



AGENDA
BREVARD PLANNING BOARD - REGULAR MEETING
Wednesday, April 8, 2026 - 5:30 PM

I. Welcome

II. Introduction of Board Members

III. Certification of Quorum

IV. Approval of Agenda

V. Approval of Minutes

- a. Draft Minutes 03.24.2026

VI. Public Comments

VII. Unfinished Business

- a. TXT-26-0003 Non-conformities Text Amendment

VIII. New Business

- a. REZ-26-0001 - Welcome St. NMX →RMX
- b. TXT-26-0002 - Data Center Text Amendment
- c. REZ-26-0002 - → Pisgah Gateway

IX. Remarks

X. Adjourn

Agenda Posted, Website (03.31.2026)

V. Gass, Clerk to the Board

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

**MINUTES
BREVARD PLANNING BOARD
MARCH 24TH, 2026
COUNCIL CHAMBERS CITY HALL**

The Brevard Planning Board met for a regular meeting Tuesday, March 24th, 2026, at 5:30 PM in the Council Chambers at City Hall.

Members' Present: Greg Hunter, Chair
Reid Wood, Vice Chair
Karen Darity
Michael Hinds
Peter Chaveas
Jerry Yunker

Members' Absent: Alan Mercaldo

Staff Present: Emily Brewer, Senior Planner
Aaron Bland, Assistant Planning Director
Stephanie Hollad, Planner
Vith Gass, Board Clerk

I. Welcome

At 5:31PM, 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

P. Chaveas made a motion to approve the agenda. J. Yunker seconded, unanimously carried.

V. Approval of Minutes

R. Wood motioned to approve the February minutes. M. Hinds seconded, passed unanimously.

VI. Public Comments – None

VII. Unfinished Business – None

VIII. New Business

a. TXT-26.0003 Non-Conformities Text Amendment

E. Brewer opened the discussion by outlining the objectives: to update the nonconformity regulations. The goal is to enhance fairness and clarity in our code, aligning it with modern standards while maintaining, or even boosting, redevelopment opportunities. Given the scope of these changes, staff is proposing a two-part approach—this initial study session for feedback, followed by a full text amendment presentation at a future meeting.

E. Brewer presented her staff report, a portion of which follows:

Background: In North Carolina, nonconformities (often referred to as “nonconforming uses, structures, or lots”) are governed primarily by NCGS Chapter 160D, which establishes the framework for local land development regulation. Under this statute, nonconformities are generally allowed to continue even if they do not comply with current zoning regulations, recognizing vested property rights. Though, “nonconforming”, they are not subject to enforcement action, while violations are. However, local governments are authorized to adopt ordinances that limit the expansion, enlargement, or intensification of these nonconforming situations, and may require compliance when substantial improvements, reconstruction, or changes in use occur. This law intends to balance the protection of existing property rights with the public interest in gradually bringing development into conformity with adopted plans and regulations. As land becomes scarcer, redevelopment and identification of existing properties continues to occur increasingly. Amending this chapter will have significant ramifications for our community - it is vital that redevelopment occurs in a way that benefits the community as a whole and is fair to the property owners.

A staff-initiated text amendment to amend Chapter 14 of the Zoning Ordinance regarding nonconforming uses, structures, and lots. The goals of these regulations are to:

1. Limit substantial investment in nonconformities
2. Bring about eventual elimination and/or lessen their impact on surroundings
3. Preserve the integrity of the ordinance and the character of the city

Discussion and Presentation

A. Challenges and Opportunities in Non-conformity Regulation:

- Non-conformities create inconsistencies in zoning districts and limit the liability required to modern standards.
- Non-conformities can reduce property values and create uncertainty for the developers and neighbors.
- The need to balance protecting property rights with advancing community planning goals.
- The task of rewriting the non-conformity chapter to limit substantial investment in non-conformities and promote eventual elimination.

B. Regulatory and Economic Impacts of Non-Conformity

- Discouraging property upgrades and reinvestment due to compliance costs.

C. Three Policy Considerations

- Authority to continue
- Authority to expand or alter a non-conformity
- When compliance is triggered

D. Proposed Changes to Non-Conforming Uses:

- Expansion of non-conforming use is allowed if it remains within the same use matrix.
- Single-family use can expand even if the use is not permitted in the current zoning district.
- Non-conforming uses cannot be re-established if abandoned for 180 days or more.
- The importance of clear definitions and evidence for abandonment.

E. Proposed Changes to Non-Conforming Structures

- Non-conforming structures may be enlarged if they comply with current regulations.
- Damage or destruction by natural disaster or accident is considered, with a 50% damage threshold for compliance.
- Historic structures can be altered or expanded if approved by the Joint Historic Preservation Commission.
- Manufactured homes cannot be replaced if they don't meet current requirements.

F. Proposed Changes to Non-Conforming Lots and Site Features

- Non-conforming lots: No minimum lot sizes or road frontage requirements but must provide proof of access.
- Non-conforming site features: Changes must be brought into compliance, but not full compliance for minor changes.
- Site features such as landscaping, buffers, screening, and parking areas and its importance of clear standards to avoid confusion and delays

G. Compliance thresholds and Incremental Compliance

- Different compliance thresholds: new construction, proportional compliance, incremental improvement compliance.
- New construction triggers full compliance with all standards.
- Proportional compliance requires a percentage of project cost to be spent on improvements.
- Incremental improvement compliance ties compliance to the specific improvements being made.

H. Application of Compliance Standards

- Applicability of standards based on the type of improvement being made
- Expanding a parking lot or adding a sidewalk are some examples of incremental compliance.
- Rational Nexus: justifying the need for specific improvements based on the impact on the community.
- The importance of clear applicability standards in each section of the ordinance.

I. Discussion on Community Priorities and Enforcement

S. Holland highlights that retrofitting low-value properties can deceive owners, where minor conversions – such as installing a sandwich kitchen in an old gas station – often spiral into extensive projects requiring full site reconfigurations, HVAC upgrades, and expensive demolition. These renovations carry high risks, turning simple plans into significant budget-breaking overhauls. M. Hinds raised the question of whether these passive investors are buying to lease/hold or if they are simply speculators looking for flip quickly. S. Holland acknowledges that many building owners have held their properties for over 20 years. Instead of enforcing improvements based solely on a blanket percentage of investment, the goal is directly linking upgrades to the specific nature of the development work being done. This ensures that renovations – such as kitchen remodel – do not trigger unrelated

requirements, like sidewalk construction, unless the project is site-related. Our goal is to encourage improvements, not create obstacles that discourage long-term owners and lead to deterioration, she added.

E. Brewer noted, even if a developer or buyer thinks they know what they are getting, our current non-conformity regulations are so confusing that understanding the actual expectations is nearly impossible.

A. Bland explained that city planning exists on a spectrum between rigid, conformance-driven ordinances and more lenient, rehabilitation-focused approaches. The core challenge of the community is determining where on that spectrum to operate - balancing strict enforcement with encouraging investment and property improvement and the need for clear guidance on which improvement are high priority.

P. Chaveas asked if the current owner sells to a new party, and does the new owner inherit the right to expand. Brewer confirmed that the expansion rights are tied to the owner of the land.

Abandonment: A. Bland clarified that the crucial element is the intent not to resume use. Mere inactivity for a period (e.g. six months) is not enough. If the pause is forced, unavoidable, or lack of intent to abandon, the property or status is not legally abandoned.

A. Bland noted that the city has only recently gained authority to manage certain aspects of land use, though they have been handling some of these issues for as long as the Unified Development Ordinance (UDO) has been in place. He added that a significant change occurred about five years ago where a defined statute of limitations was established for zoning violation, whereas previously there was none. He then proceeded to differentiate between legal non-conformities and illegal ones, stating that cleaning up the ordinance chapter will aid in future enforcement actions.

A. Bland poses a question to the Board regarding how many “band aids” (temporary repairs) should be allowed on a dilapidated building before the city mandates that the owner build a new structure that meets current standards. Finally, he is asking the Board for guidance on how “hardcore” or strict the city should be in enforcing these standards and where they want to land on this issue.

S. Holland has expressed a desire to draw a hard line on sidewalk development; the objective is to codify this requirement into a new ordinance. This will provide a defensible, written policy, allowing the us to enforce requirements consistency rather than relying on field negotiations because right now, the ordinance is not as clearly defined.

R. Wood requested if we could look at a map while talking so we can see the locations we are discussing, especially when talking about downtown sidewalks and futures highway projects, since some current sidewalks don't go anywhere. In reference to 14, R. Wood wants to ensure the client fully understands the potential 'domino effect' of their decisions. She added that nobody likes sudden, unexpected costs. We want to avoid a situation where a simple requirement turns into a massive, surprising expense.

G. Hunter advocated for hybrid approach; incremental updates at the chapter level combined with full compliance in specific areas and targeted zoning districts.

J. Yunker questioned the vision and practical implementation of the proposed changes. E. Brewer expressed confidence that the public would welcome the clearer, new chapter, noting that since the public rarely reviews the non-conformities chapter, the rollout should be straightforward. She added that the focus would be clarifying the changes at the public hearing, as developers and staff are the primary users of that specific chapter.

E. Brewer noted the Planning team's proactive approach to notifying steak holders of regulatory changes currently in the "hopper" or planning board stage, highlighting their effectiveness in maintaining transparent communication.

b. REZ-26-0001 – Welcome St. NMX →RMX

A. Bland has requested the Board that we expedite the rezoning request for the property on Welcome Street, located behind the Children's Court Factory building. Due to the project complexities, the applicant needs to be heard by the City Council on April 20th, 2026, to avoid significant delays and project impacts. He explained that since April has only one budget-related meeting, he asked the Board to consider moving the scheduled April 28th meeting up to April 8th, or alternatively, 13th, or 14th, to accommodate this request and avoid second meeting. The Board agreed to meet on April 8th, 2026, R. Wood noted that she will be absent.

IX. Final Remarks and Next Steps

The draft ordinance will be presented for review and recommendation on the April 8th, 2026, meeting. E. Brewer advocated for a phase implementation of the new regulations. The agenda also will include a rezoning request on Welcome Street.

X. Adjournment

There being no further business, R. Wood made a motion to adjourn the meeting, seconded by M. Hinds, the motion carried out unanimously, and the meeting adjourned at 6:49 PM.

Greg Hunter, Chair

Edievith Gass, Board Clerk

STAFF REPORT
Planning Board, Wednesday, April 8, 2026

Title: TXT-26-0003 Nonconformities Amendment
Speaker: Emily Brewer, AICP, Senior Planner
Prepared by: Emily Brewer, Senior Planner
Approved by: Paul Ray, Planning Director

Background

In North Carolina, nonconformities (often referred to as “nonconforming uses, structures, or lots”) are governed primarily by NCGS Chapter 160D, which establishes the framework for local land development regulation. Under this statute, nonconformities are generally allowed to continue even if they do not comply with current zoning regulations, recognizing vested property rights. However, local governments are authorized to adopt ordinances that limit the expansion, enlargement, or intensification of these nonconforming situations, and may require compliance when substantial improvements, reconstruction, or changes in use occur. This law intends to balance the protection of existing property rights with the public interest in gradually bringing development into conformity with adopted plans and regulations. As land becomes more scarce, redevelopment and densification of existing properties continues to occur more and more. Amending this chapter will have significant ramifications for our community - it is vital that redevelopment occurs in a way that benefits the community as a whole and is fair to the property owners.

This is a staff-initiated text amendment to rewrite the City's requirements for nonconformities, specifically Chapter 14. The goals of these regulations are to:

- 1. Limit substantial investment in nonconformities
- 2. Bring about eventual elimination and/or lessen their impact on surroundings
- 3. Preserve the integrity of the ordinance and the character of the city

At the March meeting, Staff shared an overview of the challenges with nonconformities and proposed ideas with Planning Board for discussion prior to a review of the ordinance language.

Discussion

A nonconformity is defined as a lot, structure, use, sign, or site feature that was legally established but no longer complies with current development code requirements. Importantly, nonconformities are not violations; they result from code amendments, annexations, or zoning district changes. Common examples include nonconforming uses that are no longer permitted in a zoning district, nonconforming structures that fail to

meet dimensional standards such as setbacks or height limits, nonconforming lots that do not meet frontage requirements, and nonconforming site features such as parking layouts, landscaping, signs, or buffers that do not meet current standards.

Nonconformities create regulatory, economic, and planning challenges. From a regulatory standpoint, they create inconsistencies across sites, complicate ordinance administration, and limit the ability to require modern standards. Economically, they can discourage reinvestment, reduce property values, and create uncertainty for developers and neighbors. From a planning perspective, nonconformities can undermine long-term land use goals and perpetuate outdated development patterns. At the same time, reinvestment provides an opportunity to gradually improve compliance and modernize sites over time.

Legal considerations also play a key role because nonconformities sit at the intersection of vested property rights and municipal zoning authority. This creates a balancing act between protecting private property rights and advancing community planning goals. Regulations that are too strict may discourage reinvestment, while overly lenient regulations can perpetuate noncompliance. North Carolina law allows continuation of lawful nonconformities—often referred to as “grandfathering”—which permits lawfully established nonconforming uses, structures, and lots to continue operating, remain in their existing footprint, and maintain their location, provided they were established before the zoning change. Local governments can adopt regulations with regard to how or if a nonconformity may be expanded and when compliance is required for a project. Typically, the overarching goals of nonconformity regulations are to limit substantial investment in nonconformities, encourage eventual elimination or mitigation of impacts, and preserve the integrity and character of the ordinance and community.

The current ordinance presents several challenges. It is often vague and confusing, making it difficult to administer fairly and challenging for developers to understand expectations. It uses ambiguous phrases such as “to the maximum extent possible” and “increasing the degree of nonconformity,” conflates nonconforming uses and structures, and contains contradictions. It also relies on investment thresholds tied to building value to determine compliance without clearly defining normal repairs versus improvements. This forces staff to estimate project costs and often prevents improvements to low-value buildings because full redevelopment becomes financially infeasible.

Nonconformity regulations typically address several components, including types of nonconformities (uses, structures, lots, and site features), authority to continue, authority to expand or alter, and thresholds for when compliance is required. Different expansion policy approaches exist. A strict elimination approach prohibits expansion entirely, which is simple to administer but discourages reinvestment. A controlled expansion approach allows limited expansion, often with percentage caps, offering moderate flexibility. A compliance-based approach allows expansion if improvements comply with current regulations, aligning new investment with policy goals.

The following reflects the proposed expansion policies for the different types of developments.

- **Nonconforming Uses:** In the proposed language for nonconforming uses, expansion is generally not permitted, though exceptions may be granted for low-density residential uses such as single-family, duplex, triplex, or quadraplex dwellings. Increased intensity—such as longer hours, more employees, or higher trip generation—is typically prohibited. If a nonconforming use is abandoned for 180 days or more, it cannot be reestablished, and once converted to a conforming use, it cannot revert back.
- **Nonconforming Structures:** Nonconforming structures, on the other hand, may be enlarged as long as the expansion does not increase the degree of nonconformity and complies with current regulations. For example, a building encroaching into a front setback may expand elsewhere but not further into that setback. The proposed ordinance language details what is meant by "increasing the degree of nonconformity" to ensure consistent application and clear expectations. If a structure is damaged as the results of a natural disaster or accident, the permissions differ slightly. Structures damaged less than 50 percent of replacement value may be reconstructed as before, provided work begins within 180 days, while structures damaged 50 percent or more must be rebuilt in compliance.
- **Nonconforming Lots:** Nonconforming lots with inadequate frontage may be developed if legal access exists, but cannot be developed if they can be combined with adjacent lots under common ownership. Subdivision activity is allowed only if it improves the nonconformity.
- **Nonconforming Site Features:** Nonconforming site features—such as accessory structures, fences, signs, parking areas, landscaping, and lighting—must be brought into greater compliance when modified. The administrator also had the authority to require changes to address public health and safety concerns, like closure of extra driveways.

Compliance thresholds determine when redevelopment triggers upgrades. One approach requires full compliance when redevelopment occurs, such as construction of a new principal building or major expansions. Another approach, proportional compliance, requires investing a percentage of project cost into correcting nonconformities, though this can be difficult to administer. Incremental improvement compliance requires specific elements to be upgraded when related improvements are made, creating a rational nexus between impacts and required upgrades. This allows gradual compliance over time.

The proposed hybrid compliance approach combines these methods. Full compliance would be triggered by “new construction” of a principal building, defined as additions or improvements equal to or exceeding a specified percentage of floor area or building value.

In this proposal, the "new construction" threshold—currently 66 percent—is proposed to be higher at 75%. Incremental compliance would also apply based on the type and scale of improvements, rather than solely monetary investment. For example, landscaping buffers and screening requirements would apply during new construction but also expansions exceeding 25 percent of gross floor area, or parking expansions exceeding 50 percent or ten spaces. This approach aims to balance fairness, clarity, and gradual improvement while encouraging reinvestment and advancing community planning goals.

Policy Analysis

Nonconformities are not addressed in any of the City's adopted plan and policies, including the Building Brevard 2030 Comprehensive Plan. Therefore, this proposal is neither consistent nor inconsistent. However, addressing nonconformities in a way that leads to gradual compliance with maintain the integrity of the City's Unified Development Ordinance and further the planning goals and objectives outlined in the Comprehensive Land Use Plan.

Recommendation

The Planning Board's role for any proposed amendment to the City's development regulations is to review and make recommendations to City Council pursuant to N.C.G.S. 160D-604. The Board shall make one of the following recommendations with regard to a petition to amend the text of a development regulation:

- Adoption of the amendment as written;
- Adoption of the amendment as revised by the Board; or
- Rejection of the amendment.

In accordance with North Carolina General Statutes, the Planning Board must also submit a statement analyzing the consistency and reasonableness of this proposal with regards to existing policies or plans of the City of Brevard. A Statement of Consistency and Reasonableness is included for the Board’s review.

Attachments:

1. Proposed Amendments
2. Consistency Statement BPB



UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.3. Principal structures.

- A. No development shall contain more than one principal building per lot, unless:
 1. As part of an approved group development;
 2. As part of a conditional zoning district; or
 3. As part of an approved special use permit; ~~or~~
 4. ~~As part of a pre-existing nonconforming use.~~
- B. A multi-unit structure, such as duplexes, townhomes, and mixed-use buildings, within a single lot will be treated as a single primary structure for the purposes of compliance with the dimensional standards of this ordinance.
- C. For separate lots within a zero-lot line development, such as those for some types of townhomes and mixed-use buildings, the individual units will be considered a primary structure for each lot.
- D. The maximum ground floor area for principal structures varies by zoning district and shall be measured in accordance with the following table.

TABLE 2.3-A: GROUND FLOOR AREA	
District	Maximum Ground Floor Area of Each Principal Structure
GR4	10,000 sq. ft.
GR8	8,000 sq. ft.
RMX - Single-family home and duplex	8,000 sq. ft.
RMX - Multi-family and nonresidential	25,000 sq. ft.
NMX	30,000 sq. ft.
PGX	40,000 sq. ft.
DMX	25,000 sq. ft.
CMX	75,000 sq. ft.
IC	100,000 sq. ft.
GI	100,000 sq. ft.

Note: Projects of developments that do not meet the above standards apply for conditional zoning in accordance with Section 2.1.C.



CHAPTER 5. ARCHITECTURAL STANDARDS

5.2. Applicability.

- A. This chapter shall apply when any of the following occurs:
1. New construction of a building or buildings; and
 2. Any new changes to building facades, including but not limited to replacement of exterior building elements such as wall material/design, roof material/design, or other exterior remodeling. In this case, only the element and/or material of the building that is being changed or modified (including but not limited to the wall material/design, roof material/design, windows, or doors) will be subject to these regulations
- B. The following structures are exempt from the building design elements adopted under this Chapter:
1. Structures subject to regulation under the North Carolina Residential Code (see N.C.G.S. § Section 160D-702(b)).

CHAPTER 8. TREE PROTECTION AND LANDSCAPING

8.3. Tree protection.

- A. **Applicability:**
1. The provisions of the tree protection section of this chapter shall be applicable to any tree that falls within one or more of the following categories:
 - a. Any tree which has a trunk six inches or more in diameter at one foot above the ground; or is of a horticultural variety or is highly ornamental (such as a dogwood, redbud, crab apple, sourwood, flowering cherry, holly or any like or similar such plant) and has a trunk diameter of three inches or more at one foot above the ground.
 - b. Any tree that is noted as part of a development plan or that is required as part of a special use permit, group development, planned development, Conditional Zoning District, or other development approval.
 - c. Any tree located within a historic district or any property containing a historically designated structure.
 - d. Any tree subject to D, below.
- B. **Exemptions:**
1. Trees located on properties subject to the North Carolina Residential Code that are not in a moderately steep or steep slope area shall be exempt from the tree protection provisions of this chapter, except for those trees subject to A.1.b.—c., above, and trees and other vegetation in protection areas set forth in [CHAPTER 6](#) and listed as Tier 1 trees in Section 8.3.D, below.
 2. The following trees are exempt from the provisions of this Chapter: Mimosa (*Albizia julibrissin*), Princess Tree (*Paulonia tomentosa*), Russian Olive (*Elaeagnus angustifolia*), Tree of Heaven (*Ailanthus altissima*), Bradford Pear (*Pyrus calleryana*), Japanese Privet (*Ligustrum japonicum*), Norway Maple (*Acer*



Code of Ordinances and UDO

platanoides), Paper Mulberry (*Broussonetia papyrifera*), Thorney Olive (*Elaeagnus pungens*), White Mulberry (*Morus alba*), White Poplar (*Populus alba*), Chinese Elm (*Ulmus parvifolia*), Silver Maple (*Acer saccharinum*), Lombardy Poplar (*Populus nigra*), Chinese Tallow (*Triadica sebiferum*), Chinaberry (*Melia azedarach*).

