objectives, priorities, initiatives, and performance measures to achieve organizational goals and address pressing issues or challenges and is consistent with a Comp. Plan.
- Departments and Employees: Developed holistically so that various levels of the organization can be aligned.
- Resource Allocation: Are used to allocate resources strategically, including budgetary allocations, staffing, CIP, IT and other resources, to implement targeted initiatives and achieve desired outcomes.
- Performance Monitoring: Includes mechanisms for monitoring progress, evaluating outcomes, and adjusting as needed to ensure the effective implementation of strategies.

Vision Themes:

A local government vision statement is a concise and aspirational expression that outlines the future state or desired outcomes for a community as envisioned by its governing body. This statement typically reflects the long-term goals, values, and aspirations that the local government aims to achieve in collaboration with its residents, businesses, and other stakeholders.

A vision statement serves as a guiding beacon, providing a sense of direction and purpose for the community's growth and development.

The City Council took a step back in time to consider the history of Brevard. Important events and dates of cultural, political, and economical significance were discussed to understand Brevard more fully and to develop a vision for the future.

Defining moments in history which shaped the character of the City we see today?

The City Council created a timeline of important events that shaped the character of the City we see today. Many important dates were mentioned including:



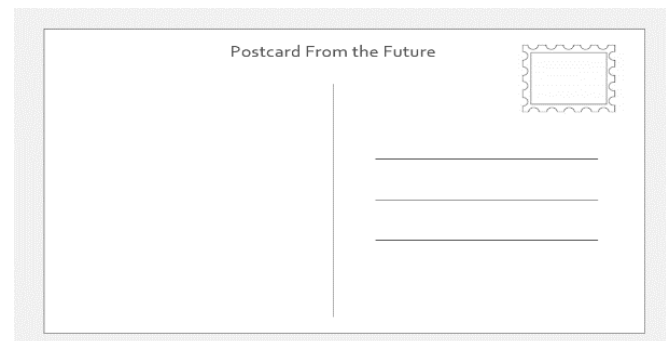
- Vanderbilt investments: Trades growth, local investments, building and booming in architecture, transportation and regional national connections
- Incorporation of government and first county meeting
- Brevard becomes County seat
- There is a focus on recreation
- Economic booms and establishments of the National Forest
- Industrial growth – Eucusta Plant
- Municipal expansion with professional character coherent with state standards and regulations
- Trades industry strong
- Switch to Council / Manager form of Government
- Schools were integrated
- Faith communities growing and crucial roles
- Disparities between communities growing
- Technology grows in 2000s
- Closure of manufacturing plants
- Becoming a Mainstreet Community

- Brevard /Pisgah forest featured in the Bike Magazine
- Re-envisioned the community center
- Residential shifts a trend
- Breweries trending
- Industry shifts to tourism- economic growth
- Rise of short term rentals and lack of new buildings
- Tourism and arts are strong and growing
- Covid made us aware of our nimbleness to adapt
- Covid brought funding to complete large projects
- Juneteenth made a holiday
- What the future brings: Recognizing all people in the community who have not been recognized previously. Bringing all community together.

Thinking of the Brevard Community we want to see in the future.

The Council collaborated on themes for a 5-year vision statement for Brevard. After group discussion on individual Council Member visions for the future as expressed during a “postcards exercise.” The Council came to a consensus on which themes had the highest prioritization. The Council developed the following vision themes. The first three highlighted themes were the City Council’s highest priority.

