



**AGENDA**  
**BREVARD PLANNING BOARD - REGULAR MEETING**  
**Tuesday, December 16, 2025 - 5:30 PM**  
**City Council Chambers**

**I. Welcome**

**II. Introduction of Board Members**

**III. Certification of Quorum**

**IV. Approval of Agenda**

**V. Approval of Minutes**

- a. Draft Minutes November 18th, 2025

**VI. Public Comments**

**VII. New Business**

- a. Green Growth Audit Discussion
- b. 2026 Calendar
- c. 2026 Chair & Vice-Chair Elections

**VIII. Unfinished Business**

**IX. Remarks**

**X. Adjourn**

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Agenda Posted, Website 12.11.2025.  
M. Baker, Clerk to the Board

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**MINUTES  
BREVARD PLANNING BOARD  
NOVEMBER 18<sup>TH</sup>, 2025  
COUNCIL CHAMBERS CITY HALL**

The Brevard Planning Board met for a regular meeting Tuesday, November 18<sup>th</sup>, 2025 at 5:30 PM in the Council Chambers at City Hall.

**Members Present:** Greg Hunter, Chair  
Reid Wood, Vice Chair  
Peter Chaveas  
Alan Mercaldo  
Jerry Yunker  
Michael Hinds

**Members Absent:** Karen Darity

**Staff Present:** Madalin Baker, Board Clerk  
Aaron Bland, Assistant Planning Director  
Paul Ray, Planning Director

**I. Welcome**

At 5:34 PM, Greg Hunter, Chair, called the meeting to order.

**II. Introduction of Planning Board Members**

The Board introduced themselves.

**III. Certification of Quorum**

G. Hunter confirmed with the Board Clerk that a quorum from the Board was present.

**IV. Approval of Agenda**

A. Mercaldo made a motion to approve the agenda. R. Wood seconded, unanimously carried.

**V. Approval of Minutes**

M. Hinds motioned to approve the October minutes. P. Chaveas seconded, passed unanimously.

**VI. Public Comments – None**

## VII. New Business - None

## VIII. Unfinished Business

### a. Pisgah Gateway District Rezoning

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

Background: In June and September of 2024 the Board discussed rezoning much of the area around the major US 64 / US 276 / NC 280 intersection at the entrance to Pisgah National Forest to a newly-created base zoning district called the Pisgah Gateway Mixed Use District, or PGX for short. The Board forwarded a favorable recommendation to City Council, who enacted the rezoning on November 18, 2024. Following this action, the North Carolina General Assembly adopted SL 2024-57 via a veto override, a provision of which pertaining to "downzonings" retroactively invalidated the enactment of PGX. In February of 2025 Council re-adopted the text amendments of the Unified Development Ordinance that created the PGX district and all of its zoning regulations, but did not apply the new district to any parcels of land. In May of 2025, Staff brought the idea of creating PGX back to the Planning Board, which again recommended in favor. A public hearing was held by City Council in June, however, due to the uncertainty of pending legislation that could have potentially re-amended the downzoning statute, Staff requested Council table the matter. Council did just that at their August 4, 2025 meeting.

Discussion: Since being tabled, none of the various proposed bills in the General Assembly have made much progress. Therefore, Staff is recommending moving forward with the PGX rezoning, but only for those properties who have expressly consented to the downzoning it would create, as allowed by Section 160D-601 of the General Statutes.

Policy Analysis: The creation of a new zoning district in this area is supported by LUH-10 of the Building Brevard 2030 Comprehensive Land Use Plan. LUH-10 recommends an overlay district, but Staff believes that a new base district is a more appropriate method.

Following his staff report, A. Bland opened to the Board for questions. P. Chaveas asked if any properties had explicitly said they were against the rezoning. A. Bland answered yes, the parcel with the Sycamore Cycles building and the old Fish Camp declined the rezoning because they like having the 0 setback provisions in their current DMX zoning.

G. Hunter asked whether property owners included in the map area who are not included in this initial rezoning will have to pay the standard rezoning fee in the

future, which A. Bland specified yes, they will. A. Mercaldo asked about spot zoning concerns, and A. Bland said staff does not foresee any major issues, as the rezoning before the Board includes multiple properties and does not disproportionately benefit a specific property owner. G. Hunter asked if the rezoning would conflict with NCDOT interests at all, and A. Bland said no. A. Mercaldo if state legislation in the future could potentially undo the rezoning, and A. Bland said yes, possibly, depending on the enactment date of the new legislation. M. Hinds asked about potential rezoning interacting with DOT roundabout projects planned in the area, and A. Bland noted the DOT ROW acquisition process there is already complete. M. Hinds asked what the objections might be for non-consenting properties, and A. Bland cite difficulty reaching large commercial property owners, and site-specific concerns from the owners at the Hub related to future development plans. A. Mercaldo asked about the possibility of waiving the rezoning fee for a “second batch” of property owners in the future, and A. Bland noted it was feasible, and would be recommended to council.