3. Pruning trees as normal maintenance provided such pruning does not result in the mutilation, death or destruction of the tree.
 4. All trees which are grown by a licensed plant or tree nursery or tree farm, provided such trees are planted and grown on the licensee's premises for the sale or intended sale to the general public in the ordinary course of the licensee's business.
 5. All trees which have been destroyed or harmed by a storm or similar act of nature or casualty loss; provided the administrator is notified of such intended removal, replacement or relocation at least two business days prior to removal, replacement or relocation of any tree. The administrator shall approve or deny the request within the two-day period, and may require replacement subject to the requirements of this ordinance. There shall be no fee for this inspection and review.
 6. Forestry activity on forestland that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the North Carolina General Statutes.
 7. Forestry activity that is conducted in accordance with a forest management plan that is prepared or approved by a forester registered in accordance with Chapter 89B of the North Carolina General Statutes.
 8. Installation and maintenance activities conducted by public utility providers within utility easements, public lands, or public rights-of-way.
- C. **Permit required:** It shall be unlawful for any person to remove, replace or relocate any tree within the city until an application for a permit has been submitted to the administrator. In determining whether a permit should be issued, the administrator shall consider the following criteria:
1. The condition of the trees with respect to disease, danger of falling, proximity to existing or proposed structures, and interference with utility services.
 2. The necessity to remove trees in order to construct proposed improvements to allow economic enjoyment of the property.
 3. Topography of the land and the effect of tree removal on erosion, soil retention and the diversion or increased flow of surface waters, and coordination with the city's drainage plans and recommendations on drainage patterns.
 4. Number of trees existing in the neighborhood on improved property. Administrator shall be guided by the effect of tree removal upon property, as well as aesthetic values, in the area.

In all cases, the administrator may require the relocation or replacement of the trees as a condition of issuing the permit, on a one-for-one basis, with replacement trees having a caliper of two-inches or more in diameter at one foot above the ground

- D. **Required tree protection areas:** Trees and existing vegetation shall be preserved in accordance with the table below. Exceptions to tree protection in Tier 2 and Tier 3 areas shall be reviewed by the board of adjustment on a case-by-case basis.



TABLE 8.3A: REQUIRED TREE PROTECTION AREAS

Tier	Priority Tree Protection Area	Required Protection
Tier 1	Special Flood Hazard Areas Required Surface Water Protection Area Required Buffer Yard Moderately Steep Slope Areas Steep Slope Areas Wetlands	All Vegetation and Soil to Remain Undisturbed In some cases, limited disturbance may occur within the areas to be protected provided all necessary approvals are obtained. Such activities include, but are not limited to the following: <ul style="list-style-type: none"> • Mitigation of development activities. • Restoration of previously disturb areas. • Stream restoration. • Utility installations and emergency public safety activities. • Construction of a trail or pedestrian walkway that will provide public access. • Required street or driveway connections.
Tier 2	Front Setback Areas Required Landscaping Areas Required Open Space	All Trees Greater than 12" DBH Replacement trees, if permitted, shall be planted at a rate of one tree per each 12" DBH
Tier 3	All Other Locations	All Trees Greater than 24" DBH Replacement trees, if permitted, shall be planted at a rate of 1 tree per each 12" DBH

E. Public tree care and protection:

1. *Responsibility for public tree care:*

- a. The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the city or state-owned rights-of-way or bounds of all streets, alleys, lanes, squares, and city-owned public grounds, or any that extend into the public right-of-way, or that harbors disease or insects in order to ensure public safety or to preserve or enhance the beauty of such public places.
- b. The City of Brevard Public Works Department is hereby granted the responsibility of public tree care within the City of Brevard.
- c. The parks, trails, and recreation committee shall assist and provide guidance to the public works department regarding care and protection of public trees as necessary.

2. *Public tree care:*

- a. The city may remove or cause to be removed by the appropriate agency/contractor, any tree or part thereof which is in an unsafe condition, or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is seriously affected with any injurious insect or disease.
- b. Trees, vines, shrubbery, flowers, or other ornamental vegetation standing in or upon any lot or land adjacent to any public street, sidewalk, greenway, or other public place shall be kept trimmed by the owner or occupant of the property on which the plants are growing so as not to interfere with the free and safe passage along the public way by pedestrians, bicyclists, and vehicular traffic.
- c. The public works department may, in the interest of public health and safety, prune any tree that overhangs into any street, sidewalk, greenway, or right-of-way within the city, so that such branches



shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the walkways, a clear space of 13½ feet above the surface of streets, and a clear space of at least 17 feet above highways. The public works department will notify, in writing or in person, any property owner whose trees will be pruned in accordance with this section, no later than 24 hours prior to pruning.

- d. Pruning of public trees shall be done in conformance with pruning standards published by the International Society of Arboriculture, or similar professional organization.
3. *Public tree protection:* All public trees shall be protected during construction activities in accordance with the following:
 - a. A tree on any street or other publicly owned property whose crown is within five feet of any excavation or construction of any building, structure, or street work, shall be guarded with a substantial fence, frame, or box. The construction tree guard shall be not less than four feet high and at a distance in feet from the trunk equal to the diameter of the trunk at breast height (DBH) in inches. All building material, dirt, or other debris shall be kept outside the construction tree guard.
 - b. Land-disturbing activities within five feet of a public tree shall incorporate protection for tree root areas in accordance with generally accepted best practices.
4. *Prohibited activities:*
 - a. Abuse of public trees:
 - i. No person shall intentionally damage, cut, carve, transplant, or remove any public tree.
 - ii. No person shall attach any rope, wire, nails, advertisements, posters, banners, or other contrivance to any public tree.
 - iii. No person shall knowingly allow any gaseous, liquid, or solid substance which is harmful to trees to contact public trees.
 - iv. No person shall set fire to public trees nor permit any fire to burn when such fire or the heat thereof will injure any portion of a public tree.
 - b. Tree topping of public trees, per Section 8.2.J of this ordinance.

8.4. Buffers and screening.

A. *Applicability:*

1. These regulations shall apply to the following:
 - i. New construction of a principal building or buildings; ~~All newly developed properties~~
 - ii. Expansion of an existing principal building resulting in an increase in the gross floor area of 25% or greater;
 - iii. Expansion of an existing principal building resulting in an increase in required off-street parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; and
 - iv. Change of use or expansion of an existing use resulting in an increase in required off-street parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; and
 - v. Any changes to existing buffers and screening. In this case, only the element that is being changed or modified will be subject to these regulations
 - ii. ~~When expansions or changes in use result in the expansion of gross floor area of an existing building and/or parking and loading area of over 25 percent, and any property containing an existing structure~~



~~undergoes significant or substantial improvement as defined in CHAPTER 19 of this ordinance, then the parcel shall comply with the landscaping requirements of this section to the maximum extent practical.~~

~~iii. When the zoning district classification changes for an existing use or parcel at the request of the property owner or representative thereof, then the parcel shall comply with the landscaping requirements of this section to the maximum extent practical.~~

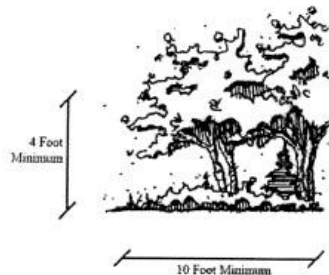
2. The administrator may modify landscaping requirements up to ten percent in situations where pre-existing conditions make it impossible to comply with subsections ii, ~~and iii,~~ and iv above.
3. Applicants are encouraged to design buffer and other landscape areas in such a way as to satisfy stormwater management requirements as set forth in CHAPTER 6 of this ordinance.

B. Buffer yard types:

1. *Type A buffer yard:*

- a. Minimum width: 10 feet.
- b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen.
- c. Maximum horizontal openings: 20 feet.
- d. Performance standard: A buffer which is ten feet in width and contains screening materials which at maturity provide intermittent visual obstruction from the ground to a height of four feet as well as intermittent visual obstruction from a height of four feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width upon the plants' maturity.

FIGURE 8.4-A: TYPE A BUFFER YARD



2. *Type B buffer yard:*

- a. Minimum width: 20 feet.
- b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen; 6—30 feet—Intermittent Visual Obstruction.
- c. Maximum horizontal openings: 15 feet—Semi-Opaque Screen Areas; 20 feet—Intermittent Visual Obstruction Areas.
- d. Performance standard: A buffer which is 20 feet in width and contains screening materials which at maturity provide semi-opacity from the ground to a height of six feet, and intermittent visual obstruction from a height of six feet up to a height of 30 feet. Vegetative screening materials within

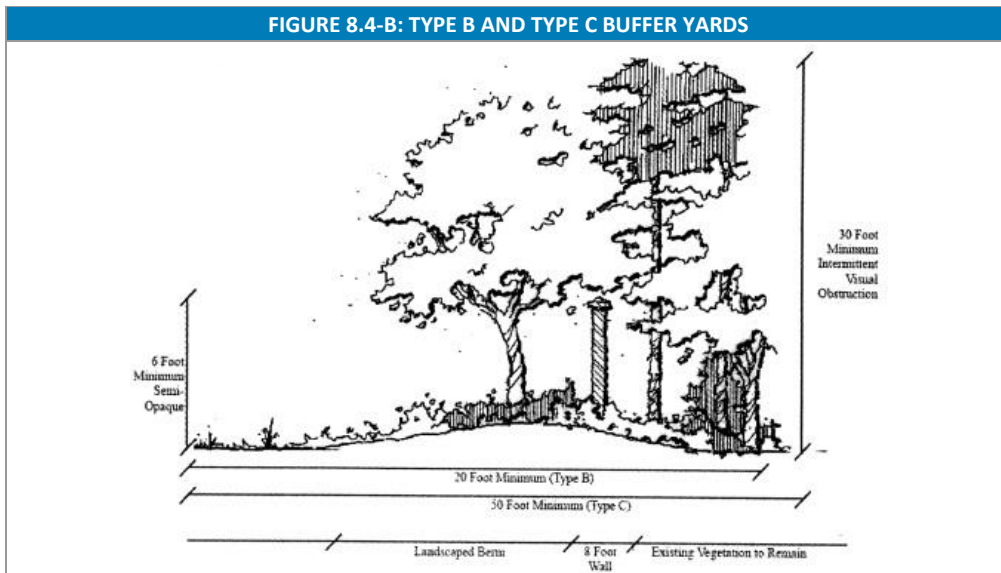


intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width; and vegetative screening materials within semi-opaque areas shall contain horizontal openings no greater than 15 feet in width upon the plants' maturity.

3. *Type C buffer yard:*

- a. Minimum width: 50 feet.
- b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen; 6—30 feet—Intermittent Visual Obstruction.
- c. Maximum horizontal openings: 15 feet—Semi-Opaque Screen Areas; 20 feet—Intermittent Visual Obstruction Areas.
- d. Performance standard: A buffer which is 50 feet in width and contains screening materials which at maturity provides semi-opacity from the ground to a height of six feet, and intermittent visual obstruction from a height of six feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width; Vegetative screening materials within semi-opaque areas shall contain no horizontal openings greater than 15 feet in width upon the plants' maturity.

FIGURE 8.4-B: TYPE B AND TYPE C BUFFER YARDS



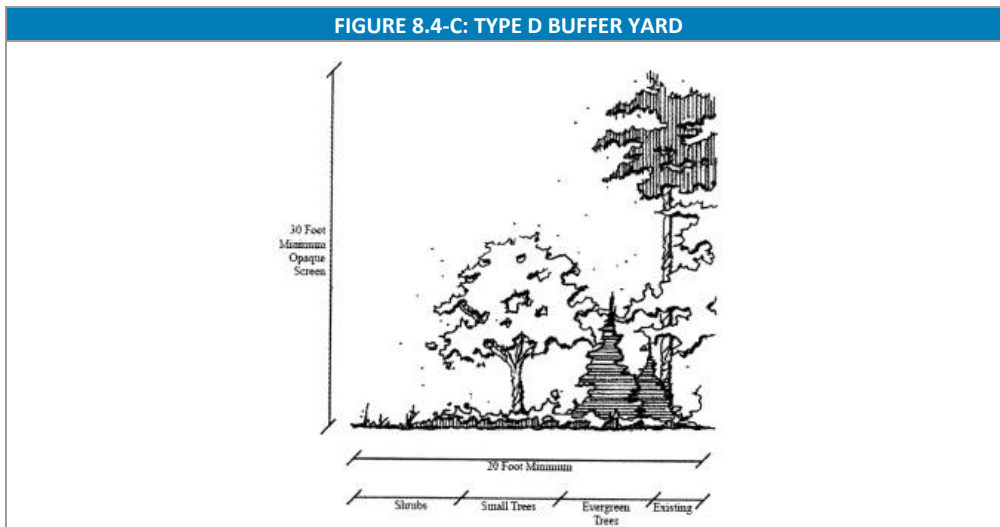
4. *Type D buffer yard:*

- a. Minimum width: 30 feet.
- b. Minimum height and opacity: Ground to 30 feet—Opaque.
- c. Maximum horizontal openings: None permitted.



- d. Performance standard: A buffer which is 30 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screening materials within opaque areas shall contain no horizontal openings upon the plants' maturity.

FIGURE 8.4-C: TYPE D BUFFER YARD



5. *Type E buffer yard.*

- a. Minimum width: 25 feet.
- b. Minimum height and opacity: Ground to 30 feet—Opaque.
- c. Maximum horizontal openings: None permitted.
- d. Performance standard: A buffer which is 25 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screen materials within opaque areas shall contain no horizontal openings upon the plants' maturity.

C. Fences, walls, and berms:

1. Fences, walls, or earthen berms may be substituted for all or a portion of the shrub requirement in all buffer types. In addition, existing vegetation within the buffer shall be maintained and may receive partial or total credit towards screening requirements. All berms, if provided, shall not exceed a slope with maximum rise of one foot to a run of two feet (a ratio of 1:2) and a maximum height of four feet. All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation or permanent slope retention device. Berms taller than four feet shall be approved by the administrator on a case by case basis.

D. Required buffer yards:

1. A buffer yard is intended to give spatial separation and to decrease visual contact between incompatible uses. Buffer yards shall be required in accordance with the tables below when any use is being established



on a property that abuts an existing developed lot or less intense zoning district. More stringent buffer yard requirements may apply to certain specified uses as set forth in [CHAPTER 3](#) of this ordinance.

2. Buffer yards shall be required along the perimeter of proposed projects within certain zoning districts (and associated conditional districts) when such project lies *adjacent* to a zoning district (or conditional district) of lesser intensity:

TABLE 8.4-A: REQUIRED BUFFER YARDS BY ZONING DISTRICT									
		Adjacent District							
		GR	RMX	NMX	PGX	DMX	IC	CMX	GI
District in Which Development is Located	GR	None	None	None	None	None	None	B	D
	RMX	B	None	None	None	None	None	None	D
	NMX	B	A	None	None	None	None	None	D
	PGX	B	A	A	None	None	None	None	D
	DMX	B	A	A	A	None	None	None	D
	IC	B	B	A	A	A	None	None	None
	CMX	D	D	D	D	D	None	None	None
	GI	E	E	E	E	E	E	None	None

3. In addition to the buffer yards required between districts as set forth above, buffer yards shall be required for certain types of development *within* certain zoning districts and associated conditional districts, as follows. This requirement applies regardless of the adjacent district. However, where conflicts occur between 8.4.D.2, above, and this section, the more restrictive requirement shall apply.

TABLE 8.4-B: REQUIRED BUFFER YARDS BY TYPE OF PROPOSED DEVELOPMENT			
		New Multifamily (more than 4 units/bldg.)	Non-Residential Group Development
		District in Which Development is Located	GR
RMX	B		B
NMX	B		B
PGX	B		B
DMX	B		B
CMX	B		D
IC	B		B
GI	NA		E

4. The approving authority may require alternative buffers or landscaping, including locations other than those typically required, when a modification to the requirements of this section is warranted in order to meet the intent of the specified standards.
5. Buffer yards are intended to be constructed along the perimeter of the property or project; however, when there are irregular topographic conditions (such as the perimeter of the property is at a lower grade



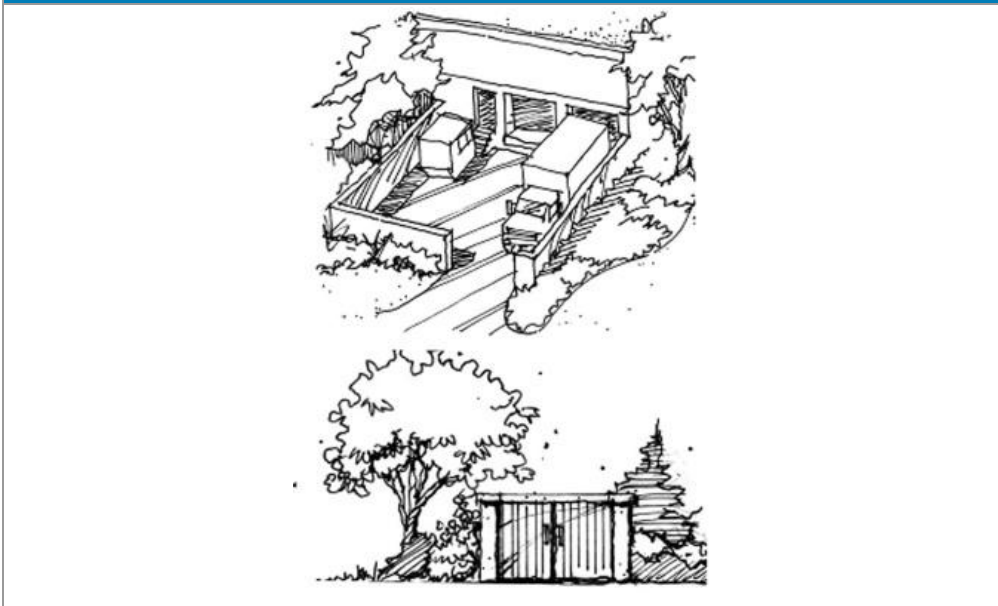
Code of Ordinances and UDO

than the use being screened) the approving authority may require the relocation of the required buffer yard in order to better serve its purpose.

6. Natural vegetation, vegetation required for tree protection, riparian buffer areas, and other forms of existing vegetation may be utilized to satisfy these requirements when such natural and existing vegetation clearly satisfies the purpose of this section.
7. Off-site vegetation:
 - a. Existing plant material on adjacent property may be credited toward buffer requirements, provided that such material is in a permanently protected area such as a conservation easement or similarly preserved area.
 - b. Plant material, existing or proposed, on an adjacent property may be credited toward buffer requirements through use of a landscape easement.
8. Buffer requirements may be reduced or waived by the approving authority in the following circumstances:
 - a. Such requirements would pose a safety hazard.
 - b. The plantings or planting area would conflict with utilities, easements, or overhead power lines, or encroach upon city trees, as recommended by the city horticulturalist.
 - c. Special use permits based solely upon building height or building ground floor square footage size, where such requirement would serve no useful purpose.
 - d. When projects to which these requirements apply exhibit unifying architectural and landscape design characteristics that integrate the project into surrounding development, and when the landscape design of such a project clearly meets and exceeds the goal of these requirements such that these requirements become unnecessary.
9. Fences, walls and berms in buffers
 - a. Where walls and berms are built within any required project boundary buffer, they shall meet the following requirements.
 - i. Walls and berms within a buffer may be used to permit a reduction in the buffer up to 25 percent of the required width.
 - ii. Walls and berms shall not be permitted within surface water protection areas, floodplains, and floodways.
 - iii. Walls and berms shall conform to other applicable requirements of this ordinance.
 - iv. All walls, when located within a buffer, shall be planted on the face towards the adjacent property with at least one upright shrub for every six feet of wall length.
 - v. Berms shall have side slopes of not less than three feet horizontal for each one foot vertical and a minimum crown width of two feet.
 - vi. Prior to issuance of the first certificate of compliance, berms shall be planted to ensure coverage by live plant material within three to five years.
 - vii. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the wall, berm, or fence structure at the time of landscape plan approval.
 - viii. Chain link and concertina wire fences shall be buffered by a Type A buffer yard on all sides.