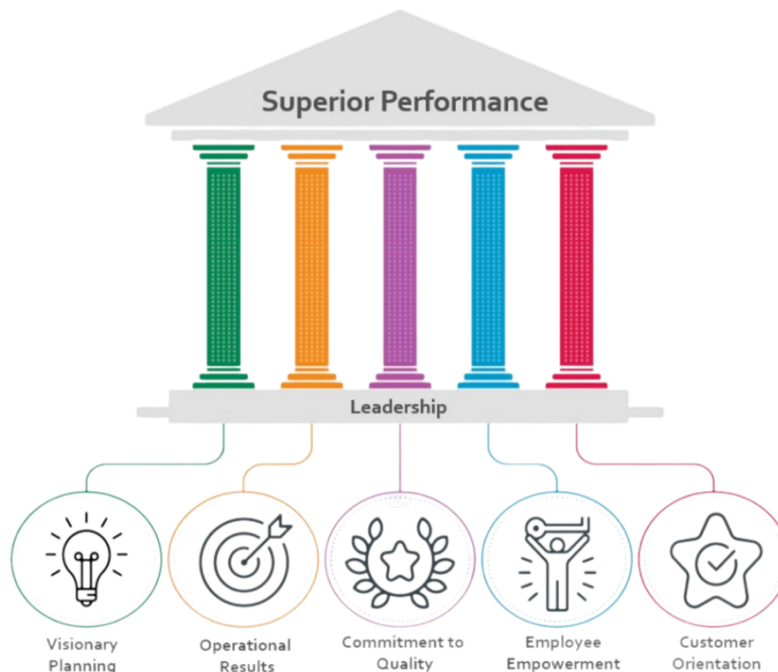
- Unique authentic character
- Vibrancy
- Unity, community, diversity
- Care for natural resources
- Responsible growth
- Outdoor Recreation
- Environmental preservation
- Family oriented
- Housing for all
- Safe and healthy
- Age-friendly
- Connectivity
- Economic vitality
- Living where you work
- Vibrant downtown



The City Council agreed to review the current vision statement to ensure consistency.

The City of Brevard is a High Performing Organization with a Strategic Planning and Performance Management Framework

HIGH PERFORMING ORGANIZATION: The consultant presented an overview of high performing organizations and strategic planning.



STRATEGIC PLANNING FRAMEWORK: The consultant presented best practices in strategic planning and performance measurement and discussed the importance of alignment of planning and implementation.

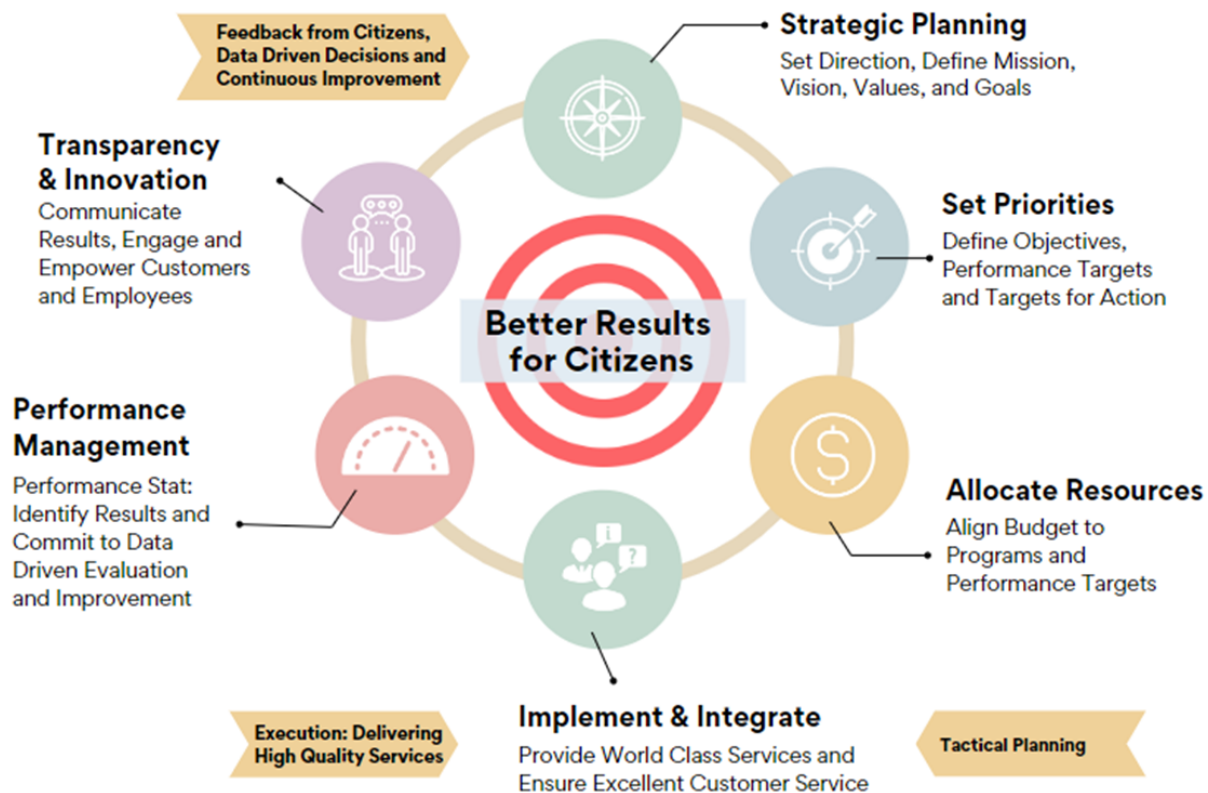
The benefit and uses of local government strategic plans were presented and include:

1. Provides direction & guidance from the elected officials
2. Transforms ideas into actions
3. Informs the Federal and State Legislative Agendas
4. Aligns core government functions and processes with desired strategies



5. Establishes Performance Management & Evaluation (Benchmarking and reporting)
6. Provides direction to Budgeting/Resource Allocation
7. Is foundational to internal and external communication strategies
8. Aligns citizen satisfaction, prioritization, engagement and education
9. Ensures employee engagement and informs orientation
10. Provides a basis for transparency and accountability.

Developing an organizational strategic plan aligns the organization for success.



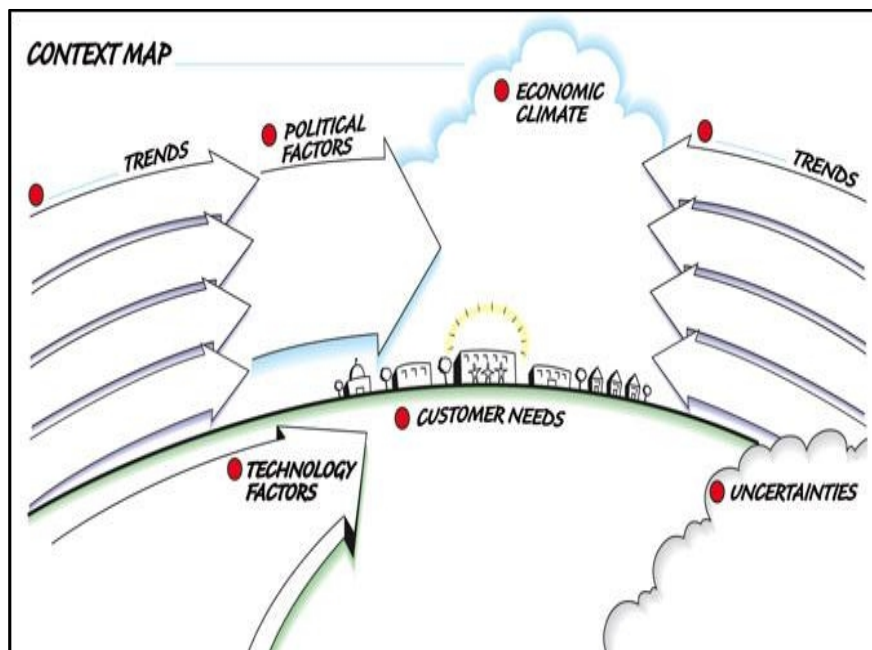
Directors Report and Environmental Scanning

The City Council heard from the City of Brevard's Department Directors. Directors expressed key issues and trends that Council should consider when developing long-term and short-term strategy.

The Council collaborated in an exercise of environmental scanning is an analysis of the current state of Brevard and the ongoing trends in the internal and external environment that impacts success, currently and in the future. This allows the Council to identify opportunities and key strategic issues in the community and organization. The results are extremely useful in shaping goals and strategies.

