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101 South Broad Street
Brevard, NC 28712

February 13, 2024

City of Brevard
95 West Main Street
Brevard, NC 28712

To Whom It May Concern:

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

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

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

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

Sincerely,

Jaime Laughter, AICP, ICMA-CM
Transylvania County Manager

Cc: Board of Commissioners
File