FIGURE 8.4-D: ILLUSTRATIONS OF APPROPRIATE SCREENING OF DUMPSTERS AND LOADING AREAS



8.5. Street tree plantings.

- A. **Applicability:** Street trees shall be required along all public and private streets for the following categories of development:
- [New construction of a principal building or buildings built under the North Carolina Commercial Building Code;](#)
 - [New construction of a residential group development with 8 or more dwellings; and](#)
 - [Improvements to street frontage requirements, as established by CHAPTER 13.](#)
 - [Any new changes to existing street trees. In this case, only the street trees that are being changed or modified will be subject to these regulations](#)
- ~~1. All non residential and mixed use development.~~
~~2. All projects approved as a conditional zoning district, special use permit, planned development, or group development.~~
~~3. All major subdivisions.~~
- B. Large canopy trees shall be installed at a minimum average distance of 40 feet on-center in a planting strip a minimum of six feet in width. Such trees shall be a minimum of 1½ inches in caliper at planting. Where overhead utilities exist prior to development, ornamental trees may be substituted.
- C. Street trees shall be placed at least eight feet from light poles and ten feet from electrical transformers in order to allow these utilities to be safely serviced (ornamental trees may be placed within five feet of such devices).



A minimum of 300 square feet of pervious ground area per canopy tree shall be provided unless they are planted in irrigated tree wells.

- D. Street trees shall be deciduous hardwoods and shall meet the standards set forth in the American Standard for Nursery Stock by the American Association of Nurserymen as well all applicable standards of this ordinance.

8.6. Parking area screening.

A. *Applicability:* [The provisions of this section shall apply to the perimeter yard of all parking areas visible from the street, except residential developments with six or less off-street vehicle parking spaces, when any of the following occurs](#)

- [a. New construction of a principal building or buildings;](#)
- [b. Expansion of an existing principal building resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater;](#)
- [c. Change of use or expansion of an existing use resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; or](#)
- [d. Any new changes to parking area screening. In this case, only the element and/or material that is being changed or modified will be subject to these regulations.](#)

~~A.~~B. *Minimum planting:* Semi-opaque screen from the ground to at least a height of three feet for screening of car lights and glare. (Minimum width: Ten feet).

~~B.~~C. *Performance standard:* This type functions as a semi-opaque screen around the perimeter of a parking area from the ground to at least three feet for the screening of car lights and glare. This shall only be required along the parking area that fronts the public right-of-way or any side of a parking area that is not protected by a required buffer yard. The location of such yards shall be determined by the administrator upon review. Effective screening devices may include solid decorative brick walls, wood fences, earth berms, tight evergreen hedges which shall reach the required height within two years of planting, or any combination of the above. Plantings which can achieve a mature height exceeding 30 inches shall not be planted in the sight triangle on each side of drives or streets.

~~C.~~D. *Screening of open storage, above ground utilities, and dumpsters:* Any open storage of merchandise, equipment, materials or goods other than those on display for retail sales, above ground utilities, and dumpsters areas shall be screened from view from any street right-of-way in accordance with the ratios (but not necessarily the minimum dimension) prescribed for type C buffer yards. Sub-grade dumpsters shall be exempt from the provisions of this section.

8.7. Parking area landscaping.

A. *Applicability:* [The provisions of this section shall apply to:](#)

- [1. Interiors of all parking areas with more than 16 parking spaces or more than one tenth \(1/10\) of an acre in size; -](#)
- [2. Interiors of all new parking areas that bring the total to or exceed 16 spaces or more than one tenth \(1/10\) of an acre in size. In this case only the new parking area shall be subject to these regulations; and](#)
- ~~1.~~[3. Any new changes to existing parking area landscaping. In this case, only the elements that are being changed or modified will be subject to these regulations.](#)



- B. *Stormwater management requirements:* Applicants are encouraged to design buffer and other landscape areas in such a way as to satisfy stormwater management requirements as set forth in [CHAPTER 6](#) of this ordinance.
- C. *Minimum plantings:*
 - 1. No parking space shall be more than 50 feet from the base of a canopy tree.
 - 2. One 15-to-18-inch minimum height evergreen or deciduous shrub shall be required per 250 square feet of required landscaped vehicular use area. This rate may be varied by the administrator considering alternate shrub heights, ground covers, or other factors.
- D. *Performance standard:* This type functions as a tree ceiling over a parking area providing shelter from sun and rain and minimizing the impact of runoff by providing "green" surface area on which to collect. Large maturing canopy trees shall be planted in a manner that provides shade for the entire parking area at maturity. All landscaped areas shall be separated from parking spaces. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials.
- E. *Credits for preservation of existing trees in parking areas:* Trees that are saved in a parking area (other than those in Tier 1 or Tier 2 Tree Save Areas in Section 8.3) can be used towards the interior tree landscape requirement. Note that each tree preserved will require a minimum pervious area around it equal to its drip line.

8.8. General non-residential and mixed-use landscaping.

- A. In addition to the street tree and parking lot landscaping requirements of this chapter, non-residential and mixed-use projects shall meet the following requirements.
- B. No less than five percent of the lot or parcel or project area to which this chapter applies shall be landscaped. This requirement shall be met in addition to any street tree requirements.
- C. Landscaping consisting of trees, shrubs, and other plantings of a variety of sizes, shapes, and arrangements shall be located throughout the property, among buildings, and between the front façade of all structures and streets.
- D. Landscaping along major corridors:
 - 1. A type A buffer yard shall be maintained along the entire length of the street frontage of any parcel of land fronting the following streets:
 - a. US Highway 64/US 276/NC 280 (Asheville Highway), north from the intersection of Lambo Creek (beginning at the top of the northern bank) and Asheville Highway, to the intersection of the city's Extraterritorial Jurisdiction and NC 280.
 - b. US Highway 64 (Rosman Highway), south from the intersection of Rosman Highway and Caldwell Street to the intersection of city's Extraterritorial Jurisdiction and Rosman Highway.
 - 2. This requirement shall be in addition to any other requirement of this ordinance, including but not limited to street trees, infrastructure improvements, setbacks, and others. The required type A buffer yard shall not be located in the right-of-way and shall be unbroken except for ground signs, driveways and streets approved in accordance with this ordinance.
 - 3. This requirement shall apply to all properties irrespective of size or uses.
 - 4. Deviations from this requirement shall only be considered as variances by the BOA in accordance with the procedures set forth in Section 16.8.



CHAPTER 10. PARKING STANDARDS

10.2. Applicability.

- A. This chapter shall apply when any of the following occurs:
1. New construction of a principal building or buildings;
 2. Expansion of an existing principal building resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; ~~or~~
 3. Change of use or expansion of an existing use resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; or-
 - ~~3-4.~~ Any new changes to off-street parking areas, including but not limited to repaving, restriping, or circulation changes. In this case, only the element and/or material that is being changed or modified will be subject to these regulations.

CHAPTER 11. LIGHTING

11.2. Applicability.

- A. This chapter shall apply when any of the following occurs:
1. New construction of a principal building or buildings;
 2. Any new changes to outdoor lighting, including but not limited to additional outdoor lighting being added or the replacement of lighting fixtures. In this case, only the element and/or material that is being changed or modified will be subject to these regulations.

11.23. Outdoor lighting standards.

All outdoor lighting shall conform to the following standards:

- A. Outdoor lighting shall not shine directly into the yard or into the windows of an adjacent residence.
- B. Outdoor lighting shall be designed, located, and mounted at heights no greater than 18 feet above grade for pedestrian lights, or 35 feet above grade for street or parking area lights.
- C. Light sources may be located within the perimeter landscaped area and along pedestrian walkways providing provision Subsection 11.2.E is met.
- D. All outdoor and parking lot lighting fixtures, including: metal halide, mercury vapor, fluorescent, induction, white high-pressure sodium and color-improved high-pressure sodium lamps used in non-cutoff fixtures shall be coated with an internal white frosting inside the outer lamp envelope.
- E. All lighting must be located at least ten feet from property lines defining rear and side yards or required perimeter landscaped areas required by this Code.
- F. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed one foot candle. The average intensity illumination for outdoor lighting shall not exceed four foot candles in intensity (except where noted) as measured at grade. Fixtures



should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare. General parking lot lighting shall not exceed a maintained average of two and one-half foot-candles.

- G. Lighting fixtures scaled for pedestrian activities shall provide for uniform lighting distribution to produce minimal shadows.
- H. Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan. On site lighting may be used to accent architectural elements and not be used to illuminate entire portions of building(s). Floodlights or other type of lighting attached to light poles that illuminate the site and/or building(s) are prohibited.
- I. Outdoor illumination of building, landscaping and signs:
 - 1. Exterior lighting should be integrated with the architectural character of the building. To avoid light spillage, only full cutoff fixtures shall be used.
 - 2. The unshielded outdoor illumination of any building or landscaping is prohibited.
 - 3. Lighting fixtures used to illuminate an outdoor advertising sign either shall be by directed ground lighting sign or mounted on the top of the sign and shall point downward, and shall comply with shielding requirements.
 - 4. Illumination of signs shall be limited to ten lumens per square foot.
- J. No flickering, rotating, or flashing lights, or search lights shall be permitted.
- K. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall Packs on the exterior of the building shall be fully shielded (true cut-off type-bulb or light source not visible from off-site) to direct the light downward and be of low wattage (preferably 100 watts or lower). Other accent lighting projected onto buildings may be allowed provided that it is approved through the development plan process.
- L. Gas station/convenience store aprons and canopies:
 - 1. The lighting fixture bulbs shall be recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling so that light is restrained to no more than 85 degrees from vertical.
 - 2. As an alternative to recessed ceiling lights, indirect lighting may be used where the light is directed upward and then reflected down from the underside of the canopy. In this case, light fixtures shall be shielded so that direct illumination is focused exclusively on the underside of the canopy.
 - 3. Lights shall not be mounted on the top or sides (facia) of the canopy, and the sides of the canopy shall not be externally illuminated.
 - 4. The lighting for new facilities (pump islands and under canopies) shall have a minimum of 1.0 foot-candle at grade and not exceed the average horizontal illumination cannot exceed 10 foot-candles at grade level. These standards are based on the IESNA (Illuminating Engineering Society of North America) RP-33, Lighting for Exterior Environments.
- M. Canopies used for building accents over doors, windows, etc. shall not be internally lit (i.e. from underneath or behind the canopy).

11.34. Design procedures.



The maximum permitted illumination shall be measured in average foot-candles from ground level in accordance to the standards expressed in this chapter. The following standards shall be required of all exterior lighting with the exception of public street lighting.

The quantity of fixtures to be provided shall be based upon the desired level of uniform illumination as established by the current standards of the IESNA. Fixture locations should be chosen to minimize the hazards of glare.

The level of illumination shall be based upon the primary activity in each area to be lighted. The standards for various activities prescribed by the following Illuminating Engineering Society chart represent a number of exterior lighting uses for general reference. Foot-candle designations represent measurements for the average intensity at grade.

TABLE 11.3A: REQUIRED LEVEL OF ILLUMINATION		
Use	Illumination (in Foot-Candles)	
	Maximum (Glare)	Minimum (Safety)
UTILITY LIGHTING		
Minimum Visibility	—	.5
Driving	1	.5
Pedestrian Ways	1	.5
General Landscaped Areas	2	1
AREA LIGHTING		
Gas Station and Convenience Store Canopies	10	1
Parking Lots	4	1
BUILDING EXTERIORS		
Entrances (frequent use)	6	2
Entrances (infrequent use)	1	.5
Vital Locations or Structures	6	2
Building Surroundings	2	1

11.45. Outdoor recreational lighting.

Because of their unique requirements for nighttime visibility and limited hours of operation, the lighting of active recreation areas, such as for ball fields and tennis courts are not considered in this chapter. However, lighting fixtures for such uses shall be mounted and aimed so that the illumination falls within the primary playing area and immediate surroundings so that no direct light illumination is directed off site. Lights shall be turned off within of the end of any event.

11.56. Street lighting.

Street lighting shall be placed on all streets by the developer to ensure for the safe use of streets by both cars and pedestrians. All street lighting shall be placed in accordance with the following minimum design standards:



- A. Minimum average street light spacing:
 - 1. *Single family homes and duplex lots (greater than 100 feet wide):* 500 feet.
 - 2. *Single family homes and duplex lots (less than 100 feet wide):* 300 feet.
 - 3. *Multi-family uses:* 150 feet.
 - 4. *All other uses:* 300 feet.
- B. Preference in placement shall be given to street intersections and street curves.
- C. Pedestrian lighting should be prioritized over automobile lighting. Lighting should be placed in a manner to limit the casting of shadows on sidewalks.
- D. All lighting shall utilize full-cut-off fixture.
- E. Alleys are excluded from the spacing and placing requirements of this chapter but are encouraged to be illuminated using private security lights, wall packs, or similar low level decorative lighting.
- F. The requirement that street lights be provided may be waived by the approving authority in mountainous areas where street lights would be visible from the valley floor.

11.67. Administration.

- A. *Measurement:* Light level measurements shall be made at the property line of the property upon which the light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground and pointing upward. Lighting levels are to be measured in foot-candles with a direct reading, portable light meter. The meter sensor shall be mounted not more than six inches above ground level in a horizontal position.

Light levels are specified, calculated and measured in foot-candles (FC).

- B. *Lighting plan:*
 - 1. A lighting plan shall be submitted with all land development permit applications proposing the establishment of outdoor lighting.
 - a. A site plan drawn to scale showing building(s), landscaping, parking areas, and proposed exterior lighting fixtures.
 - b. Location of all post, canopy, supports, and light fixtures, including the height of each fixture, for any building, structure, parking, display and loading areas.
 - c. Specifications of the illuminating devices, lamps, supports, and other Devices, including designation as IESNA "cut-off" fixtures. This description may include but is not limited to manufacturers catalog cuts, enlarged or reduced to the correct scale of the site plan, and drawings including sections where required.
 - d. Locations of all pole mounted and building mounted fixtures and a numerical 25-foot by 25-foot grid of lighting levels, in foot-candles, that the fixtures will produce on the ground (photometric report). The photometric report will indicate the minimum and maximum foot-candle levels within the lighted area of the site. The minimum (lowest number) is usually at the outer edges of the illuminated area or between two fixtures. The average light level is determined by adding the foot-candle value of all the points in the grid and dividing by the total number of points. This information is available from the manufacturer of the specified fixture.



2. The above required plans and descriptions shall be sufficiently complete to enable the administrator to readily determine compliance with the requirements of this chapter.
3. An isolux lighting plan is also permitted in fulfillment of this section provided that it indicates the foot-candles at grade by contour diagram or grid points that cover the site as noted in Section 17.10 (Lighting Plan Requirements).

11.78. Exemptions.

- A. The following types of lighting are exempt from these requirements:
1. Lighting of the United States of America or State of North Carolina flags and other non-commercial flags expressing constitutionally protected speech.
 2. Circus, fair, carnival, or other similar civic/community events.
 3. Construction and emergency lighting are exempt from the provisions of this chapter provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting.
 4. Underwater lighting used for illumination of swimming pools and fountains is exempt from shielding standards.
 5. Religious/holiday decorations lighting (i.e. Christmas trees and lighting).

CHAPTER 12. SIGNS

12.2. Applicability.

- A. This chapter shall apply when any of the following occurs:
1. A sign is constructed, erected, posted, or otherwise installed, regardless of whether a permit is required or not; and
 2. Any new changes to signs, including but not limited to replacement of sign materials or illumination. In this case, only the element that is being changed or modified will be subject to these regulations.
- ~~A. No sign of any type shall be constructed, erected, painted, posted, placed, replaced, enlarged, moved or hung in any district except without first obtaining a permit from the Administrator in compliance with this ordinance.~~
- ~~B. All signs shall fully comply with the requirements of the State of North Carolina Building and Electrical Codes.~~



CHAPTER 13. INFRASTRUCTURE IMPROVEMENT REQUIREMENTS

13.2. Required improvements for all development plans.

Pursuant to G.S. 160D-702, the following improvements are required for all development plans within the city limits of the City of Brevard and its Extraterritorial Jurisdiction. Specific requirements for the following public improvement types are set forth in subsequent sections.

TABLE 13.2A: REQUIRED PUBLIC IMPROVEMENTS		
Public Improvement Types	Brevard City Limits	Extraterritorial Jurisdiction
Potable Water	City Water Required; Dedication to City Required	Private Water Required; City Water Optional with dedication to City required
Fire Suppression System	Hydrants Required; Dedication to City Required	Hydrants required if City Water Provided; Dry Hydrants may be required
Sanitary Sewer	City Sewer Required; Dedication to City Required	Adequate Septic Required; City Sewer Optional with dedication to City required. ¹
Public Streets	City Streets Required; Dedication to City Required	NCDOT Streets Required
Street Rights-of-Way	Required; Dedication to City Required	Required; Dedication to NCDOT Required
Utility and Access Easements	Required; Dedication to City Required	Required; Dedication to City Required
Sidewalks	Required; Dedication to City Required	Optional ²
Multi-Use Paths/Other Pedestrian Facilities	Required when identified upon adopted transportation plans, recreation plans, and similar plans and policies of the City of Brevard or Transylvania County; Dedication to City may be Required	Required when identified upon adopted transportation plans, recreation plans, and similar plans and policies of the City of Brevard or Transylvania County; Dedication to City may be Required
Pedestrian Easements or Right-of-Way	Dedication to City Required	Required Along Streets; Dedication to NCDOT Required
Curb and Gutter	Required; Dedication to City Required	As required by NCDOT



TABLE 13.2A: REQUIRED PUBLIC IMPROVEMENTS

Public Improvement Types	Brevard City Limits	Extraterritorial Jurisdiction
Street lights	Required; Dedication to City Required	Optional
Underground Wiring	Required	Optional
Dedicated Open Space	Required as per CHAPTER 7 of this ordinance; Dedication to City may be Required	Required as per CHAPTER 7 of this ordinance
Street Trees and Landscaping	Required; Dedication to City may be Required	Required

¹Annexation is required in order to provide sanitary sewer to properties lying outside the corporate limits of the City of Brevard, except in certain circumstances outlined in Brevard City Code Section 2-292.

² In accordance with NCGS §160D-804(c), sidewalks are not required in the extraterritorial jurisdiction.

13.5. Streets and frontages design.

13.5.1. Street standards.

A. Streets required:

1. New development without frontages upon a public street shall, in all cases, extend and connect to a public street. Public street extensions and improvements required for new development, including those beyond the development boundary, are the sole responsibility of the developer. Such improvements must be provided in accordance with the requirements of the CHAPTER 62 of Brevard City Code and this ordinance. This section shall apply to all subdivisions, the development of which is subject to the control of the city, both inside and outside the city limits.
2. Streets shall be installed by the developer and dedicated to the city prior to the approval of any final subdivision plat or development plan unless a performance guarantee is provided to the administrator in accordance with City Code, this ordinance, and procedures established by the administrator. Streets shall be installed by the developer and dedicated to the city prior to the issuance of any certificates of occupancy for any building within that phase or on that street, as applicable to the particular development.
3. City streets shall be built to the minimum specifications of this chapter and CHAPTER 62 of Brevard City Code, and shall comply with all standards and specifications of the public works director. New streets in the ETJ shall meet all standards and requirements of the North Carolina Department of Transportation.

- #### B. Streets to connect:
- Streets shall interconnect within a development and with adjoining development in accordance with CHAPTER 9 and CHAPTER 10 of this ordinance. Culs-de-sac are permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs shall be provided with development adjacent to open land to provide for future connections at the discretion of the administrator. Streets shall be planned with due regard to the designated corridors shown on adopted plans and policies of the city or Transylvania County.

C. Topographic considerations:

Commented [EB1]: Note: the following sections (13.5.1 and 13.5.2) were together in one section. We are proposing to split them up to accurately apply the applicability section for the street frontage improvements.



Code of Ordinances and UDO

1. Wherever possible, street locations should account for difficult topographical conditions, paralleling excessive contours to avoid excessive cuts and fills and the destruction of significant trees and vegetation outside of street-rights-of way on adjacent lands.

C.D. Infrastructure in steep slope areas: Infrastructure shall be installed in steep slope areas in accordance with the provisions of this chapter and any other applicable provisions in [CHAPTER 6](#).

D.E. On-street parking:

1. On-street parking may be required by the administrator.
2. When required, all on-street parking provided shall be parallel. Curb or angle parking is permitted upon approval of the administrator when the fronting buildings are more than 22 feet in height to provide spatial definition and when the posted speed limit is less than 25 mph.
3. When required, minimum right-of-way widths shall be modified to account for on street parking.

E.F. Traffic calming devices: The use of approved traffic calming measures is encouraged as alternatives to conventional traffic control measures on Neighborhood Streets and within circulation areas of commercial and mixed-use developments.

F.G. Flood elevations: No street in an area subject to flooding shall be approved if it is more than one foot below the elevation of the 100-year flood. The administrator may require, where necessary, profiles and elevations of streets for areas subject to flooding. Fill may be used for streets in accordance with [CHAPTER 34](#) of Brevard City Code. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights.

G.H. Storm drainage: Stormwater shall not be discharged into any stream and shall be retained and treated accordance with [CHAPTER 6](#) of this ordinance, except that streets and related retention/treatment infrastructure shall be designed to accommodate a 25-year, 24-hour storm drainage standard.

H.I. Street names: Streets shall be named and property addressing assigned in accordance with Brevard City Code, Chapter 62, Streets, Sidewalks and Other Public Ways, Article VII, Property Addressing and Road Naming. The administrator shall require evidence that road names and property addresses have been approved and assigned by the Transylvania County Property Addressing Coordinator prior to approving any development.