Trends- Internal:	• Staffing needs • Cross training • Professionalizing • Lagging technology in our organization • Outgrowing out space • Equipment needs • Expanding scope of large projects impacting operations
Trends- External:	• Inflation/ Construction costs/ Cost of Living increasing • Grant funding available • Employee/workforce shortages • Infill and growth • Technology enhancements: changing, social media • Remote work increasing
Political Factors: Local, State and Federal policy	• Intergovernmental agencies: contracts and agreements • County conflicts • State limitations • Conflicting visions • Changes in policy makers (federal and State) • Federal / State funding for directed projects
Economic Climate: What's the financial picture?	• Pharm investments • Outdoor equipment manufacturing • Breweries • Architecture/arts • Retiree destination • Level off and visitor spending • Covid was a boom for the City financially • Baby boomers and new people transition impacting property availability • Short Term Rentals

Customer Needs: Changing Demographics? Changing requirements?	• Constituents expectations are rising • Increased expectations of citizens overall • Affordable housing • Safety • Roads • Stormwater infrastructure • Water/Sewer • Generational families vs. transplants mismatch • Population demographics change • Communication and feeling heard • Intentional engagement • Volunteer engagements • Connect with residents and leverage partnerships • Provide more information for citizens
Technology Factors	• Mismatched technology (City levels) • Teleworking opportunities trending up • IT security issues / security threats
Uncertainties	• Funding • City/County relationships • National economic events and trends • Up coming recessions • Reliance on tourism economy



Developing a Strategic Goals, Objectives and Key Strategic Actions (KSA) for the City of Brevard

Goals areas identify what the organization intends to achieve and defines a path the organization must follow to reach the vision. Goals are further defined by specific objectives that measure results with Key Performance Indicators (KPI) and Key Strategic Actions (KSA). The City Council collaborated on themes for Brevard's Goal areas. There were 7 goal areas developed by the Council. They are listed in no particular order in this document.

The Key Strategic Actions listed under each goal area were identified by Council as priorities to focus on in the next 12-18 months. There were 20 KSAs identified by Council. The Council then used a "Levels of Support Spectrum," explained below, to agree on the KSA list. There was consensus regarding the list of KSAs.

Levels of Support			
Rate your individual level of support for this idea/topic/issue. We're using a spectrum to gauge support, not a vote of YES or NO.			
a	b	c	d
Full support or agreement with the proposal.	Agreement with most aspects of the proposal, and, despite continued concerns with some elements, <i>willingness to go along</i> with the proposal.	<i>Significant concerns</i> or outright disagreement with some or all elements of the proposal, <i>but will not oppose</i> the action or decision ("standing aside").	Continued <i>strong disagreement</i> with the proposal
If all members of the group are at levels a-c, then there is some degree of consensus.			

If all members of the group express approval at levels A, B or C, then they have reached consensus. If some members continue to disagree strongly (level D), then consensus has not been reached. The challenge to the group is to see what interest must be addressed in the proposal to move people at D to C (or higher) and from C to B (or higher) and from B to A. In addition, it is important to find out the nature of disagreements with a proposal. It is often helpful to characterize concerns as follows:

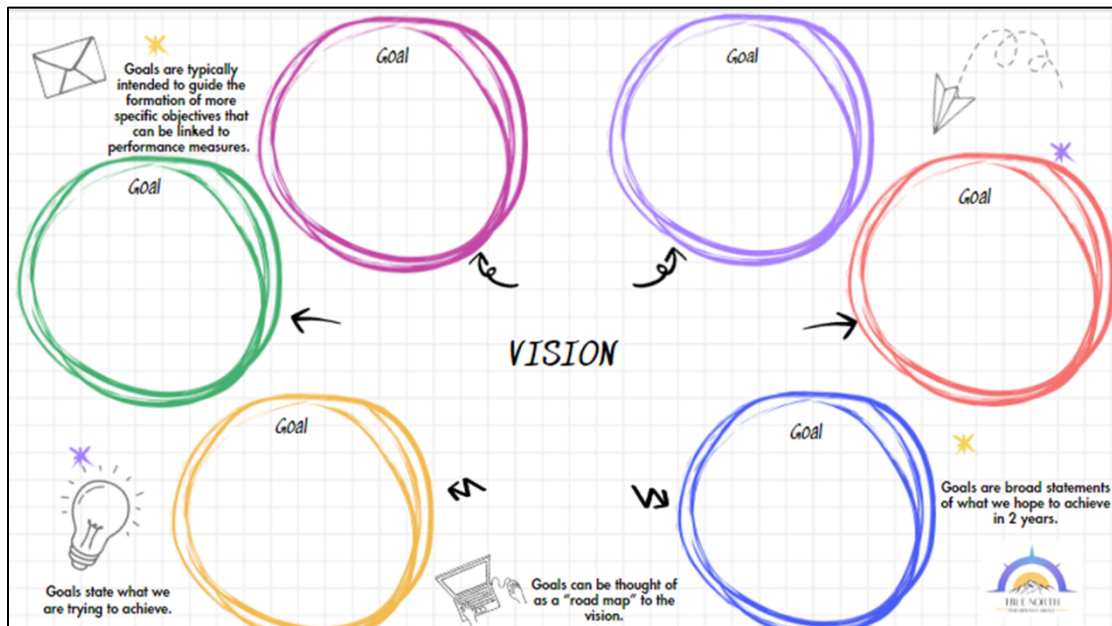
- Minor concerns with wording or editing.
- Agreement with the main thrust of the proposal, but concerns with specific elements which, if changed, would lead to agreement.
- Major concerns: principles disagreement with the overall direction of the proposal, which if not addressed, would lead the member to block the consensus (level D).