M. Hinds made a motion to approve the rezoning with reference to the consistency statement. P. Chaveas seconded, and the motion passed unanimously.

**IX. Remarks**

G. Hunter welcomed new members to the Board.

**X. Adjournment**

There being no further business, R. Wood made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned at 5:59 PM.

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Reid Wood, Vice Chair

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Madalin Baker, Board Clerk

**STAFF REPORT**  
**Planning Board, Tuesday, December 16, 2025**

**Title:** Green Growth Audit Discussion  
**Speaker:** Emily Brewer, AICP, Senior Planner  
**Prepared by:** Emily Brewer, Senior Planner  
**Approved by:** Paul Ray, Planning Director

**Background & Discussion**

Staff received a grant from the North Carolina Wildlife Resource Commission's (NCWRC) Partners for Green Growth cost-sharing assistance program. This program provides financial and technical assistance to communities that are pursuing planning initiatives that consider midlife and natural resource conservation in land use and development planning, incentives and ordinances. The City of Brevard is conducting a "Green Growth Audit" of the existing Unified Development Ordinance and developing an action plan for implementation. The outline of strategies is below:

1. **Conservation** of land with efficient development strategies
  - 1.1. Limit development in sensitive areas
  - 1.2. Prioritize infill development in regulations.
  
2. **Mitigation** of negative impacts of development
  - 2.1. Require environment surveys prior to large-scale construction
  - 2.2. Control sedimentation and erosion associated with development
  - 2.3. Improve stormwater management
  - 2.4. Preserve and expand tree canopy and landscaping
  - 2.5. Manage urban heat
  
3. **Preservation** of sensitive areas
  - 3.1. Protect steep slope areas.
  - 3.2. Prevent flood damage
  - 3.3. Enhance surface water protection
  
4. **Restoration** of natural ecosystems and wildlife habitats
  - 4.1. Integrate restorative open spaces in development
  - 4.2. Reduce light pollution
  - 4.3. Incorporate native species in landscaping

The full draft will be presented in January, but Staff will present the outline and share some key recommendations at the Planning Board meeting.

**Policy Analysis**

One of the major goals of the Building Brevard Comprehensive Land Use Plan is to One of the major goals of the plan is to: *Celebrate Brevard's natural resources through conservation*

*of environmentally sensitive areas, improving access to recreation, and restoration of native ecosystems.”* This conservation goal is then followed with recommendations, an entire section of which is centered around Parks, Natural Resources & Cultural Resource (PNRC). These include:

- PNRC-5: Require conservation design in areas with sensitive cultural resources.
- PNRC-6: Encourage natural amenities to be preserved as open space in new development.
- PNRC-10: Preserve steep slopes and natural areas adjacent to Pisgah Forest.
- PNRC-11: Preserve and restore natural areas adjacent to the French Broad River.
- PNRC-13: Encourage the use of native species in public projects and private development.
- PNRC-16: Maintain and improve diversity (age and species) of the urban tree canopy.

**Action**

No action is requested at this time.

**Attachments:**



**BREVARD PLANNING BOARD**  
**2026 MEETING SCHEDULE**

| <b>Date</b>        | <b>Time</b> | <b>Type</b>         | <b>Location</b>  |
|--------------------|-------------|---------------------|------------------|
| January 27, 2026   | 5:30 PM     | Regular Meeting     | Council Chambers |
| February 24, 2026  | 5:30 PM     | Regular Meeting     | Council Chambers |
| March 24, 2026     | 5:30 PM     | Regular Meeting     | Council Chambers |
| April 28, 2026     | 5:30 PM     | Regular Meeting     | Council Chambers |
| May 26, 2026       | 5:30 PM     | Regular Meeting     | Council Chambers |
| June 23, 2026      | 5:30 PM     | Regular Meeting     | Council Chambers |
| No meeting July    | N/A         | Customary to cancel | Council Chambers |
| August 25, 2026    | 5:30 PM     | Regular Meeting     | Council Chambers |
| September 22, 2026 | 5:30 PM     | Regular Meeting     | Council Chambers |
| October 27, 2026   | 5:30 PM     | Regular Meeting     | Council Chambers |
| November 17, 2026  | 5:30 PM     | Regular Meeting     | Council Chambers |
| December 15, 2026  | 5:30 PM     | Regular Meeting     | Council Chambers |

Adopted:

Distribution: Posted    Madalin Baker, Board Clerk