I.J. Blocks:

1. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - a. The provision of adequate building sites suitable to the special needs of the type of use contemplated, and adequate public open spaces accessible and visible to residents.
 - b. District requirements and design criteria.
 - c. Needs of non-vehicular and vehicular traffic circulation and traffic control and safety.
 - d. Opportunities and constraints of topography, with convenient access to important physical and topographical features such as lakes and rivers, significant areas of trees and other natural features, and areas of high ground offering scenic views.
2. Blocks shall not be less than 200 feet nor more than 660 feet (1/4-mile), as measured from edge of right-of-way, unless site and topography or other special circumstances are present as determined by the administrator. Where deemed necessary by the administrator, a pedestrian crosswalk of at least ten feet in width may be required.
3. Blocks shall have sufficient width to allow two tiers of lots of minimum depth except where single tier lots are required to separate residential development from another type of use, or when abutting a perennial stream or lake.



K.L. *Street markers and traffic control signs:* Street markers and traffic control signs shall be required and posted in accordance with city standards and the Manual of Uniform Traffic Control Devices. Such infrastructure shall be installed by the developer prior to the issuance of any Certificates of Occupancy for any building on that street.

K.L. *Culs-de-sac and closes.* Where practical, a close (see graphic, below) shall be used in place of a cul-de-sac. Culs-de-sac and closes shall be designed to facilitate the turning radius of emergency vehicles.

FIGURE 13.5A: ILLISTRATION OF CLOSE

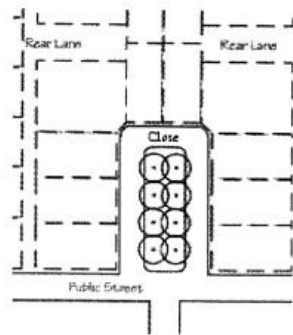
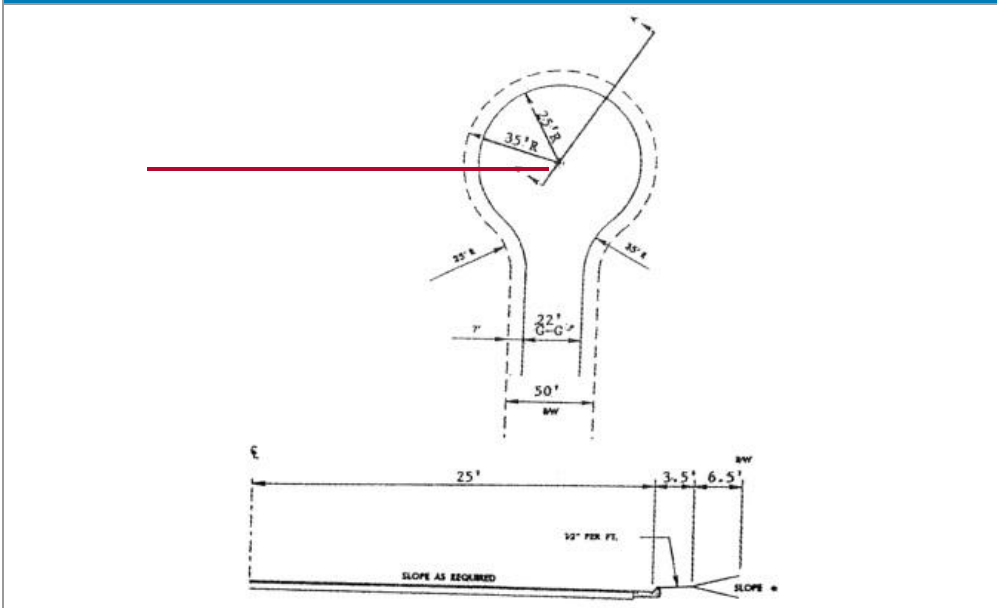




FIGURE 13-5B: ILLUSTRATION OF CUL-DE-SAC WITH CURB AND GUTTER SECTION



L.M. Intersections:

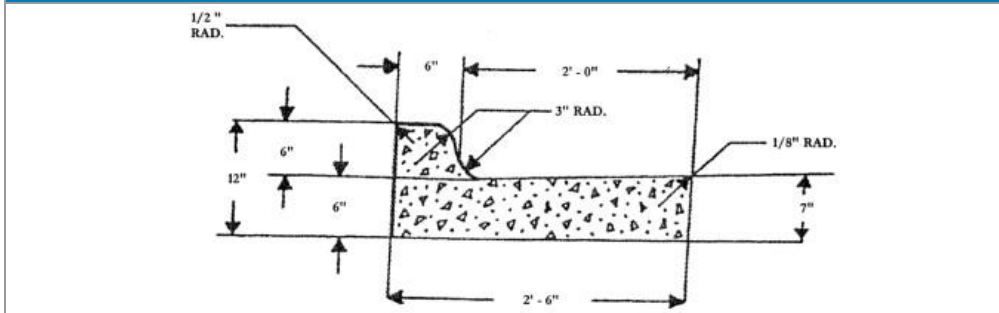
1. All streets shall intersect at right angles as nearly as possible and no street shall intersect at less than 60 degrees.
2. Where practical, intersections should be aligned to create four-way intersections.
3. Off-set intersections for local streets and neighborhood collectors should be at least 125 feet apart measured from centerline to centerline. A larger spacing in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards may be required for all other streets.
4. Property lines at street intersections shall be rounded with a minimum radius of 20 feet. At an angle of intersection of less than 90 degrees, a greater radius may be required.
5. Proper sight lines shall be maintained at all intersections of streets to permit adequate sight distance. Where the posted speed limit is less than 20 mph, the intersection sight distance may be reduced to 105 feet.
6. Bulb-outs are discouraged on narrow streets (less than 30 feet face-of-curb to face-of-curb) but encouraged on wider streets.
7. Property lines at street intersections shall be rounded with a minimum radius of 20 feet. Where a street intersects a state highway, the design standards of the state department of transportation shall apply.

M.N. Curb radii: Curb radii shall be designed to reduce pedestrian crossing times along all streets requiring sidewalks. In general, curb radii should not exceed 20 feet except along NCDOT-maintained roads.



N.O. Curbs and drainage for city streets: The following requirements shall apply to streets within the city. Streets within the ETJ shall meet all applicable requirements of the North Carolina Department of Transportation.

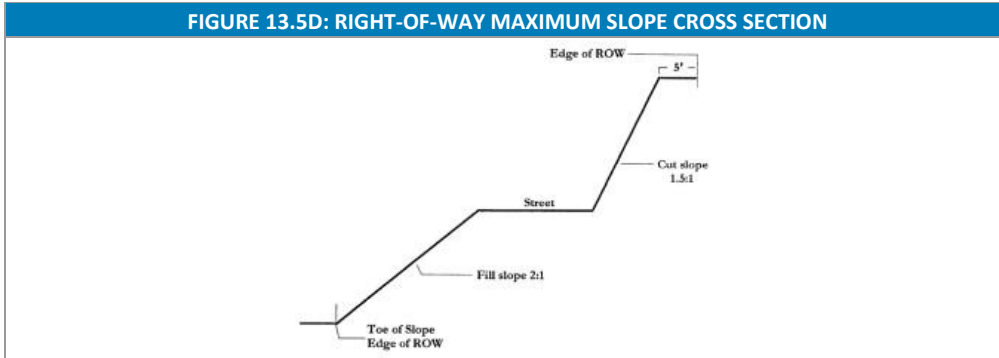
FIGURE 13.5C: STANDARD VERTICAL FACE CURB AND GUTTER



1. Curb and gutter shall be required on all new residential and commercial streets constructed within the city.
2. Standard vertical face curb and gutter within the city shall be two-foot, six-inch concrete with a height of six inches (see graphic, above). All curbing shall be properly backfilled.
 - a. Exceptions to this requirement may be made by the administrator subject to circumstances in the area under study. Such circumstances shall relate to the topography of the area, future maintainability of the streets, or other factors deemed relevant by the administrator.
 - b. This shall not limit, or prohibit the use of, curb and gutter design standards adopted by the North Carolina Department of Transportation for subdivision roads adjacent to, and serving dwellings subject to North Carolina Residential Code.
3. Vertical face curbing is required along all streets with on-street parking and around all required landscaping areas and parking lots.
4. All drainage gates must be safe for bicyclists. Bicycle-safe drainage gates are types E, F, and G as approved by the NCDOT.
5. City street culvert dimensions shall be subject to the requirements of the public works director.
6. The right-of-way shall extend from a point five feet outward from the top of the bank of any cut slope to the toe of any fill slope. Maximum slope of any cut slope shall be at a ratio of no greater than 1.5 feet of horizontal run to one foot of vertical rise (1.5:1 slope), and the maximum slope of any fill slope shall be at a ratio of no greater than two feet of horizontal run to one foot of vertical rise (2:1 slope).



FIGURE 13.5D: RIGHT-OF-WAY MAXIMUM SLOPE CROSS SECTION



- P.** *Centerline radius:* A 90-foot minimum centerline radius shall be used for local streets, parkside drives, and minor streets between reverse curves though they may be reduced to 45 feet for design speeds less than 20 mph. All other streets shall be in accordance with AASHTO standards.
- Q.** *Posted speed limits:* All streets shall be posted in accordance with the Manual of Uniform Traffic Control Devices and the City of Brevard Traffic Schedule.
- R.** *Street grades:* The maximum permissible street grade shall be 18 percent.
- S.** *Design standards:* Design standards not specifically addressed in this ordinance must comply with the minimum design and construction criteria of the N.C. Department of Transportation.
- T.** *Minimum right-of-way:* The administrator shall determine right-of-way widths based upon the characteristics of the proposed development. However, unless otherwise specified, the minimum right-of-way for all new streets within the city shall be 50 feet, and shall satisfy minimum requirements of the North Carolina Department of Transportation in the ETJ.

13.5.2. Street frontage standards.

A. Applicability

1. [New construction of principal building or buildings built under the NC Commercial Building Code;](#)
2. [New construction of a residential group development with 8 or more dwellings;](#)
3. [Expansion of an existing principal building or buildings built under the NC Building Commercial Code by 50% or greater; and](#)
4. [Any new changes to existing street frontages, including but not limited to replacement of the street trees or other change to a street frontage. In this case, only the element that is being changed or modified will be subject to these regulations.](#)

~~A. New development and substantial improvements to existing development with frontages on existing public streets shall be required to upgrade all their frontages to meet the standards of this chapter.~~

~~B. Pedestrian and bicycle infrastructure: Pedestrian and bicycle infrastructure shall be required as set forth within this chapter and conformance with adopted plans and policies of the city or Transylvania County.~~

~~C.B. Landscaping:~~



Code of Ordinances and UDO

1. Streets shall be landscaped with street trees. Commercial streets shall have trees which compliment the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home.
2. All street trees shall be installed in accordance with [CHAPTER 8](#) of this ordinance. Large canopy trees shall be planted in a planting strip at a minimum average distance of 40 feet on-center.
3. The minimum width of all planting strips shall be six feet. For large canopy trees such as Willow Oaks and Red Maples, a minimum of eight foot planting strip is suggested. Refer to [CHAPTER 8](#) of this ordinance for additional information on landscaping.

D.C. Pedestrian and bicycle infrastructure: Sidewalks, multi-use paths, or other pedestrian/bicycle infrastructure shall be constructed in accordance with the following requirements:

1. In determining the type of pedestrian/bicycle infrastructure that shall be required the Administrator shall refer to any adopted plan or policy of the city for guidance. Such plans or policies include but are not limited to: *City of Brevard Comprehensive Transportation Plan*, *City of Brevard Comprehensive Pedestrian Plan*, *City of Brevard Street Schedule*, *City of Brevard Comprehensive Land Use Plan*, *City of Brevard Recreation Plan*, other master plans and small area plans, and other plans and policies.
2. Sidewalks, multi-use paths, and other pedestrian and bicycle improvements shall be installed by the developer and dedicated to the city prior to the approval of any final subdivision plat, or issuance of final zoning approval or certificate of occupancy for any development plan. Pedestrian and/or bicycle infrastructure shall be constructed within the street right-of-way. The approving authority shall require the dedication of additional street right-of-way or a pedestrian easement when sufficient right-of-way does not exist to comply with this requirement. The approving authority may accept the dedication of additional right-of-way or a pedestrian easement in order to accommodate alternative routes and designs that do not follow streets.
3. Streets shall be bordered by pedestrian/bicycle infrastructure on both sides. Exceptions to this requirement and modifications to the design of pedestrian/bicycle infrastructure may be granted by the TRC for developments in steep slope areas and where warranted by environmental or topographic conditions, or where this requirement would serve no useful purpose.
- ~~4. Without exception, pedestrian/bicycle infrastructure shall be required along all new public and private streets within new subdivisions or developments, and within new phases of existing subdivisions and any other form of development.~~
- ~~5. Without exception, pedestrian/bicycle infrastructure shall be required along existing streets within or abutting new subdivisions and any other form of development (except subdivisions in GR districts establishing less than eight dwelling units); or along existing streets within or abutting any form of existing development undergoing substantial improvement (except single family and duplex residential structures in GR districts).~~
- ~~6.4.~~ Pedestrian/bicycle infrastructure shall be required along the same side of the street upon which the development fronts, except that when a development project is located on both sides of the same street the approving authority may require that infrastructure be installed on both sides of the street.
- ~~7.5.~~ When site characteristics and/or traffic patterns are such that the construction of pedestrian/bicycle infrastructure in accordance with this section would be a hardship and would not result in useful pedestrian walkways, the administrator, upon recommendation from the TRC may allow the applicant to pay the designated cost of constructing such infrastructure into the city sidewalk fund in lieu of requiring construction of the infrastructure. In determining whether to accept a fee in lieu of construction of



infrastructure, the administrator shall refer to any adopted plan or policy of the City for guidance. Such plans or policies include but are not limited to: *City of Brevard Comprehensive Transportation Plan, City of Brevard Comprehensive Pedestrian Plan, City of Brevard Street Schedule, City of Brevard Comprehensive Land Use Plan, City of Brevard Recreation Plan*, other master plans and small area plans, and other plans and policies.

~~8-6.~~ The administrator may accept a performance guarantee for the construction of sidewalks on behalf of the city in situations where no other public infrastructure is proposed in accordance with [CHAPTER 16](#) of this ordinance.

~~9-7.~~ Multi-use paths and other infrastructure:

- a. Multi-use paths, and other pedestrian and bicycle infrastructure shall be provided instead of or in addition to sidewalks wherever called for on an adopted plan or policy of the city. Such plans or policies include but are not limited to: *City of Brevard Comprehensive Transportation Plan, City of Brevard Comprehensive Pedestrian Plan, City of Brevard Street Schedule, City of Brevard Comprehensive Land Use Plan, City of Brevard Recreation Plan*, other master plans and small area plans, and other plans and policies.
- b. When a multi-use path is required in an area not adjacent to a public or private street, then such facility shall be credited towards the satisfaction of the open space requirements as set forth in [CHAPTER 7](#) of this ordinance.
- c. All required multi-use paths shall be dedicated to the City of Brevard by means of right-of-way or pedestrian easement.
- d. On-street bicycle lanes shall be required when called for upon an adopted plan or policy of the city.

~~10-8.~~ Pedestrian and bicycle improvements shall be as follows:

TABLE 13.5A: PEDESTRIAN AND BICYCLE IMPROVEMENT WIDTHS		
Zoning District	Facility Width	
	City Streets	NCDOT Streets*
GR	5 feet	5 feet
RMX, NMX, PGX, CMX, DMX, GI, IC	5 feet	8 feet
Public Streets	City Streets Required; Dedication to City Required	NCDOT Streets Required
Street Rights-of-Way	Required; Dedication to City Required	Required; Dedication to NCDOT Required
Multi-Use Path (where required)	10 feet	10 feet
On-Street Bike Lane (where required)	5 feet	5 feet

*Sidewalks are not required along alleys and commercial service streets except when required as a condition of a Conditional Zoning District, Group Development, or special use permit.

11. All pedestrian/bicycle infrastructure shall comply with the minimum requirements for handicapped accessibility in compliance with the North Carolina Accessibility Code or other federal, state, or local regulations. During the construction of pedestrian/bicycle infrastructure, whether new or replacement,



handicapped ramps shall be placed in the sidewalk where it intersects with streets and other pedestrian and vehicular travel ways.

- ~~12.~~ All sidewalks shall be made of 4,000 PSI concrete with a minimum depth of four inches, except that street and driveway crossings shall be a minimum of six inches in depth. Bike lanes and multi-use paths shall be made of asphalt, designed according to the North Carolina Bicycle Planning and Design Guidelines published by the NCDOT and shall include all appropriate signage and pavement markings. Alternative materials and designs may be approved by the TRC in consultation with the public works director.

E.D. Street lights: Street lights shall be installed by the developer on all streets in accordance with CHAPTER 12 of this ordinance.

CHAPTER 14. NONCONFORMITIES

14.1. Purpose and applicability.

A. Purpose

1. The purpose of this chapter is to regulate and limit the continued existence of uses, structures, lots, site elements or signs that do not conform to these regulations but were lawfully established prior to the effective date of this ordinance and any subsequent amendments. ~~The purpose of this section is to regulate and limit the continued existence of uses and structures established prior to the effective date of this ordinance (or any subsequent amendment) that do not conform to this ordinance.~~ Any nonconformity created by a change in the classification of property or the text of these regulations shall also be regulated by the provisions of this ~~section~~ chapter.
2. Many nonconformities may continue, but the provisions of this ~~section~~ chapter are intended and designed to limit substantial investment in nonconformities and to bring about eventual elimination and/or lessen their impact upon surrounding conforming uses in order to preserve the integrity ~~of this ordinance and the character of Brevard and its extraterritorial jurisdiction~~ of the area in which it is located.

B. Applicability:

1. This chapter shall apply to any lot, structure, use of land, or other development conditions, which existed lawfully and was created in good faith prior to the adoption, revision, or amendment to this ordinance, but which now fails to conform to the requirements of this ordinance as a result.
2. This chapter shall not apply, however, to any development condition that is the subject of a variance or modification granted by the Board of Adjustment or City Council. Where a variance or modification has been granted for a development standard that does not otherwise conform to the requirements of this Ordinance, that development standard shall be deemed conforming.
3. Nothing in this chapter shall be construed as to deny the City the authority to take action on or require the removal of development conditions that were not legally established and/or did not meet the requirements of the ordinance when it was established. Those shall not be considered nonconformities with regards to this section.

14.2. General provisions.

A. Continuation of Nonconformities



1. Legal nonconformities may continue subject to the limitations of this chapter and any amortization provision. Continuation, reconstruction, alteration, and/or expansion of such nonconformities shall but subject to the requirements of this chapter.

B. Determination of Legal Nonconforming Status

1. The administrator may verify whether a nonconforming condition was legally established by reviewing information submitted by the property owner, City records and other readily available information to reach a determination.
2. The administrator may request evidence to be considered in its determination, and it shall be the responsibility of the property owner to prove a nonconforming condition is legally established, unless otherwise required by state law.

C. Ordinary Repair and Maintenance

1. Incidental repairs and ordinary maintenance of nonconformities are permitted unless otherwise expressly prohibited by this ordinance. This may include but is not limited to the repair and maintenance of walls, roofs, fixtures, wiring, plumbing, and ventilation.
2. This allowance also includes activities that increase building/structural integrity, Americans with Disability Act (ADA) accessibility, or other health and safety improvements.
3. Incidental repairs and ordinary maintenance of nonconformities in the special flood hazard area are subject to the applicable provisions of Chapter 34 of the Brevard City Code.

D. Change of Ownership or Tenancy

1. Changes in ownership, tenancy, or management of an existing nonconformity are permitted but such nonconformities shall continue to be subject to the provisions of this chapter.

14.23. Nonconforming uses.

A. Authority to Continue

1. Subject to the provisions of this chapter or any amortization provision, any nonconforming use may continue in operation on the same land area and on the same floor area of the structure that was occupied by the nonconforming use on the date the use first became a nonconforming use.
~~Nonconforming uses of land or structures, and nonconforming structures that contain nonconforming uses may continue only in accordance with the provisions of this section, but this section shall only apply to the extent these or such nonconformities fully and clearly meet the definition of "nonconforming use" in CHAPTER 19 of this ordinance.~~

B. Expansion

1. Except as provided herein, a nonconforming use shall not be expanded, enlarged or otherwise increased in intensity of the activity.
 - a. For the purposes of this provision, an increased intensity of activity means the change generates more traffic, people, hours of operation, noise or impacts than before. This may include, but is not limited to, larger floor area, larger parking area, more employees, longer hours, higher daily visits, increased truck deliveries, and greater demand on utilities.
2. The following uses may be expanded, provided any such expansion complies with all other ordinance provisions.
 - a. Dwelling—Single-Family
 - b. Dwelling—Duplex
 - c. Dwelling—Multifamily 3—4 units/bldg.