Source: Hustedde, Smutko, and Kapsa, *Turning Lemons into Lemonade* (n.d.)

The 20 KSAs were then prioritized with a strategic filter designed in collaboration by the Council. The filter included the following criteria:

- Essential Services (What keeps the lights on and is mandatory by law)
- What creates efficiencies
- Connected services
- Ongoing projects that are critical and priorities – what needs to happen for successful completion?
- What has been “hanging on the wall” and really needs to get done?
- “Big vs Small Impact” What has a big impact on the community and meets citizens needs?

The KSA receiving the most dots were considered the highest relative priority.



GOAL 1: To be a safe community**Goal Objectives**

- Increase public trust in police
- Ensure adequate response time
- Provide road and traffic safety
- Maintain current conditions (low crime rates) and addressing negative public perception
- Address new threats (opioids & encampments)

Goal Key Partners

- County
- NCDOT

Goal Key Strategic Actions for FY 2025

This Goal has 2 Key Strategic Actions. The City Council vote for top priority is indicate in parathesis.

1. Develop a Public Safety staffing proposal that considers growth (3)
2. Review the agreement with the County for fire service

GOAL 2: To provide effective and sustainable infrastructure**Goal Objectives**

- Provide effective Wastewater Treatment Plant (WWTP)
- Provide effective sidewalks and streets
- Provide effective Stormwater infrastructure
- Maintain and execute on an appropriate Capital Improvement Plan

Goal Key Strategic Actions for FY 2025

This Goal has 6 Key Strategic Actions. The City Council vote for top priority is indicate in parathesis.

1. Make progress on the WWTP (4)
2. Continue to seek funding on the Downtown master Plan (1)
3. Increase maintenance of existing infrastructure (5)
4. Provide budget proposal to accelerate street repaving schedule
5. Update stormwater plan and seek funding for approved options (4)
6. Consider revisions to fee-in-lieu policy for sidewalks

GOAL 3: To cultivate a vibrant economy in Brevard, characterized by vitality and sustainable development

Goal Objectives

- Ensure consistency to the comp plan
- Support local businesses
- Levering local resources
- Incentivize specialized manufacturing and industries
- Increase the number of jobs available in the community with competitive salaries that match the cost of living
- Focus on the arts and culture of the community

Goal Key Partners

- Henderson County
- Transylvania County
- Friends of the ET

Goal Key Strategic Actions for FY 2025

This Goal has 1 Key Strategic Actions. The City Council vote for top priority is indicate in parathesis.

1. Create an economic development incentive policy (2)

GOAL 4: To ensure affordable housing for all**Goal Objectives**

- Ensure housing that is affordable and appropriate for the workforce in the community
- Ensure adequate choices for diverse housing needs
- Ensure adequate availability of housing for all in the community

Goal Key Partners

- Habitat for Humanity
- Faith based organizations

Goal Key Strategic Actions for FY 2025

This Goal has 4 Key Strategic Actions. The City Council vote for top priority is indicated in parenthesis.

1. Ensure progress on Phase I of DFI Study (4)
2. Pursue grants for infrastructure (Azalea/Rhodo neighborhood)
3. Underwrite programs that produce affordable units (3)
4. Continue reviewing the UDO to encourage “missing middle” housing/density where appropriate (2)

GOAL 5: To promote unity, foster a strong sense of community, and encourage collaboration among residents and stakeholders**Goal Objectives**

- To support festival and special events (MLK celebration and Juneteenth)
- To support DEI initiatives
- To provide effective communication and community engagement
- To leverage Boards and Committees
- To gain citizen input
- Provide advocacy for the community (legislative policy and agendas)

Goal Key Partners

- Heart of Brevard
- TDA
- Chamber

Goal Key Strategic Actions for FY 2025

This Goal has 1 Key Strategic Action. The City Council vote for top priority is indicated in parenthesis.

1. Refresh Brevard’s approach to organizing and hosting festivals

GOAL 6: To ensure we are a high quality organization, optimizing resources and processes to enhance service delivery and responsiveness to the needs of our community.

Goal Objectives

- To ensure efficient operations
- To optimize budget with appropriate tax rate'
- To provide exceptional financial management and maintain fund balance policy
- To provide effective IT services to the departments
- To ensure adequate space and equipment for employees to deliver high quality services
- To maintain legal compliance
- To ensure organizational design that reflects the community needs
- To attract and retain high quality staff
- To ensure effective project management ensuring that special/critical projects are executed

Goal Key Strategic Actions for FY 2025

This Goal has 3 Key Strategic Actions. The City Council vote for top priority is indicate in parathesis.

1. Address aging technology and software systems (4)
2. Complete space needs analysis and changes for all departments
3. Focus on employee engagement (2)

GOAL 7: To ensure effective transportation network that enhances the connectivity of the community and access to natural resources

Goal Objectives

- To provide adequate outdoor recreation opportunities accessible via our transportation network
- To ensure adequate trails and multiuse pathways especially focused on supporting the Ecusta and Estatoe trail
- To provide effective greenways and blueways

Goal Key Strategic Actions for FY 2025

This Goal has 3 Key Strategic Actions. The City Council vote for top priority is indicate in parathesis.

1. Create a parking plan and wayfinding sign plan for the whole city (3)
2. Complete the Tannery North section of Estatoe Trail (2)
3. Complete easements and design for remaining sections of Estatoe Trail (3)

CONCLUSION

In conclusion, the strategic planning retreat for the City of Brevard has been a collaborative and insightful journey, laying the groundwork for a dynamic and sustainable future. Through engaged discussions, careful analysis, and the integration of diverse perspectives, the Council has forged a roadmap that aligns with the community's aspirations and positions Brevard for long-term success. The identified goals and objectives encapsulate the collective vision for the City, emphasizing Key Strategic Actions for the next 12-18 months. It is essential to recognize that successful implementation will require ongoing commitment, adaptability, and continuous evaluation. As Brevard moves forward, the success of a strategic plan lies not only in a comprehensive design but also in the commitment of all stakeholders involved. The collaboration between community members, local government, and external partners will be pivotal in realizing the envisioned future for Brevard. While this retreat began the journey to design a comprehensive organizational strategic plan, additional collaborative work should be done to finalize the plan. Consultant recommendations include:

- Reviewing this document with Council to ensure it encapsulates the Council's interest
- Reviewing and potentially updating the current Vision Statement with themes from the retreat
- Reviewing the organizational mission statement
- Developing Core Values for the organization
- Providing an opportunity for the community and employees to provide feedback and input
- Making final revisions to the plan
- Adopting the strategic plan with expectations of performance management
- Developing Key Performance Indicators to manage for results.

Regular reviews, open communication, and a flexible approach to adjustments will be crucial elements in ensuring that the strategic plan remains a living document, evolving in response to changing circumstances and emerging opportunities. The commitment to transparency, community engagement, and shared responsibility will be integral to the plan's effectiveness. Brevard is poised for a future defined by sustainable growth, enhanced quality of life, and a sense of community pride. As Brevard embarks on the journey ahead, carry forward the momentum generated through this strategic planning process, fostering a collective commitment to the well-being and prosperity of Brevard and its residents. I appreciate the dedication and enthusiasm demonstrated by all participants throughout this strategic planning endeavor. With a shared vision and a commitment to excellence, I look forward to witnessing the positive transformation and continued success of Brevard. Sincerely,

Rebecca Jackson, Adjunct Faculty Member, UNC SOG Center for Public Leadership and Governance; CEO, True North Performance Group, LLC