~~1. A nonconforming *non-residential* use shall not be expanded, changed to another non-conforming use, or enlarged, nor shall such a nonconforming use be enlarged by additions to the structure in which the nonconforming use is located (either attached or detached). However, if a nonconforming non-residential use can expand within the existing structure, it may do so as long as the administrator determines that the interior expansion will not have a negative impact upon surrounding conforming uses. Any occupation of additional lands beyond the boundaries of the lot on which the nonconforming use is located is prohibited.~~

~~2.1. An existing nonconforming *residential* use may be enlarged or altered. Any such enlargement or alteration shall be in compliance with all yard requirements and other regulations of such structures as required in the specific district.~~

C. Abandonment or Cessation of Use

1. If a nonconforming use is abandoned for 180 consecutive calendar days or more, the use shall not be ~~allowed to be~~ re-established. All new uses subsequently established shall be conforming.

D. Change of Use

1. Once a nonconforming use has been changed to a conforming use, it shall not revert or be used for any nonconforming use.

E. Damage or Destruction

1. In the event that a structure that is wholly or partially occupied by a nonconforming use is damaged and/or destroyed by exercise of eminent domain, fire, accident, flood, or other event resulting from natural causes or an accident, the nonconforming use may be reestablished, provided:
 - a. The repair or reconstruction of the structure commences with a valid permit within 180 days of the date of such damage or destruction.
 - b. The nonconforming use complies with the provisions of subsection 14.3(B) above.

14.34. Nonconforming principal structures.

A. Authority to Continue

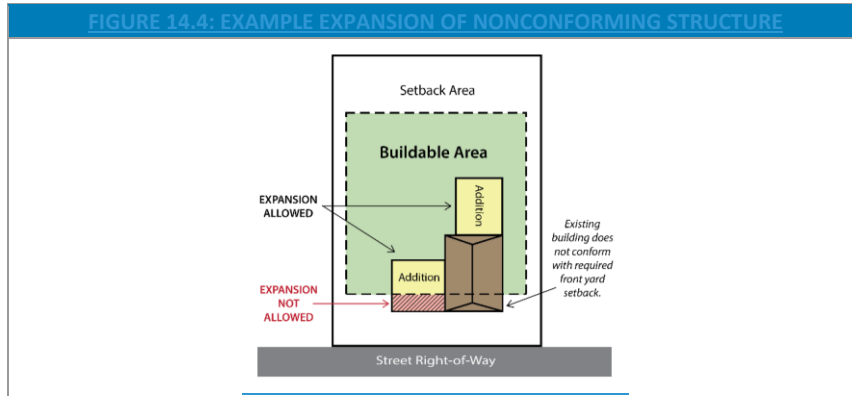
1. Subject to the provisions of this chapter or any amortization provision, any nonconforming principal structure may continue to occupy the same land area within the existing configuration and size of the structure which existed on the date the structure first became a nonconforming structure.
- ~~1. A nonconforming principal structure containing a use permitted in the district may continue only in accordance with the provisions of this chapter.~~
- ~~2. Normal repair and maintenance may be performed to allow the continuation of nonconforming structures and any nonconforming use contained therein.~~

B. Enlargement or Alteration

- ~~3.1. A nonconforming principal structure may be enlarged, provided the enlargement does not have the effect of increasing the degree or extent of a nonconforming feature and the enlargement complies with all requirements and regulations of this ordinance. A nonconforming structure may not, under any circumstances, be enlarged or altered in a way which increases its nonconformity.~~
 - a. For the purposes of this provision, increasing the degree or extent of a nonconformity includes, but is not limited to:
 - i. An addition that extends beyond the required yard setbacks.
 - ii. An addition that adds a story on a portion of the structure that encroaches into the required yard setbacks.



- iii. An enclosure or covering of a nonconforming deck, uncovered porch, stoop or other similar element.



- b. If the expansion does not exceed 25% of the size of the building at the time it became nonconforming, the structure may continue the existing architectural style of the building (e.g., building materials, roof type, color). If the expansion, or any combination of expansions since the time the structure became nonconforming, exceeds 25% the addition shall comply with the requirements of CHAPTER 5.

- 2. The expansion of a structure does not require compliance with the provisions of Section 2.7.8, if applicable.

C. Relocation

- 1. No nonconforming structure shall be relocated in whole or in part to any other location on the same or any other lot unless the entire structure conforms to the regulations of the district to which such structure is relocated.
- 4. ~~Subject to the provisions of Section 14.3(E) and 14.3(F), when a nonconforming structure is moved on lot upon which it is located, it shall, if possible, be moved so as to make the structure conforming. Otherwise, the moved structure shall be placed on the lot in as conforming a manner as possible.~~

D. Damage or Destruction:

- 1. In the event that a nonconforming principal structure is damaged and/or destroyed by exercise of eminent domain, fire, accident, flood, or other event resulting from natural causes or an accident, the following provisions apply.
 - a. If the extent of the damage is equivalent to 50% or less of the replacement value of the structure immediately prior to such damage, the structure may be repaired and reconstructed, provided that such repair or reconstruction is commenced with a valid permit within 180 days of the date of such damage or destruction.
 - b. If the extent of the damage is equivalent to more than 50% of the replacement value of the structure immediately prior to such damage, or if the extent of the damage is equal to 50% or less and the repair does not commence within 180 days of the date of such damage, the structure shall



not be restored unless the structure conforms to all regulations of the district in which the structure is located.

c. The percentage of damage shall be calculated by using the replacement value of the entire structure as the denominator and by using the replacement value of the damaged portion of the structure as the numerator. The same method must be used to determine the numerator and denominator.

~~5. If a nonconforming structure is significantly damaged or significantly improved, the following requirements shall apply in the issuance of any permit:~~

~~a. Where modifications are proposed to repair damages to a structure, a permit for reconstruction of such structure must be secured no later than 180 days from the date of its destruction.~~

~~b. If the structure can be rebuilt on the same lot and meet all district and building type requirements, it shall be.~~

~~c. If the structure cannot be rebuilt at the same size (ground floor area) in accordance with the minimum standards of the district in which it is located or building type, then it shall be placed on the lot in as conforming a manner as possible.~~

~~d. A nonconforming structure shall not be rebuilt in a manner which increases its nonconformity.~~

~~e. Significant damage and/or significant improvement to any non-conforming structure that is located within a lot containing any other non-conforming condition shall, to the maximum extent possible, require the satisfaction all other requirements of this ordinance and the elimination of all non-conforming conditions. Examples include, but are not limited to, the provision of sufficient parking, landscaping and buffering, and public improvements (i.e., sidewalks and other), and full compliance with all applicable signage, flood hazard reduction, surface water protection, and stormwater management provisions.~~

~~f. In no case shall significantly damaged structure be rebuilt so as to encroach upon any public right of way, easement, regulatory floodway, surface water protection area or except as allowed by CHAPTER 6 of this ordinance or Chapter 34 of Brevard City Code.~~

~~g. A non-conforming use which existed within the structure to which modifications are made may reoccupy such structure upon issuance of certificate of occupancy provided that:~~

~~1. Modifications do not result in an expansion of the nonconforming use.~~

~~2. The nonconforming use is reestablished within the structure within 60 days of the issuance of a certificate of occupancy.~~

~~3. Any use requiring the issuance of a special use permit shall not be reestablished in a district within which such special use is not permitted.~~

~~6. If a nonconforming structure is substantially damaged or substantially improved, the structure, all nonconforming uses contained therein, and all non-conforming conditions within the same property (i.e., parking, landscaping, signage, flood hazard issues, and etc.) shall be brought into full compliance with the requirements of this ordinance.~~

~~a. This provision shall not necessitate full compliance with CHAPTER 5 unless the applicability standards of Section 5.2 are met.~~

E. Historic Structures:

1. Nonconforming historic structures may be altered or enlarged provided:



- a. The enlargement, expansion, or alteration does not exceed the density and dimensional requirements (Section 2.6) or the yard and setback requirements (Section 2.7) of this ordinance; and,
- b. The enlargement, expansion, or alteration shall, to the greatest extent practical, preserve historic materials, features, and/or spatial relationships that characterize the structure as certified by a historic preservation specialist or licensed architect and approved by the Transylvania County Joint Historic Preservation Commission; and,
- c. The enlargement, expansion, or alteration shall be constructed to be compatible with the historic building material, features, size, scale, proportion, and massing to protect the historical integrity of the subject structure, as certified by a historic preservation specialist or licensed architect and approved by the Transylvania County Joint Historic Preservation Commission.

F. Replacement of Nonconforming Manufactured Homes

- 1. The replacement of a nonconforming manufactured home that fails to meet one or more of the requirements of this ordinance and/or the construction standards promulgated by US Department of Housing and Urban Development, may not be replaced. This includes, but is not limited to, manufactured homes located outside of the Manufactured Home Overlay District and manufactured homes that do not meet setback requirements.

~~14.4. Nonconforming manufactured homes/mobile homes, and mobile home parks.~~

- ~~A. A nonconforming manufactured home may only be replaced in accordance with the standards set forth in Section 3.5.1.~~
- ~~B. A manufactured home may continue to be placed or replaced within a non-conforming manufactured home subdivision or park on previously platted lots or previously approved spaces, as well as make any necessary improvements to the subdivision or park infrastructure, but shall not be permitted to expand the area or number of units contained within the boundary of the subdivision or park, except as otherwise provided in CHAPTER 2 of this ordinance.~~
- ~~C. A nonconforming manufactured home may be replaced with another manufactured home only if the manufactured home meets all regulating district requirements.~~

~~(Ord. No. 2020-23, 5-1(Exh. A), 10-19-20)~~

~~14.5. Nonconforming accessory uses and structures.~~

- ~~A. A nonconforming accessory use may not be expanded.~~
- ~~B. A nonconforming accessory structure may be expanded only if the expansion does not increase the nonconforming condition of the structure.~~
- ~~C. No nonconforming accessory use or accessory structure shall continue after the principal use or structure is substantially or significantly damaged or improved, or if the principal use or structure is terminated by abandonment, damage, or destruction unless such accessory use or accessory structure is made to conform to the standards for the zoning district in which it is located. No nonconforming accessory use or structure shall become or replace any terminated principal nonconforming use or structure.~~

14.65. Nonconforming lots.



A. Authority to Develop:

1. ~~Subject to the provisions of this chapter or any amortization provision, a nonconforming vacant lot may be developed in accordance with the requirements of this ordinance. Except as provided herein, a nonconforming vacant lot may be developed for any of the uses permitted by these regulations in the district in which it is located, provided that the use meets all applicable yard and setback requirements for the district in which the lot is located.~~
 - ~~b. In such cases, the administrator shall require evidence of the presence of a deeded right-of-way or other access easement prior to the issuance of any permit.~~
2. ~~However, a nonconforming vacant lot shall not be developed if it can be combined with an adjoining lot owned by the same in order to create a single lot. A nonconforming vacant lot shall not be developed if it can be combined with an adjoining lot owned by the same entity on or after the effective date of these regulations in order to create a single lot.~~
 - ~~a. For the purposes of this section provision, "adjoining" shall be deemed to mean the sharing of one or more common lot lines and access to both lots can be provided by the same street without crossing that street.~~

B. A nonconforming lot may be developed if, at the effective date of this ordinance, the lot is located in:

1. A subdivision in which the lot is located has received preliminary plat approval; or
2. A subdivision in which the lot is located has received final plat approval.

B. Inadequate Street Frontage:

1. ~~Where a record lot does not comply with the street frontage requirements as provided in Section 4.2.3, the administrator shall require evidence of the presence of a deeded right-of-way or access easement prior to the issuance of any permit.~~
2. ~~The administrator may permit the establishment of a private right of way or access easement in order to facilitate access to pre-existing land locked parcels. However, the provision of such private access right-of-way or access easement shall not be considered satisfactory of the street frontage requirement unless it fully complies with the requirements of Section 4.2.3.~~

C. Subsequent Subdivision Activity

1. ~~No subdivision activity shall be permitted on nonconforming parcels of land unless it remedies or improves the parcel's nonconformance with this ordinance. No subdivision activity shall be permitted on parcels of land that do not meet the street frontage requirements of this ordinance.~~ This requirement shall apply regardless of the size of the ~~landlocked or otherwise~~ non-compliant parcel.

14.6. Nonconforming site features.

A. Authority to Continue:

1. ~~Subject to the provisions of this chapter or any amortization provision, any nonconforming site feature may continue in operation on the same land area within the existing configuration which existed on the date the site feature became nonconforming. This includes, but is not limited to, nonconforming accessory structures, fences, walls, signs, off-street parking, vehicular surface areas, landscaping, buffers, and lighting.~~

B. Enlargement or Alteration:



1. Additions or changes to nonconforming site features shall not be made unless the addition or alteration brings the land improvements or the development of which it is a part into greater conformity with this ordinance.
2. Resurfacing, restriping, or reconfiguring of an existing nonconforming off-street parking area shall be permitted without requiring compliance with all parking lot design and landscaping requirements, provided:
 - a. The new surface materials and parking dimensions comply with the provisions of Section 10.7; and
 - b. There is no increase in the amount of impervious surface coverage.

C. Required Conformance:

1. Unless otherwise stated, all nonconforming site elements must be brought into conformance when there is new construction of a principal building or when otherwise required by this ordinance.

D. Public Health and Safety

1. Nothing in this chapter shall prohibit the administrator from requiring changes to site characteristics that endanger public health and safety. This includes but is not limited to improvements or changes to existing driveways, curbing, and sidewalks.

E. Damage or Destruction

1. In the event that a nonconforming site feature is damaged and/or destroyed by exercise of eminent domain, fire, accident, flood, or other event resulting from natural causes or an accident, such site feature shall not be restored unless it will conform to all regulations of the district in which it is located.

14.7. Nonconforming signs.

- ~~A. Nonconforming signs shall be removed in accordance with the amortization provisions set forth in CHAPTER 12.~~
- ~~B. Any nonconforming sign that is located upon the same property as any structure, use, or activity that is the subject of any land development permit application shall be brought into compliance with the provisions of this ordinance prior to the issuance of such land development permit application.~~

14.8. Nonconforming landscaping, screening, buffering, and lighting.

- ~~A. Any property shall fully comply with all landscaping, buffering, screening, and lighting requirements if any of the following activities occurs within the same lot or project:~~
- ~~1. An expansion of the heated square footage of an existing primary structure.~~
 - ~~2. The construction of a new primary structure.~~
 - ~~3. Significant or substantial damage or improvement to a principal structure.~~
 - ~~4. A change to a more intensive use of an existing structure.~~
 - ~~5. The establishment of additional primary uses.~~
 - ~~6. Approval of any application for the establishment of a special use, conditional zoning district, group development.~~
 - ~~7. Expansions to the parking area or loading areas which increase the total area more than 40 percent shall be required to comply with all applicable parking and loading area landscaping and screening.~~



~~B. Outdoor light fixtures installed prior to the effective date of this ordinance are exempt from the provisions of CHAPTER 11, provided that no change in use, replacement, and structural alteration of outdoor light fixtures shall be made unless it conforms to the provisions of this ordinance.~~

14.9. Nonconforming street improvements.

~~A. A lot (excluding those containing one pre-existing single family structure), group development, or planned development shall fully comply with all street improvement requirements of CHAPTER 13 along the fronting streets including, but not limited to, turning and traffic storage lanes, sidewalks, multi-use paths, bike lanes, and curb and gutter, if any of the following activities occurs within the same lot or project:~~

- ~~1. An expansion of the heated square footage of an existing primary structure.~~
- ~~2. The construction of a new primary structure.~~
- ~~3. Significant or substantial damage or improvement to a principal structure.~~
- ~~4. A change to a more intensive use of an existing structure.~~
- ~~5. The establishment of additional primary uses.~~
- ~~6. Approval of any application for the establishment of a special use, conditional zoning district, or group development.~~
- ~~7. Expansions to the parking area or loading areas which increase the total area more than 40 percent shall be required to comply with all applicable parking and loading area landscaping and screening.~~

14.10. Nonconforming plans.

~~A. Any site-specific plan for the development of property and/or construction of a building which has received final approval by the City of Brevard for development and/or construction, but does not conform to this ordinance, may be developed and/or constructed in accordance with the ordinance, rules, and regulations in effect at the time that it was approved, including any conditions imposed upon approval.~~

~~B. A property owner with an approved site-specific plan as identified above may elect to develop such property and/or construct such building in accordance with the terms and provisions of this ordinance and the rules and regulations upon which the plan was approved. The property owner shall notify the administrator assigned to approve such plan. A property owner shall be notified in writing of additional required approvals or modifications which may be necessary in order for the plan to conform to the ordinance.~~

~~C. Any amendment or modification to an approved site-specific plan, which would have required approval pursuant to the ordinance, rule or regulation by which the plan was originally approved, shall be reviewed and considered in accordance with the terms and provisions of this ordinance as if it were an amendment or modification to a plan originally approved under this ordinance.~~

~~D. This section does not prohibit the exercise of any vested right established by common law, ordinance or statute.~~

14.11. Phasing for the purposes of evasion of the provisions of this chapter.

~~In no case shall the development of property or the modification of a structure, lot, sign, use, or other matters addressed by this chapter be phased so as to circumvent the provisions of this ordinance.~~

Commented [EB2]: Not necessary - vested rights and modification procedures

Commented [EB3]: Moved to Section 16.3



CHAPTER 16. ADMINISTRATION

16.3. General applicability.

- A. In accordance with G.S. 160D Article 7, the provisions of this chapter shall be applicable to all development activity under the jurisdiction of the City of Brevard. An application for development approval may be initiated only by the owner of the affected property, an agent authorized in writing to act on the owner's behalf, or a person having a written contractual interest in the affected property. No building, sign or other structure (except as otherwise provided for in this ordinance) shall be erected, moved, extended or enlarged or structurally altered, nor shall the use conducted within any building change, nor shall any land disturbance activity, grading, excavation or filling of any property be commenced, nor shall any vegetation be disturbed, nor shall any new use or change in the use of a property be commenced, nor shall any modification or installation of streets or other infrastructure be commenced until the administrator has issued a land development permit for such work.
- B. The issuance of a land development permit is subject to the required development review process as applicable for the development petition.
- C. Phasing for the Purpose of Evasion: In no case shall development activity be phased so as to circumvent the provisions of this ordinance.
- ~~C.D.~~ Properties located within 1,500 feet of each other, under the same ownership and/or developed by the same developer over a period of three years or less shall be considered to be one development and reviewed as such under the applicable development procedure.
- ~~D.E.~~ Notwithstanding any other provisions of this ordinance, the administrator may waive the required development review process only in the following cases when the administrator determines that the submission of a development plan in accordance with CHAPTER 17 would serve no useful purpose. For such projects a certificate of compliance shall be provided to the property owner or their representative, in accordance with G.S. 160D-403(g).
1. Street construction or repair.
 2. Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way.
 3. Mailboxes, newspaper boxes, retaining walls, garden structures, play structures, recreation equipment, birdhouses, flag poles, pump covers, and doghouses.
 4. Interior alterations and renovations requiring a county building permit which do not alter the footprint or height of an otherwise conforming use and/or structure such as AC/HVAC, re-roofing, steps, siding (except in a designated historic district), etc.
 5. Accessory structures for all building types.
 6. Incidental repairs and ordinary maintenance of structures (including but not limited to the repair and maintenance of walls, roofs, fixtures, wiring, and plumbing) outside of the special flood hazard area that would not necessitate additional review in accordance with this ordinance.
 - ~~6. Minor improvements to a principal structure that would not equal "substantial improvement" or "significant improvement" as defined in CHAPTER 19 of this ordinance, and that would not necessitate~~



~~additional review under the procedures for special use permits, conditional zoning districts, planned development districts, or other special procedures.~~

~~7. A change in principal use or occupancy where such change would not result in a change in lot coverage, off-street parking access or other external site characteristics, or other significant or substantial improvement.~~

~~8.7. Incidental land disturbance related to minor landscape modifications, utility repair, or other property improvements listed above, and that would not generate sedimentation or erosion, that would not cause an increase in off-site stormwater discharge, and that would not affect landscaping or vegetation that is otherwise regulated by this ordinance.~~

Commented [EB4]: We require a change of use permit in these cases.

CHAPTER 19. DEFINITIONS

19.3. Definitions.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandon: To intentionally discontinue from actively using land, structures, or any premises for the intended or previous use for a specified period of time, but excluding temporary periods of inactivity due to remodeling, maintaining, restoring, or otherwise improving a facility.

~~**Assessed and appraised value:** The value of a structure prior to being damaged or, in the absence of damage, prior to any proposed modification or improvement. Assessed value is determined by the most recent tax evaluation of the structure by the Transylvania County Tax Assessor, prior to damage or improvement. Appraised or market value is determined by an appraisal submitted by a qualified appraiser. The administrator shall utilize the assessed value of any structure in the administration of this ordinance unless a more accurate appraisal is provided by the property owner. The administrator shall have the authority to request that the property owner provide additional independent appraisals if the administrator feels that a submitted appraisal may be in error or otherwise questionable.~~

~~**Market value:** The value of a building, not including the land value or the value of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal, by replacement cost depreciated for age of building and cost of construction (actual cash value), or by adjusted tax assessed values.~~

New construction: Any newly constructed building or structure. This definition shall also apply to existing buildings that are altered in the following ways:

- Additions to existing structures that equal or exceed ~~66%~~ 75% of the gross floor area of the existing structure.
- Substantial improvements to existing structures that equal or exceed ~~66%~~ 75% of the replacement value of the existing structure and require the issuance of at least two trade permits from the Transylvania County Building and Inspections Department.

Nonconformity: A development condition which existed lawfully and was created in good faith prior to the adoption, revision, or amendment to this ordinance, but which now fails to conform to the requirements of this ordinance as a result. See also nonconforming use, nonconforming structure, nonconforming lot, and nonconforming site feature.



Code of Ordinances and UDO

Nonconforming use: A use that was legal when established but is no longer permitted in the zoning district.

Nonconforming structure: A building that was legally created but does not meet current development standards (setbacks, height, size, architectural elements, etc.)

Nonconforming lot: A lot that was legally created but does not meet current requirements for street frontage.

Nonconforming site feature: A site element that does not meet the current requirements. This includes, but is not limited to, parking lots, landscaping, signs, buffers, and accessory structures.

Nonconformities: A lot, structure, use of land, or condition, which existed lawfully and was created in good faith prior to the adoption, revision, or amendment to this ordinance, and which conformed to applicable regulations in effect prior to the adoption, revision, or amendment to this ordinance in terms of size, area, dimension, location, intensity of use, or other condition, but which now fails to conform to the requirements of this ordinance by reason of such adoption, revision, or amendment. Nonconformities include, but are not limited to, the following:

- A. ~~Non-conforming lots:~~ lots of non-standard shape or lots with insufficient frontage, in accordance with CHAPTER 4.
- B. ~~Non-conforming structures:~~ structures located within a right-of-way, or that exceed height or setback limitations, or that are located within setback areas, floodways, or streamside protection areas.
- C. ~~Non-conforming uses of land:~~ industrial activity within residentially zoned areas, hazardous chemical storage in flood-prone areas, open storage in a improperly zoned area.
- D. ~~Non-conforming conditions:~~ insufficient parking, landscaping, or buffering for an otherwise conforming use or structure; cleared vegetation in a streamside protection area; inadequate stormwater control measures.

Non-substantial or non-significant improvement: Any improvement that does not meet the definition of substantial or significant improvement, as defined in this section.

Replacement value: The estimated value or cost to reconstruct a structure of similar size, quality, design and function, excluding land, as determined by a licensed appraiser, independent construction cost estimator, or other qualified professional using nationally recognized cost data. Replacement value shall be determined by one of the following methods:

- The market value of the structure as established by an independent certified appraisal;
- The replacement cost depreciated for age of building and cost of construction (actual cash value); or
- The most recent tax value for the building or buildings as reported in the Transylvania County tax office.

The administrator shall have the authority to request that the property owner provide additional independent appraisals or cost estimates if the administrator feels that submitted materials may be in error or otherwise questionable.

Significant damage: Damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 25 percent of the market value of the structure before the damage occurred. In the absence of any information pertaining to market value, the administrator shall utilize the assessed value of the structure. See definition of significant improvement.



~~**Significant improvement:** Any combination of repairs, reconstruction, rehabilitation, addition, or other modification or improvement of a structure, taking place during any one-year period, for which the cost equals or exceeds 25 percent of the market value of the structure as of the date the improvement was permitted (or, in the absence of any permit, as of the date of start of construction of the improvement). In the absence of any information pertaining to market value, the administrator shall utilize the assessed value of the structure. This term includes structures which have incurred significant damage regardless of the actual repair work performed. The term does not, however, include either of the following:~~

- ~~A. Any correction of existing violations of state, city, or county health, sanitary, or safety code specifications which have been identified by the administrator or other authorized official of the State of North Carolina or Transylvania County, and which are the minimum necessary to assure safe living conditions; or~~
- ~~B. Any alteration of a historic structure provided that: such alteration is necessary to maintain retain or restore historically significant characteristic; the alteration will not preclude the structure's continued designation as a historic structure; and the alteration does not result in the expansion of a non-conforming condition.~~

Start of construction: The start of construction shall be the earlier of:

- A. The first placement of permanent improvements on a site, such as piles, footings, slab, gravel or other foundation work for buildings (including manufactured homes), public streets or walkways;
- B. The beginning of installation of public utilities;
- C. The beginning of installation of a private line which will connect to existing public utilities;
- D. The beginning of installation of improvements for surface water drainage or erosion control;
- E. Any other work beyond the stage of excavation.

For purposes of this ordinance, the start of construction does not include any of the following: land preparation, such as clearing, grading and filling; excavation for a basement, footings, piers or foundations; the erection of temporary forms; the installation of accessory buildings, such as garages or sheds, when a principal building is included in the permitted work.

For ~~a substantial~~ improvements to existing structures (as distinguished from new construction), the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

~~**Substantial damage:** Any damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to the before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See definition of substantial improvement. Single family residential structures not located in the special flood hazard area and not otherwise subject to the flood hazard prevention requirements of this ordinance shall only be considered substantially damaged if the cost of restoring the structure to its before damaged condition would equal or exceed 75 percent of the market value of the structure before the damage occurred. In the absence of any information pertaining to market value, the administrator shall utilize the assessed value of the structure.~~

~~**Substantial improvement:** Any combination of repairs, reconstruction, rehabilitation, addition, or other modification or improvement of a structure taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure as of the date the improvement was permitted (or, in the absence of any permit, before the date of start of construction of the improvement). In the absence of any information pertaining to market value, the administrator shall utilize the assessed value of the structure. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either of the following:~~



Code of Ordinances and UDO

- ~~A. Any correction of existing violations of state, city, or county health, sanitary, or safety code specifications which have been identified by the administrator or other authorized official of the State of North Carolina or Transylvania County, and which are the minimum necessary to assure safe living conditions; or~~
- ~~B. Any alteration of a historic structure provided it meets the following criteria: such alteration is necessary to maintain, retain or restore historically significant characteristics; the alteration will not preclude the structure's continued designation as a historic structure; and the alteration does not result in the expansion of a non-conforming condition.~~

~~Single family residential structures shall only be considered substantially improved if the cost of such improvement(s) equals or exceeds 75 percent of the market value of the structure as of the date the improvement was permitted or, in the absence of a permit, as of the date construction commenced. In the absence of any information pertaining to market value, the administrator shall utilize the assessed value of the structure.~~

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS
TXT-26-0003**

NCGS 160D-605 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning ordinance amendment is **neither consistent nor inconsistent** with the following elements of the City's adopted plans and policies.

STAFF REPORT
Planning Board, Wednesday, April 8, 2026

Title: REZ-26-0001 - Welcome St. Rezoning
Speaker: Aaron Bland, Asst Planning Director
Prepared by: Aaron Bland, Asst Planning Director
Approved by: Paul Ray, Planning Director

Background

The Planning Department has received an application for a zoning map amendment for 123, 133, 141, and 149 Welcome Street. These four properties are currently zoned Neighborhood Mixed Use (NMX) and the request is to rezone to the Residential Mixed Use (RMX) base district.

Discussion

Staff believes that the RMX district is appropriate for the Applicant's four parcels. The parcels are small and do not constitute enough acreage together (0.6 acres) to be an attractive site for a multifamily development. Rezoning to RMX would allow the development of single-family detached houses on the parcels, which are not allowed in NMX, increasing the housing supply in an infill area with access to utilities.

Further, Staff also believes the RMX district is well suited for the parcels on the other side of Welcome Street. Therefore, Staff recommends including these four parcels, totaling approximately 3.5 acres, in the rezoning. These parcels are all currently zoned General Residential - 8 (GR8) and each has an existing house; these houses would not become nonconforming if rezoned to RMX.

In order to give the Board and City Council the option to rezone the enlarged area, Staff has advertised this rezoning for all eight parcels. Letters were sent to the four additional parcels on the north side of the street inviting them to the Planning Board meeting and the City Council public hearing.

Policy Analysis

The size and nature of these parcels, including their flat topography outside of a floodplain and access to City water and sewer, makes it a reasonable location for the proposed RMX rezoning as a tool to promote an increase in housing stock. For example, the four GR8 parcels currently have an allowed buildout of 28 dwelling units, but an upzoning to RMX would allow 52.

This is consistent with recommendation LUH-9 of the Building Brevard Comprehensive Land Use Plan: Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.

The proposed rezoning is also consistent with the plan's Future Land Use Map. The four parcels on the south side of Welcome Street are in the Urban Corridor character area, and the four on the north side the Traditional Neighborhood character area; RMX is identified as an applicable zoning district for both of these character areas. Further, the RMX district is intended to be a transitional district between predominately residential areas and commercial areas. Applying the RMX district to this area will allow the RMX district to do just that between the Big Bend Road and Excelsior Drive neighborhoods and the Sylvan Valley Industrial Building.

Action

The Board's role in a zoning map amendment is to provide a recommendation to City Council. The Board can recommend one of the following:

- 1. Grant as requested by the applicant
- 2. Grant with the change in area as proposed by Staff
- 3. Grant with a change in area as proposed by the Board
- 4. Grant to a more restrictive zoning district
- 5. Deny

In accordance with state law, the Board must also forward to Council a statement of reasonableness. Staff has drafted and included a statement for the Board's consideration.

Attachments:

- 1. REZ-26-0001 - Record Report
- 2. Site Map
- 3. Consistency and Reasonableness Statement



Record Report for Map Amendment - Base District Rezoning #REZ-26-0001

Record Overview

Record Number: REZ-26-0001

Record Type: Map Amendment - Base District Rezoning

Record Status: In Progress

Record Submitted At: Thursday February 26, 2026

Record Address: 123, 133, 141, 149 Welcome Street, Brevard, NC 28712

Record Owner: Aaron Bland

Record Applicant: aaron hamilton

Form Submission

Applicant:

Aaron Hamilton

blueskyland77@gmail.com, (828) 553-3258

Property Owner (if different):

Property Address: 123, 133, 141, 149 Welcome Street, Brevard, NC 28712

Parcel Identification Number (PIN): 8597-31-3418-000; 8597-31-2468-000; 8597-31-2429-000; 8597-31-1580-000

Current Zoning District(s): Neighborhood Mixed Use (NMX)

Current Overlay District(s): None

Requested Zoning District(s): Residential Mixed Use (RMX)

Existing Zoning of Adjacent Properties:

General Residential - 8 (GR8), Neighborhood Mixed Use (NMX), Conditional District (CD)

Explanation (if necessary):

-

I Acknowledge: Yes

Signature:

Signed in GovWell: Friday February 27, 2026, 1:49pm

Generated Documents

No documents generated

Activity History

- Email**
March 27, 2026, 2:55pm
Subject: #REZ-26-0001 | Added to City Council Meeting (aaron hamilton) (123, 133, 141, 149 Welcome Street, Brevard, NC 28712)
To: aaron hamilton
- Meeting**
March 27, 2026, 2:55pm
Aaron Bland added the record to the City Council meeting scheduled for April 20, 2026 at 5:30pm
- Email**
March 27, 2026, 2:55pm
Subject: #REZ-26-0001 | Added to Planning Board Meeting (aaron hamilton) (123, 133, 141, 149 Welcome Street, Brevard, NC 28712)
To: aaron hamilton
- Meeting**
March 27, 2026, 2:55pm
Aaron Bland added the record to the Planning Board meeting scheduled for April 8, 2026 at 5:30pm
- Plan Review Completed**
March 27, 2026, 11:54am
Aaron Bland approved the plans and left no comments.
- Plan Review Routed**
February 26, 2026, 11:32am
Katherine Poe routed the plan set for review to Aaron Bland.
- Email**
February 26, 2026, 11:31am
Subject: #REZ-26-0001 | Update On Your Submission (aaron hamilton) (123, 133, 141, 149 Welcome Street, Brevard, NC 28712)
To: aaron hamilton
- Status Changed**
February 26, 2026, 11:31am
From: Submitted
To: In Progress
- Application Review Completed**
February 26, 2026, 11:31am
Katherine Poe reviewed the application and marked it as complete.
- Email**
February 26, 2026, 11:30am
Subject: #REZ-26-0001 | Brevard: Submission Received and Status Tracker (aaron hamilton) (123, 133, 141, 149 Welcome Street, Brevard, NC 28712)
To: aaron hamilton
- Applicant**
February 26, 2026, 11:30am
Katherine Poe set the applicant user to aaron hamilton.

Rezoning Request REZ-26-0001



1 inch = 192 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.

**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
FOR MAP AMENDMENT #REZ-26-0001**

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 – 2: Evaluate rezoning requests based on the Future Land Use Map and character area descriptions.

Recommendation Land Use & Housing – 9: Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.

NCGS 160D-605 requires the Governing Board to approve a statement analyzing the reasonableness of a proposed rezoning. The statement of reasonableness and the statement of consistency may be approved as a single statement.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is in the public interest and **reasonable** due to the following factors:

- The size and nature of the parcels, including the flat topography outside of a floodplain and access to utilities, makes it a reasonable location for upzoning.
- There is minimal impact on surrounding landowners.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The use of a mixed-use district acts as a buffer district between the Sylvan Valley Industrial Building and the residential Big Bend neighborhood.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.
- The rezoning is consistent with the Future Land Use Map.

STAFF REPORT
Planning Board, Wednesday, April 8, 2026

Title: TXT-26-0002 - Data Center Text Amendment

Speaker: Paul Ray, Planning Director
Aaron Bland, Asst Planning Director

Prepared by: Aaron Bland, Asst Planning Director

Approved by: Paul Ray, Planning Director

Background

At the February 16, 2026 City Council meeting, Council asked Staff to look into the adequacy of the city's zoning regulations regarding data centers. If inadequate, they also asked Staff to look into the legal steps necessary to impose a moratorium on data center development.

After considering the current text of the Unified Development Ordinance (UDO), Staff recommended updates to the code to more specifically govern the presence of data centers and similar high-intensity land uses. To provide Staff time to make these changes, City Council adopted Ordinance No. 2026-11 on March 16, 2026, enacting a "temporary moratorium on the acceptance, processing, and approval of any application for data centers, cryptomining facilities, server farms, or other high-impact digital infrastructure facilities." The moratorium expires on July 2, 2026.

This is a staff-initiated text amendment that adds a new specific land use to the Brevard UDO for data centers and similar facilities.

Discussion

Data centers are physical facilities or buildings that house critical computing and networking infrastructure, including servers, storage systems, and related equipment, to store process, and manage data and applications. They are typically large square footage and involve significant demands on electrical and water infrastructure. They are a relatively new type of land use.

Under the current UDO language, data centers would be considered a "Heavy Manufacturing" facility and subject to the rules governing such uses. Heavy Manufacturing is permitted only in General Industrial and requires a Special Use Permit granted by the Board of Adjustment. Staff believe that the UDO as written provides *some* safeguards against the negative aspects of data centers via the BOA's ability to impose conditions to SUPs. However, data centers are not mentioned specifically in the UDO, and they are not "manufacturing" in the traditional sense, creating confusion and potential shortfalls in ensuring community compatibility of these facilities.

By adding these uses as a specific land use, the UDO will be more clear in addressing this high-impact use, and the City will have greater control in regulating them and ensuring

minimal negative impacts on surrounding properties. In the amendments, Staff is proposing a new land use definition and allowing the use only in the General Industrial zoning district as a part of a conditional zoning district (CZD). By limiting the use to a CZD, the City will have full flexibility to adequately regulate and mitigate impacts to surrounding properties on a case-by-case basis, without the potential limitations of "one size fits all" regulations.

Policy Analysis

Any data center developments that are proposed in Brevard are likely to be large in size and impact to utilities, especially the City's water system. These amendments aim to ensure that such developments are carefully considered to balance economic development benefits with community character and resilient infrastructure concerns. These are highlighted in the following goals of the Building Brevard Comprehensive Land Use Plan:

7. Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.
8. Plan for efficient, equitable, and resilient infrastructure and services that maintain and improve quality of life throughout the city.

Action

The Board shall make one of the following recommendations with regard to a petition to amend the text of a development regulation:

1. Adoption of the amendment as written;
2. Adoption of the amendment as revised by the Board; or
3. Rejection of the amendment.

The Board must also submit to City Council a statement analyzing the consistency of the proposed amendments with adopted city plans and policies. Staff has included a consistency statement for the Board's consideration.

Attachments:

1. Ord 2026-11 Imposing a Temporary Moratorium on Data Center, Cryptomining, and Similar Facilities
2. Zoning-Practice-2022-06
3. Draft Amendments
4. Consistency Statement

ORDINANCE NO. 2026-11

RESOLUTION OF REQUIRED STATEMENTS AND AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON DATA CENTER, CRYPTOMINING, AND SIMILAR FACILITIES

WHEREAS, North Carolina General Statute 160D-107 outlines the legal conditions under which local governments can declare moratoria on development approvals; and

WHEREAS, data centers, cryptomining facilities and similar facilities typically involve significant demands on electrical and water infrastructure, generate noise and heat, and may have land use impacts that are not adequately addressed by the City of Brevard's Unified Development Ordinance (UDO); and

WHEREAS, western North Carolina is already home to three large data centers—Apple in Maiden, Meta in Forest City, and Google in Lenoir; and

WHEREAS, at their February 16, 2026 meeting, Brevard City Council directed City staff to investigate the adequacy of Brevard's Unified Development Ordinance and, if necessary, bring options for updating it; and

WHEREAS, City staff recommend that Brevard Planning Board and City Council consider text amendments to clarify the conditions under which data centers, cryptomining facilities, and similar facilities can locate within the City's zoning jurisdiction; and

WHEREAS, City staff also recommend that City Council declare a temporary pause on new data center development, per the provisions of NCGS 160D-107, to protect the public health, safety, and welfare while the City evaluates appropriate zoning and regulatory updates; and

WHEREAS, the NCGS 160D-107 requires that "any development regulation establishing a development moratorium must include, at the time of adoption," the statements proclaimed below.

NOW, THEREFORE, THE CITY COUNCIL OF BREVARD, NORTH CAROLINA FINDS THAT:

Statement 1. Data centers/cryptomining facilities are not specifically addressed in Brevard's Unified Development Ordinance, and therefore City Council believe that the ordinance as written does not adequately evaluate and regulate such high-intensity land uses. The City considered continuing to regulate potential data center developments under the existing "heavy manufacturing" provisions, but concluded that the rules for that land use do not adequately consider the heavy utility impacts typical of data center-type uses.

Statement 2. The moratorium applies to the acceptance, processing, and approval of development approvals for data centers, cryptomining facilities, server farms, and other high-impact digital infrastructure facilities, including but not limited to zoning permits, special use permits, site plan approvals, building permits, and other development approvals required under the City of Brevard Unified Development Ordinance. Temporarily suspending these approvals will prevent the establishment or expansion of such facilities under regulatory provisions that do not adequately address their infrastructure demands, noise, heat generation, and utility consumption while the City evaluates and adopts appropriate zoning and development standards.

Statement 3. The moratorium shall expire July 2, 2026 unless earlier ended by act of City Council. This date gives the City of Brevard adequate time to consider text amendments to its Unified Development Ordinance, have them approved by its Planning Board and City Council, and comply with the notice and public hearing requirements that text amendments before those two boards must follow.

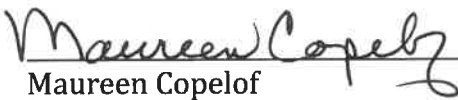
Statement 4. The City of Brevard will present text amendment options to the City's Planning Board in late April 2026, advertise that board's proposed updates to the Unified Development Ordinance in May 2026, hold a Public Hearing on the proposed changes at a City Council meeting in late May or early June 2026, and consider approval of the proposed changes at a City Council meeting in June 2026.

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

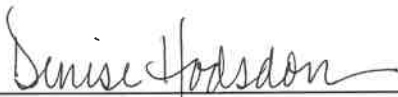
The City hereby imposes a temporary moratorium on the acceptance, processing, and approval of any application for data centers, cryptomining facilities, server farms or other high-impact digital infrastructure facilities.

Adopted and approved this 16th day of March 2026.





Maureen Copelof
Mayor

ATTEST:


Denise Hodsdon, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


Mack McKeller
City Attorney

ZONING PRACTICE

JUNE 2022



AMERICAN PLANNING ASSOCIATION

➡ ISSUE NUMBER 6

PRACTICE DATA CENTERS



Zoning for Data Centers and Cryptocurrency Mining

By David Morley, AICP

Data centers are the physical facilities where the internet lives. Fundamentally, they consist of networked computer systems used for data storage and processing, along with supporting equipment, such as batteries, back-up power generators, and cooling devices. Modern data centers are the direct descendants of the, so-called, *telecom hotels* that began springing up in downtowns in the late 1990s to accommodate the rapid expansion of the commercial internet and, before that, of automated telephone exchange facilities that made it possible to place land-line telephone calls across a city, the nation, or the world (Evans-Cowley 2002).

An emerging segment of the data center market consists of facilities dedicated in whole or part to “mining” cryptocurrency. A cryptocurrency is a decentralized digital currency that uses encrypted data strings to denote individual units, or coins, and a peer-to-peer database known as a blockchain to maintain a secure ledger of transactions. Several of the most popular cryptocurrencies, most notably Bitcoin, require extremely complex computations to verify each transaction and add a record, or block, for that transaction to the blockchain. Whoever verifies a transaction first receives a new cryptocurrency coin as a reward. While, theoretically, anyone with a computer server can “mine” new coins by helping to verify these transactions, large-scale cryptocurrency mining requires a massive amount of computing power.

This article explores the reasons why cities, towns, and counties may wish to define and regulate data centers and cryptocurrency mining as distinct uses in their zoning codes and provides a summary of contemporary approaches. It begins with a brief overview of the factors that drive demand for data centers or cryptocurrency mines in particular locations before examining the key planning issues that may merit special attention through zoning and posing a series of questions to guide code drafting.



Chad Davis / Flickr (CC BY 2.0)

➔ A hyperscale Google data center in Council Bluffs, Iowa.

The article concludes with short profiles of local zoning approaches that may serve as models for others.

DEMAND DRIVERS

Industry analysts predict sustained growth in data center construction in the coming years (Dunbar and Bonar 2021). This includes demand for larger and larger “hyperscale” data centers as well as more widely distributed “edge” data centers (Sowry et al. 2018). Data center developers (or operators) are attracted to sites with low latency to end users and dependable and affordable electricity.

While data centers have historically been clustered around major internet access points, information technology companies, and government employment centers, the proliferation of cloud computing and the internet of things is pushing demand out to network edges. This means more data centers in smaller metropolitan and nonmetropolitan areas.

Big technology companies are likely to continue looking for sites that can accommodate new, large single-story structures. But

operators that specialize in leasing space in the same facility to multiple companies (i.e., collocated data centers) may be more open to infill sites and existing structures, especially if those sites have access to fiber optic infrastructure.

Data centers use a lot of electricity (see below) to power processing and storage hardware and to keep that hardware cool. The amount of electricity (and often water) needed for cooling is higher in warm, humid climates than in cool, dry areas. Consequently, holding other factors equal, developers favor locations with low electricity rates and cooler climates. Furthermore, because these facilities operate continuously, developers are also looking for sites that are less vulnerable to natural hazards.

Cryptocurrency miners are also looking for locations with cheap electricity and low hazard risk; however, dedicated mining facilities are not concerned about proximity to customers and are less likely to invest in backup power. While there seems to be a widespread consensus that data centers are essential to global communications and the global economy, cryptocurrency miners

have a more limited “social license” to operate. Widespread concerns about the energy use of mines and the limited utility of the coins they produce has led some countries, including China, to ban Bitcoin mining. Consequently, many cryptocurrency miners are relocating to the U.S. (Obando 2022).

PLANNING ISSUES

From the exterior, data centers and cryptocurrency mining facilities may be physically indistinguishable from many commercial or light industrial uses. However, the operational characteristics of these facilities are typically quite distinct from those of surrounding land uses. From a planning perspective, the most noteworthy characteristics relate to their electricity and water use, noise production, enhanced safety and security needs, and low employment densities.

They Use a Lot of Electricity (and Water)

In 2020, data centers used between 200 and 250 terawatt hours (TWh) of electricity, accounting for approximately one percent of global consumption (IEA 2021). While the total consumption has grown steadily along with global power demand, this ratio has held relatively constant over the past 20 years as efficiency improvements have proportionally offset increased demand from data centers. However, this pattern is unlikely to hold as growth in streaming video, online gaming, cloud computing, machine learning, virtual reality, and the internet of things begins to outstrip efficiency improvements.

The figures above exclude cryptocurrency mining. Bitcoin miners alone used an estimated additional 60 to 70 TWh in 2020. According to Cambridge University, if Bitcoin was country, it’s annual electricity consumption would be slightly higher than that of Poland or Malaysia (2022).

Data center and cryptocurrency mining equipment also generates a tremendous amount of waste heat, which must be dissipated by fans or absorbed by a cooling medium to avoid hardware damage and ensure efficient operations. Many data centers and cryptocurrency mines use water as a cooling medium. Water is also necessary for most forms of electricity production. In aggregate, a medium-sized data center typically uses more water each year than two 18-hole golf courses (Mytton 2021).

They Can Be Noisy

Inside a data center or cryptocurrency mine server room, the noise can make it difficult to carry on a conversation at a normal volume. While most data centers and large cryptocurrency mines incorporate construction and soundproofing techniques that ensure this server noise isn’t audible outside of the building, air conditioner compressors mounted on the roof or on ground near these facilities can generate noise that carries across property lines.

In some contexts, vegetation or other structures may rapidly attenuate this sound. In others, the sound may travel over long distances. Obviously, the degree to which these sounds constitute nuisance “noise” depends on surrounding land uses and ambient noise levels. The problem is typically most acute when data centers or mines are near residences.

They Have Enhanced Safety and Security Needs

Data centers typically aim to run continuously, and any outage or downtime can threaten business operations. Furthermore, data centers house expensive, highly specialized hardware, and many handle sensitive data. Consequently, most data centers incorporate enhanced safety and security features, such as gated access points, fencing, or bright lighting, to prevent unauthorized access and to minimize the likelihood of disruption.

Cryptocurrency mines have similar safety and security needs, with two key distinctions. First, miners want to maintain network access, but the stakes are lower

than for data centers because an outage wouldn’t negatively affect any other services or users. Second, cryptocurrency mines generally aren’t receiving any clients and have little incentive to draw attention to themselves with fencing or lighting.

They Have a Low Employment Density

Data centers typically have far fewer workers per square foot than professional offices or light industrial facilities (Tarczynska 2016). And cryptocurrency mines generally have even lower employment densities than data centers. For some communities, data centers (and potentially cryptocurrency mines) are highly desirable from an economic development perspective because they often generate a large property tax surplus that can subsidize more service-intensive land uses, such as single-family homes. Others, however, are reluctant to devote too much commercial or light industrial space to uses that generate few jobs.

ZONING CONSIDERATIONS

Any community interested in regulating data centers and cryptocurrency mining through zoning should consider three key questions:

1. Do these uses need new use definitions?
2. Where should these uses be permitted?
3. Do these uses need special development or performance standards?

Do They Need New Use Definitions?

New land uses don’t necessarily require new use definitions in the local zoning code. It depends, in part, on whether the use fits



eBayink / Flickr (CC BY-NC-ND 2.0)

➡ The roof of eBay’s Topaz data center in South Jordan, Utah.

neatly under a broader use category or is substantially like another defined use. And it depends on whether treating the new use the same as this use category or other similar use would be likely to generate negative effects on nearby properties or the community as a whole.

Many communities have defined data centers (or some closely analogous term) as a distinct use in their zoning codes. These definitions typically reference the general function of the facility and the degree to which it is occupied by computer systems and related equipment. For example, Anne Arundel County, Maryland, defines *data storage center* as “a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations” (§18-1-101.(44)).

Comparatively fewer communities have defined cryptocurrency mining as a distinct use. Many of these definitions focus on the specialized purpose of the facility, often with references to other newly defined terms, such as *high density load* or *server farm*, that clarify its distinct characteristics. For example, Moses Lake, Washington, specifies that *cryptocurrency mining* often uses more than 250 kilowatt-hours per square foot each year (§18.03.040).

Where Should They Be Permitted?

Communities that choose to regulate data centers or cryptocurrency mines as distinct uses may permit these uses either by right or with a discretionary use permit (i.e., conditional, special, or special exception use permits) in one or more existing base or overlay zoning districts. Alternatively, they may elect to establish a new special-purpose base or overlay zoning district for either use.

Many communities permit data centers and cryptocurrency mines either by right or with a discretionary use permit in commercial and industrial districts. While data centers and mines can fit in a wide range of existing commercial or industrial buildings, purpose-built facilities are often single-story structures with large floorplates.

Given that they generally have few employees and visitors, these uses may not be appropriate in ground-floor street-frontage spaces in pedestrian-oriented

EXAMPLES OF DEFINED USES

Jurisdiction	Defined Uses
Alpharetta, GA	Data center (§1.4.2)
Anne Arundel County, MD	Data storage center (§18-1-101.(44))
Fairfax County, VA	Data center (§9103)
Frederick County, MD	Critical digital infrastructure facility (§1-19-11.100)
Moses Lake, WA	Cryptocurrency mining; Data center/server farm/cluster (§18.03.040)
Pitt County, NC	Data processing facility (large scale) (§15)
Plattsburgh, NY	Commercial cryptocurrency mining; Server farm; High density load service (LL 6-2018)
Prince George’s County, MD	Qualified data center (§27-2500)
Prince William County, VA	Data center (§32-100)
Somerville, MA	Data center (§9.8.b)
Vernal, UT	Data center (§16.04.173)
Wenatchee, WA	Cryptocurrency mining; Data center (§10.08)

commercial areas. Wenatchee, Washington, addresses this issue by permitting data centers and cryptocurrency mines by right in multiple pedestrian-oriented commercial districts, with a simple stipulation that they cannot occupy “grade level commercial street frontage” (§10.10.020).

A new special-purpose zoning district can help steer data centers or cryptocurrency mines toward corridors or other subareas that have suitable utility infrastructure. When adopted as floating zones, special districts can also provide an extra layer of review for large projects that may cover dozens or hundreds of acres.

Prince William County, Virginia, added a Data Center Opportunity Zone Overlay District to its zoning code in 2016 (§32-509). The county has mapped this overlay to more than 70 percent of its industrially zoned land. The overlay permits data centers and includes design standards for these facilities; however, it does not otherwise modify the existing use permissions for underlying districts.

Do They Need Special Development or Performance Standards?

Communities that decide to regulate data centers or cryptocurrency mines as distinct uses may choose to adopt use-specific standards that modify or supplement other relevant universal or district-specific development or performance standards. This approach can help communities target standards to the distinct features of these uses

to address specific community concerns.

Use-specific standards can help minimize reliance on discretionary approvals and improve the consistency of local decisions. Without these standards, local officials may be more likely to require all data centers and cryptocurrency mines to obtain a discretionary use permit, and they may be more likely to adopt wildly varying conditions of approval for substantially similar proposals.

Communities that have adopted use-specific standards for data centers and cryptocurrency mines often establish building design and buffering or screening requirements to minimize the visibility or improve the appearance of these facilities from public streets or nearby properties. Other common standards address environmental performance, including noise and light pollution, and evidence of electric utility approval.

POTENTIAL MODEL APPROACHES

It would be difficult to find a community with more experience with data centers than Loudon County, Virginia. And the county’s approach to zoning for data centers serves as a potential model for other communities with suitable sites and sufficient infrastructure to accommodate data center development. In contrast, Missoula County, Montana, was one of the first local jurisdictions to craft zoning regulations for cryptocurrency mining operations. And its emphasis on mitigating the potential climate impacts represents a different type of potential model.

Loudon County, Virginia

Northern Virginia’s Data Center Alley, primarily clustered around Routes 7 and 267 in Loudon and Fairfax Counties is the largest data center market in the world (Fray and Koutsaris 2022). Its combined power consumption capacity is more than 1.6 gigawatts (GW), nearly twice as much as the next largest market. And within Data Center Alley, Loudon County has the highest concentration of data centers. As of October 2021, data centers occupied more than 25 million square feet, with another 4 million square feet in development (LCDED 2022).

Several important factors have driven demand for data center development in Loudon County. It is home to the Equinix internet exchange, one of the largest internet access points in the world and a successor to Metropolitan Area Exchange, East, the first

U.S. exchange. The county has abundant (and redundant) fiber optic infrastructure, relatively cheap power, and sufficient water. Additionally, it has a high concentration of skilled technology workers and businesses that support the data center industry.

By the year 2000, there was already an emerging data center cluster in Loudon County. However, the county did not define and regulate data centers as a distinct use in its zoning code until 2014 (ZOAM 2013-0003). According to Acting Planning & Zoning Director James David, prior to this, the county defined data centers as commercial offices.

The latest version of the county’s zoning ordinance permits data centers by right in Planned Office Park, Research and Development Park, Industrial Park, and General Industrial districts and as a special exception use in Commercial Light Industry

districts. New data centers (without vested rights) must comply with a set of use-specific standards governing façade design, screening of mechanical equipment, exterior lighting, pedestrian and bicycle facilities, and landscaping, buffering, and screening (§5-664).

According to David, these standards are intended to improve the aesthetics of data centers, minimize visibility from nearby residential areas, and ensure continuous sidewalk and trail networks. Overall, they represent a light-touch approach that has, so far, worked well for a county with enormous demand for data centers and relatively modest competition for space from other commercial and industrial uses.

However, in February 2022, county officials directed staff to research regulatory options to prevent new data centers in the

EXAMPLES OF USE-SPECIFIC STANDARDS FOR DATA CENTERS AND CRYPTOCURRENCY MINING

Jurisdiction	Use-Specific Standards
Alpharetta, GA	Requires evidence of compliance with noise standards; specifies exterior lighting fixture design; establishes minimum building height; requires building façade design elements; establishes other fencing, screening, and landscaping requirements to minimize visibility from adjacent roads and properties (§2.7.2.1)
Anne Arundel County, MD	Establishes minimum lot size and setbacks; prohibits residences on the same lot; establishes limit on outdoor storage (§18-10-119)
Fairfax County, VA	Requires all equipment to be enclosed within a building; establishes maximum floor area by zoning district (§4102.6.A)
Frederick County, MD	Establishes criteria for reducing setbacks; specifies building design standards; specifies landscaping, screening, and buffering requirements; clarifies parking, loading, signage, and lighting standards; establishes criteria for private roads; establishes noise and vibration standards (§1-19-8.402)
Moses Lake, WA	Clarifies review process for business license; prohibits container storage; requires evidence of electrical utility approval; requires evidence of electrical permit and inspection; establishes environmental performance standards, addressing noise, heat, and electric and magnetic fields; limits amount of exposed equipment on facades (§18.74)
Pitt County, NC	Limits height; requires separation from sensitive uses; requires noise study and compliance with noise standards; requires underground wiring; requires security fencing and vegetative screening; requires evidence of electrical utility approval; clarifies signage standards; requires notification of abandonment (§8(UUUU))
Plattsburgh, NY	Requires fire suppression and mitigation techniques; limits internal ambient temperature and the direct release of heat on colder days; establishes permissible noise levels (LL 6-2018)
Prince George’s County, VA	Requires building façade design elements; specifies exterior lighting fixture design; requires screening for security fencing and limits fence height; requires compliance with landscape manual; clarifies applicable off-street parking standard; clarifies signage standards; requires an acoustical study; specifies additional site, locational, and noticing requirements for facilities in rural residential districts (§27-5102(e)(4)(B))
Somerville, MA	Establishes special review criteria related to aesthetic impacts and employment opportunities (§9.8.b)
Vernal, UT	Requires fencing and structural screening for electrical generators; requires noise mitigation plan for facilities near residential zones or existing hotels or motels (§16.20.250)
Wenatchee, WA	Clarifies review process for business license; prohibits container storage; requires evidence of electrical utility approval; requires evidence of electrical permit and inspection; clarifies blank wall limitation standards; requires an affidavit verifying operating sound levels (§18.48.310)

Route 7 corridor. While data center demand remains high in this area, the county's comprehensive plan designates most of this corridor as Suburban Mixed Use, which envisions a compact, pedestrian-friendly mix of commercial, residential, cultural, and recreational uses. Furthermore, the existing electricity network infrastructure is insufficient to accommodate the existing demand for new data centers (LCDED 2022).

The county is working on its first complete overhaul of its zoning code since 1993. And it intends to incorporate any new regulations for data centers into the new code, which officials hope to adopt by the end of 2022.

Missoula County, Montana

In April 2019, Missoula County, Montana, adopted an interim zoning resolution that established a cryptocurrency mining overlay (Resolution No. 2019-026). The county had one large cryptocurrency mine already, and its low electricity rates and cool climate made it an attractive area for prospective miners. While a few other jurisdictions had already defined cryptocurrency mining in their zoning codes, Missoula County appears to be the first to explicitly position its zoning approach as a response to climate change.

According to county planner Jennie Dixon, AICP, local officials originally took an interest in regulating cryptocurrency mining as a distinct use after multiple complaints of noise from cooling fans at an existing Bitcoin mine operating out of a former sawmill in unincorporated Bonner. Soon, though, the county expanded its focus to include energy consumption and electronic waste.

Montana law only authorizes interim zoning in the case of an emergency involving "public health, safety, morals, or general welfare" (§76-2-206). Dixon says the Intergovernmental Panel on Climate Change's 2018 Special Report on *Global Warming of 1.5° C* helped justify climate change as a local emergency that warranted interim zoning to mitigate greenhouse gas emissions (and other potential environmental impacts) from cryptocurrency mining.

The interim zoning regulations defined cryptocurrency mining as a distinct use and created a Cryptocurrency Mining Overlay Zone, mapped to the entire unincorporated geographic extent of the county (which includes some un-zoned areas). The overlay



Google Earth

➡ The heart of Northern Virginia's Data Center Alley in Ashburn, Virginia.



Google Earth

➡ The former Bonner sawmill in Missoula County, Montana, was once home to the HyperBlock cryptocurrency mine.

restricted cryptocurrency mining operations to industrial districts and required operators to obtain a discretionary use permit if the mine was adjacent to a residential district or within 500 feet of a residential property boundary. These regulations also required all mining operations to verify that all electronic waste be handled by a licensed recycling firm and that all electricity use be offset by new renewable energy production.

Caroline Lauer, the county's Sustainability Program Manager, stresses the importance of this last requirement. If cryptocurrency miners purchased existing supplies of renewable energy, it could actually displace existing utility customers to dirtier sources. While most of the county's

electricity comes from hydropower, coal accounts for much of the remainder.

Missoula County's 2016 *Growth Policy* plan includes an objective to "reduce the county's contribution to climate change" (4.1) and lists policies that promote alternative energy development (4.1.3) and reduce energy use and waste generation as implementation actions (4.1.6). A day before it adopted the interim cryptocurrency mining regulations, the county further strengthened its policy rationale by adopting a joint commitment with the City of Missoula to achieve 100 percent clean electricity use by 2030.

County officials extended the interim zoning for another year in 2020 before adopting the same regulations as a permanent zoning amendment in March 2021 (§1.04

& \$5.05). According to Dixon, the Bonner mine ceased operations during the interim zoning period, but not because of the county's zoning. It declared bankruptcy two days after the "Black Thursday" Bitcoin crash in March 2020, leaving the tribal-owned independent power producer that provided its electricity with a \$3.7 million unpaid bill (Rozen 2020).

CONCLUSIONS

The rapid rise in data center development has coincided with dramatic decreases in the costs of producing solar and wind power. This, in combination with a growing trend toward clean power commitments among technology companies, has blunted some of

the climate impacts of an increased demand for data storage and processing.

The increased digitalization of life virtually guarantees that data centers will continue proliferating in strategic locations across the country (Gomez and DeAngelis 2022). Soon, communities may start seeing a sharp increase in interest in very small edge data centers that could fit in underutilized commercial spaces or even be collocated with other telecommunications infrastructure, such as small cell facilities, in public rights-of-way (Sowry et al. 2018).

The future of cryptocurrency mining facilities is less certain. Bitcoin and other energy-intensive cryptocurrencies are facing social pressure to transition to more

energy-efficient transaction verification methods, and several existing cryptocurrencies already use these methods. However, we are still at the very beginning of the cryptocurrency story. While this form of currency currently exists primarily as a speculative investment vehicle, this could change rapidly if valuations stabilize and large numbers of goods and service providers accept cryptocurrencies for payment.

Not every community will see the value in defining data centers or cryptocurrency mines as distinct uses in their zoning codes. Nevertheless, doing so can give local jurisdictions a leg up when it comes to signaling preferences to developers and operators and minimizing or mitigating potential adverse impacts.

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ZONING PRACTICE

AMERICAN PLANNING ASSOCIATION

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HOW DOES YOUR ZONING TREAT DATA CENTERS AND CRYPTOCURRENCY MINES?

6



CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.2. Use categories and tables of permitted uses.

- C. *Use matrix.* The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.
1. "P" denotes those uses that are permitted "by right."
 2. "—" denotes those uses that are not permitted within the given district.
 3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in [CHAPTER 16](#). Additional standards for certain uses requiring a special use permit are set forth in [CHAPTER 3](#) of this ordinance.
 4. "PS" denotes those uses that are permitted with additional standards, which are set forth in [CHAPTER 3](#).
 5. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.
 - 5-6. "CZD" denotes those uses that are permitted within a Conditional Zoning District in accordance with [CHAPTER 2](#) and [CHAPTER 16](#) of this ordinance.

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
<i>Residential</i>										
Household Living	3.5.1	Dwelling—Single-Family	P	P	—	—	—	—	P	—
		Dwelling—Duplex	P	P	P	P	—	—	P	—
		Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	P	—
		Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	P	—
		Dwelling—Townhome	P	P	P	P	P	P	P	—
		Manufactured Home	MHD	MHD	MHD	MHD	MHD	MHD	MHD	—
		Live-Work Units	PS	PS	PS	PS	PS	—	PS	—
		Mixed-Use Residential Unit	—	—	PS	PS	PS	PS	PS	—
Group Living	3.5.2	Family Care Home	P	P	P	P	P	P	P	—
		Housing Services for the Elderly	SUP	P	P	P	P	P	P	—
		Rooming or Boarding House	P	P	P	—	P	P	P	—
Social Services	3.5.3	Group Care Facility	P	P	P	—	P	P	P	—
		Shelter	SUP	P	P	—	P	P	P	—



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Lodging										
Overnight Accommodations	3.6.1	All overnight accommodations, except as listed below	—	—	—	P	P	P	P	—
		Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	—
		Short-Term Rental (STR)	—	PS	PS	PS	PS	PS	PS	—
Camping	3.6.2	Campground/Recreational Vehicle Park	SUP	SUP	SUP	SUP	—	—	SUP	—
		Rental Cottage/Cabins	PS	PS	PS	PS	—	—	—	—
		Seasonal Camp	PS	—	—	PS	—	—	PS	—
Commercial										
Eating and Drinking Establishments	3.7.1	All restaurants and other eating and drinking establishments except as listed below	—	—	P	P	P	P	P	—
		Bar/Night Club	—	—	PS	PS	P	P	—	—
Personal Services	3.7.2	All personal services, except as listed below	—	P	P	P	P	P	P	—
		Day Care Center	PS	PS	PS	PS	PS	PS	PS	PS
Professional Services	3.7.3	All professional services, except as listed below	SUP	P	P	P	P	P	P	P
		Adult Establishment	—	—	—	—	—	—	—	SUP
		Banks, Credit Unions, Financial Services, and ATMs	—	—	P	P	P	P	P	P
		Funeral Homes and Services	—	—	P	—	P	P	P	—
		Human Crematories and Crematoriums	—	—	PS	—	PS	PS	PS	PS
		Indoor Animal Services	—	—	P	P	P	P	P	P
		Kennels and Outdoor Animal Services	—	—	SUP	—	—	PS	—	PS
		Landscaping and Contractor Services	SUP	SUP	SUP	—	—	—	—	P
Vehicle Services—Major Repair/Body Work	—	—	—	—	—	PS	—	PS		



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Vehicle Services—Minor Maintenance/Repair	—	—	SUP	—	SUP	PS	PS	PS
Retail	3.7.4	All retail and sales establishments except as listed below	—	—	P	P	P	P	P	—
		Alcoholic Beverage Sales Store	—	—	SUP	P	P	P	—	—
		Auto/Mechanical Parts Sales	—	—	—	P	P	P	—	P
		Flea market	—	SUP	SUP	SUP	SUP	SUP	—	—
		Gas Station	—	—	SUP	PS	SUP	PS	—	PS
		Gunsmiths and Weapon Sales	—	—	SUP	SUP	PS	PS	—	PS
<i>Civic/Institutional</i>										
Educational	3.8.1	All educational uses except as listed below	SUP	P	P	P	P	P	P	—
		Colleges/Universities	—	—	SUP	SUP	P	P	P	—
		Schools—Vocational/Technical	—	SUP	P	P	P	P	P	P
Government	3.8.2	All government uses, except as listed below	—	P	P	P	P	P	P	P
		Correctional Facilities	—	—	SUP	—	SUP	P	P	P
		Public Safety Station	SUP	SUP	P	P	P	P	P	P
Medical	3.8.3	All medical offices and facilities except as listed below	—	P	P	P	P	P	P	—
		Hospital	—	—	—	—	—	P	P	—
Places of Worship	3.8.4	All religious institutions or places of worship	SUP	P	P	—	P	P	P	—
		Cemeteries	PS	PS	PS	—	PS	PS	PS	—
<i>Entertainment/Recreation</i>										
Indoor Recreation	3.9.1	All indoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Cultural or Community Facility	SUP	P	P	P	P	P	P	—
		Indoor Amusements	—	—	SUP	P	P	P	SUP	P



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Indoor Firing Range	—	—	—	SUP	—	SUP	SUP	SUP
		Live Performance Theater	—	SUP	SUP	P	P	P	P	—
		Movie Theater	—	—	—	P	P	P	—	—
		Special Event Venue	SUP	SUP	PS	PS	PS	PS	PS	—
		Studios, Galleries and Workshops - High Impact	—	—	SUP	SUP	SUP	P	P	P
		Studios, Galleries and Workshops - Low Impact	—	P	P	P	P	P	P	—
Outdoor Recreation	3.9.2	All outdoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Non-Residential Swimming Pool or Pond	—	SUP	SUP	SUP	PS	PS	PS	—
		Outdoor Amusements	—	—	SUP	P	SUP	P	—	P
		Outdoor Firing Range	—	—	—	—	—	—	—	SUP
		Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P
Agriculture										
Agriculture	3.10.1	All agricultural uses	PS	—	—	—	—	PS	PS	PS
Manufacturing/Wholesale/Storage										
Light Industrial and Manufacturing	3.11.1	All light industrial and manufacturing activities, except as listed below	—	—	—	—	—	SUP	—	P
		Brewery, Distillery, Winery, Cidery - High Impact	—	—	—	SUP	—	P	—	P
		Brewery, Distillery, Winery, Cidery - Low Impact	—	—	SUP	PS	PS	PS	—	PS
		Laboratory	—	—	—	—	—	P	P	P
		Laundry, Dry Cleaning Plant	—	—	—	—	—	SUP	P	P
		Manufacturing Research and Development	—	—	—	P	—	P	P	P
		Media Production	—	—	P	P	P	P	P	P



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Heavy Manufacturing	3.11.2	All heavy manufacturing activities, except as listed below	—	—	—	—	—	—	—	SUP
		<u>Data centers</u>	==	==	==	==	==	==	==	<u>CZD</u>
		Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	SUP	P	—	P
Storage and Disposal	3.11.3	All storage and disposal uses, except as listed below	—	—	—	—	—	SUP	—	P
		Chemical Storage Facility	—	—	—	—	—	—	—	P
		Solid Waste Disposal Facilities	—	—	—	—	—	—	—	PS
		Junkyard / Salvage Yard	—	—	—	—	—	—	—	SUP
Wholesaling and Distribution	3.11.4	All wholesaling and distribution activities, except as listed below	—	—	—	—	—	P	—	P
		Equipment Rental	—	—	—	—	—	P	—	P
		Indoor Vehicle/Heavy Equipment Sales	—	—	PS	—	PS	PS	—	PS
		Outdoor Vehicle/Heavy Equipment Sales	—	—	—	—	—	PS	—	PS
Extractive Industries	3.11.5	All extractive industries, except as listed below	—	—	—	—	—	—	—	P
		Extractive industries involving blasting	—	—	—	—	—	—	—	SUP
Infrastructure										
Utilities	3.12.1	Utilities—Class 1	P	P	P	P	P	P	P	P
		Utilities—Class 2	P	P	P	P	P	P	P	P
		Utilities—Class 3	—	—	—	—	—	—	—	—
Telecommunications	3.12.2	All wireless telecommunication facilities, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Wireless Telecommunication Facility—Tower	—	—	—	—	—	SUP	—	PS
Transportation	3.12.3	Aviation Facilities	—	—	—	—	—	—	—	SUP



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Parking Lot	SUP	PS	PS	PS	PS	PS	PS	PS
		Passenger Vehicle Terminals	—	—	P	P	P	P	—	P
Accessory										
Residential Accessory	3.13.1	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Day Care Home	PS	PS	PS	PS	PS	PS	PS	—
		Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	PS	—
		Home Occupation	PS	PS	PS	PS	PS	PS	PS	—
		Keeping Bees	PS	PS	PS	PS	PS	PS	PS	PS
		Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS	PS
		Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	PS	—
Non-Residential Accessory	3.13.2	All non-residential accessory uses, except as listed below	—	PS	PS	PS	PS	PS	PS	PS
		Accessory Retail	—	—	PS	PS	PS	PS	PS	PS
		Drive-Thrus	—	—	SUP	SUP	—	PS	—	—
		Mobile Food Vendor Site	—	SUP	PS	PS	PS	PS	PS	PS
		Recycling - Small Collection	—	—	—	—	—	SUP	SUP	P
		Rooftop Amenity Space	—	—	SUP	PS	PS	PS	PS	PS
		Taproom / Tasting Room	—	—	SUP	P	P	P	—	P
Temporary										
Temporary	3.14.1	All temporary uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Agricultural / Produce Stand	PS	PS	PS	PS	PS	PS	PS	PS
		Construction Office	PS	PS	PS	PS	PS	PS	PS	PS
		Dwelling—Temporary	PS	PS	PS	PS	PS	PS	PS	PS
		Mobile Classroom	PS	PS	PS	PS	PS	PS	PS	PS
		Mobile Vendor	PS	PS	PS	PS	PS	PS	PS	PS
		One-Day Event	PS	PS	PS	PS	PS	PS	PS	PS
		Outdoor Event	PS	PS	PS	PS	PS	PS	PS	PS



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Outdoor Seasonal Sale	PS	PS	PS	PS	PS	PS	PS	PS
		Outdoor Storage Container	PS	PS	PS	PS	PS	PS	PS	PS

(a) This column refers to the section of this ordinance that contains the use definition and additional standards.

(Ord. No. 13-07, § 1, 9-17-07; Ord. No. 3-08, § 1, 3-17-08; Ord. No. 14-08, § 1, 11-17-08; Ord. No. 15-08, § 3, 12-5-08; Ord. No. 07-10, § 1(Exh. A, D), 4-5-10; Ord. No. 03-2011, § 1, 3-21-11; Ord. No. 19-2011, § 1(Exh. A), 8-1-11; Ord. No. 24-11, § 3(Exh. A), 9-19-11; Ord. No. 2012-25, § 1(Exh. A), 11-5-12; Ord. No. 2013-13, § 01.b)(Exh. A), 10-21-13; Ord. No. 2014-24, § 01(Exh. A), 11-17-14; Ord. No. 2017-08, § 1(Exh. A), 3-20-17; Ord. No. 2018-17, § 1(Att. B), 8-20-18; Ord. No. 2019-01, § 1(Exh. A), 2-18-19; Ord. No. 2020-17, § 1(Exh. A), 9-21-20; Ord. No. 2020-23, § 1(Exh. A), 10-19-20; Ord. No. 2020-24, § 1(Exh. A), 10-19-20; Ord. No. 2020-32, § 1(Exh. A), 12-7-20; Ord. No. 2021-16, § 1(Exh. A), 4-19-21; Ord. No. 2021-28, § 1(Exh. A), 6-21-21; Ord. No. 2022-40, § 1(Exh. A), 6-20-22; Ord. No. 2022-76, § 1(Exh. A), 12-5-22; Ord. No. 2023-17, § 1(Exh. A), 5-1-23; Ord. No. 2023-37, § 1(Exh. A), 8-21-23; Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2023-60, § 1(Exh. A), 12-18-23; Ord. No. 2024-23, § 1(Exh. A), 6-3-24; Ord. No. 2024-43, § 1(Exh. A), 11-18-24; Ord. No. 2025-04, § 1(Exh. A), 1-21-25; Ord. No. 2025-14, § 1(Exh. A), 4-7-25; Ord. No. 2025-19, § 1(Exh. A & B), 5-5-25; Ord. No. 2025-52, § 1(Exh. A), 11-3-25; Ord. No. 2025-59, § 1(Exh. A), 12-15-25)



CHAPTER 3. USE DEFINITIONS AND STANDARDS

3.11.2. Heavy manufacturing use category.

A. *Heavy manufacturing.*

1. Definition: A facility that involves dangerous, noxious, or offensive uses or a facility that has external impacts such as smoke, odor, noise, glare, fumes, gas, or vibration that are detectible from outside the building, threat of fire or explosion, emission of particular matter, or any excessive utility usage~~other likely cause~~. Typically, this use requires an NPDES permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity.
2. Additional Standards:
 - a. For a Conditional Zoning District:
 - i. Primary access to heavy manufacturing uses shall be from a street that is classified no less than a minor thoroughfare.
 - ii. A traffic impact study in accordance with Section 17.13 shall accompany the application for a permit. The improvements recommended by the study shall be constructed by the applicant as a condition of approval.

B. Data centers.

1. Definition: A facility used primarily for providing computation services such as cloud computing, data storage, artificial intelligence (AI), cryptocurrency mining, high-performance computing, and other high-impact digital infrastructure facilities involved in the general storage, management, processing, and transmission of digital data. These facilities house computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.
2. As part of a conditional zoning district approval, Council shall consider the following potential negative impacts: lighting, noise, and city utility capacity.

(Ord. No. 2022-76, § 1(Exh. A), 12-5-22)



3.12.1. Utilities use category.

A. *Utilities.*

1. Definition: Publicly- or privately-owned facilities or systems for the provision of public services, including, without limitation, the following: the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; and the transmission of communications.
2. Additional Standards:
 - a. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities, provided no transmitter or antenna tower exceeds 180 feet in height

B. *Utilities – class 1.*

1. Definition: Transmission lines (above and below ground) including electrical, natural, gas, and water distribution lines, pumping stations, lift stations, and telephone switching facilities (up to 200 square feet in area).

C. *Utilities – class 2.*

1. Definition: Elevated water storage tanks, package treatment plants, telephone switching facilities (over 200 square feet in area), substations, or other similar facilities in connection with telephone, electric, steam, and water facilities.

D. *Utilities – class 3.*

1. Definition: Generation, production, or treatment facilities such as power plants (including solar farms and wind farms), water and sewage plants, and landfills.

(Ord. No. 2022-76, § 1(Exh. A), 12-5-22)



CHAPTER 19. DEFINITIONS

19.3. Definitions.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Data center: A facility used primarily for providing computation services such as cloud computing, data storage, artificial intelligence (AI), cryptocurrency mining, high-performance computing, and other high-impact digital infrastructure facilities involved in the general storage, management, processing, and transmission of digital data. These facilities house computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

Heavy manufacturing: A facility that involves dangerous, noxious, or offensive uses or a facility that has external impacts such as smoke, odor, noise, glare, fumes, gas, or vibration that are detectible from outside the building, threat of fire or explosion, emission of particular matter, or any excessive utility usage~~other likely cause~~. Typically, this use requires an NPDES permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity.

Utilities: Publicly- or privately-owned facilities or systems for the provision of public services, including, without limitation, the following: the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; and the transmission of communications. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities, provided no transmitter or antenna tower exceeds 180 feet in height. Utilities are divided into the following classes:

- A. Class 1. Transmission lines (above and below ground) including electrical, natural, gas, and water distribution lines, pumping stations, lift stations, and telephone switching facilities (up to 200 square feet in area).
- B. Class 2. Elevated water storage tanks, package treatment plants, telephone switching facilities (over 200 square feet in area), substations, or other similar facilities in connection with telephone, electric, steam, and water facilities.
- C. Class 3. Generation, production, or treatment facilities such as power plants (including solar farms and wind farms), water and sewage plants, and landfills.

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS
TXT-26-0002**

NCGS 160D-605 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **consistent** with the City's adopted plans and policies.

Building Brevard Comprehensive Land Use Plan:

- **Goal 7:** Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.
- **Goal 8:** Plan for efficient, equitable, and resilient infrastructure and services that maintain and improve quality of life throughout the city.

STAFF REPORT
Planning Board, Wednesday, April 8, 2026

Title: REZ-26-0002 - 11 Mama's Place Rezoning to Pisgah Gateway District

Speaker: Aaron Bland, Asst Planning Director

Prepared by: Aaron Bland, Asst Planning Director

Approved by: Paul Ray, Planning Director

Background

In November of 2025 the Board discussed and recommended favorably the rezoning of multiple parcels to the new Pisgah Gateway Mixed-Use zoning district (PGX). City Council enacted the rezoning on January 5, 2026. The Board and Council both indicated a desire for Staff to continue soliciting property owners to voluntarily rezone to PGX. Since that time, the owners of the Hub bike shop have expressed a desire to also be rezoned to PGX.

Discussion

The applicant, Ogeechee Davidson LLC, owns two parcels and has applied to rezone both to the PGX district. The 1.7 acre parcel which contains the Hub bike shop is currently zoned Downtown Mixed Use and is located at 11 Mamas Place. The adjacent 113 Mamas Place is 7.1 acres and split zoned between Residential Mixed Use and General Residential - 4; there is an old house on this property, but it is largely undeveloped. The applicant wishes to rezone the entirety of both parcels to PGX.

Policy Analysis

Due to the limitations on city-initiated downzonings found in Session Law 2024-57, the City can only move forward with applying the PGX district with explicit consent from property owners. The PGX district is supported by LUH-10 of the Building Brevard 2030 Comprehensive Land Use Plan. This rezoning is also consistent with the Future Land Use Map as these two parcels are within the Pisgah Gateway character area.

Action

The Board's role in a zoning map amendment is to provide a recommendation to City Council. The Board can recommend one of the following:

1. Grant as requested
2. Grant with a change in area
3. Grant to a more restrictive zoning district
4. Deny

In accordance with state law, the Board must also forward to Council a statement of reasonableness. Staff has drafted and included a statement for the Board's consideration.

Attachments:

1. Record #REZ-26-0002 - Record Report
2. Site Map
3. Consistency and Reasonableness Statement
4. Future Land Use Map



Record Report for Map Amendment - Base District Rezoning #REZ-26-0002

Record Overview

Record Number: REZ-26-0002
Record Type: Map Amendment - Base District Rezoning
Record Status: In Progress
Record Submitted At: Monday March 16, 2026
Record Address: 11 Mama's Place, Pisgah Forest, NC 28768
Record Owner: Aaron Bland
Record Applicant: Tripp Presnell

Form Submission

Applicant:

Tripp Presnell
tripp@hubbicycles.com, (843) 592-2265

Property Owner (if different):

Ogeechee Davidson, LLC

Property Address: 11 Mama's Place, Pisgah Forest, NC 28768

Property Address: 113 Mama's Place, Pisgah Forest, NC 28768

Parcel Identification Number (PIN): 8597-45-3585-000, 8597-46-3093-000

Current Zoning District(s): Downtown Mixed Use (DMX), General Residential - 4 (GR4), Residential Mixed Use (RMX)

Current Overlay District(s): None

Requested Zoning District(s): Pisgah Gateway Mixed Use (PGX)

Existing Zoning of Adjacent Properties:

Downtown Mixed Use (DMX), Pisgah Gateway Mixed Use (PGX), Residential Mixed Use (RMX)

Explanation (if necessary):

-

I Acknowledge: Yes

Signature:

Signed in GovWell: Monday March 16, 2026, 5:37pm

Generated Documents

No documents generated

Activity History

Email
April 1, 2026, 10:32am

Subject: #REZ-26-0002 | Added to Planning Board Meeting (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Tripp Presnell

Email
April 1, 2026, 10:32am

Subject: #REZ-26-0002 | New Task - Add to Meeting (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Aaron Bland

Meeting
April 1, 2026, 10:32am

Aaron Bland added the record to the Planning Board meeting scheduled for April 8, 2026 at 5:30pm

Email
April 1, 2026, 10:32am

Subject: #REZ-26-0002 | Application Progress (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Tripp Presnell

Email
April 1, 2026, 10:32am

Subject: #REZ-26-0002 | New Task - Add to Meeting (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Aaron Bland

Plan Review Completed
April 1, 2026, 10:32am

Aaron Bland approved the plans and left no comments.

Email
April 1, 2026, 10:32am

Subject: #REZ-26-0002 | New Plan Set For Review (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Aaron Bland

Plan Review Routed
April 1, 2026, 10:31am

Aaron Bland routed the plan set for review to Aaron Bland.

Comment
March 17, 2026, 10:43am

Emily Brewer added a comment "Fee waived by Paul Ray as part of PGX rezoning efforts."

Email
March 17, 2026, 10:42am

Subject: #REZ-26-0002 | New Task - Route for Plan Review (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Emily Brewer

Email
March 17, 2026, 10:41am

Subject: #REZ-26-0002 | Update On Your Submission (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Tripp Presnell

Email
March 17, 2026, 10:41am

Subject: #REZ-26-0002 | New Task - Add Fees (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Emily Brewer

Status Changed
March 17, 2026, 10:41am

From: Submitted
To: In Progress

Application Review Completed
March 17, 2026, 10:41am

Emily Brewer reviewed the application and marked it as complete.

Email
March 17, 2026, 10:36am

Subject: #REZ-26-0002 | New Task - Review Application (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)
To: Emily Brewer

Email

March 16, 2026, 5:37pm

Subject: #REZ-26-0002 | Brevard: Submission Received and Status Tracker (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)

To: Tripp Presnell

Email

March 16, 2026, 5:37pm

Subject: #REZ-26-0002 | New Task - Schedule Future Workflows (Tripp Presnell) (11 Mama's Place, Pisgah Forest, NC 28768)

To: Emily Brewer

Record Submitted

March 16, 2026, 5:37pm

Tripp Presnell submitted the application.

Rezoning Request REZ-26-0001



1 inch = 192 feet

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

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**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
FOR MAP AMENDMENT #REZ-26-0002**

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 – 10: Establish zoning overlay districts for the Asheville Highway Corridor and Pisgah Forest Area.

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

- It is in the public interest to create a more context-sensitive zoning district for this area as it is one of the primary gateways to our community, heavily trafficked by residents and visitors alike.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The new district benefits landowners by replacing multiple inappropriate districts with a more context-sensitive district.
- The rezoning will eliminate the confusion of split zoning.
- Conditions at the US64/US276/NC280 intersection will be changing due to the NCODT R-5799 intersection improvement project.
- The rezoning is consistent with the above element of the Comprehensive Land Use Plan.
- The rezoning is consistent with the Future Land Use Map, as amended by Ordinance 2025-04.

