MINUTES
BREVARD CITY COUNCIL
Special Meeting
October 30, 2025 – 5:30 PM

The Brevard City Council met for a specially called meeting on Monday, October 30, 2025, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

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

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager David Todd, Planning Director Paul Ray, and Interim Police Chief Jack Moorman

Press – David Bradley, Transylvania Times

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

B. Certification of Quorum - City Clerk Denise Hodsdon certified a quorum present.

C. Approval of Agenda – Mr. Morrow moved, seconded by Ms. Holder, to approve the agenda as presented. The motion carried unanimously.

D. Public Comment

Ann Hollingsworth of 187 E. Main St. said my husband Danny and I own 78 S. Broad St. which is occupied by Headlines Salon. Last week we were out of town when you had your regular council meeting, and we had just become aware of the issue. So, we emailed all of our concerns relating to why we did not want the loading zone in front of Headlines, CykelWorx, and Looking Glass Realty. I would like to personally speak with you now for the public record. Brooke McCall, the owner of Headlines has been in business at that location for 28 years. She has an established clientele and many of her longtime customers are older and can't physically walk blocks to get their hair done. She has told us she has lost many customers because of the lack of parking now. Another factor that I thought of after I emailed you all for not putting a loading zone there is the lack of visibility. When you come out of First Citizens Bank onto Broad St. the large tractor trailers would block the line of sight, and this would be extremely dangerous because of the speed on Broad St.

Doug Miller of 330 S. Caldwell St. said I have a business on W. Jordan St. so obviously have an interest in this conversation. I attended the committee meeting you had to go over this again last week. I thank you for moving with such urgency on this and I think that the decision that was made at the last committee meeting was a good one. I think there was some really good conversation; I feel like we came to a good balance between making sure that the businesses' needs are met and that the businesses who need to get deliveries needs are met, and that the safety of the folks that need to move around was taken into consideration. We're not blocking any fire hydrants with this decision, which I know was a concern from the City. I think ultimately that was a good decision so I am here to say I support it. I think that is the right move at this point to go ahead and put the loading zones in the places that were recommended by the committee.

Melissa Driver of 370 Maple St. said my husband Joe Driver and I own CykelWorx, which we recently opened back in July, and are leasing from Paul Wilander. He owns the remainder of the building as well, and I work for him as an agent, so I use

the building for multiple purposes. I appreciate that you all sent this item back to a special committee, so I want to thank you for that because that gave us the time to understand more about what was being proposed and to discuss with that committee what we had hoped for as we all planned this Downtown Master Plan together. It's beneficial to all of the businesses, not just individual businesses. So I appreciate having the ability to have that input and not focus solely on where do we put food trucks, but also our livelihood as a new business and a retail storefront. So thank you for hearing us out at that committee meeting. I also am in agreement with the recommendation that came out of that committee meeting and am looking forward to your approval of that recommendation to place the loading zone away from our building and allow there to accommodate still the remaining three spaces in front of our building.

E. Unfinished Business

E-1. South Broad Street Restriping Plan – Mr. Hooper recalled that this evening's meeting is a result of Council's instruction from October 20th to send the South Broad St. restriping matter back to the Downtown Master Plan Committee for reconsideration and the need to have Council confirm, or not, their recommendation as soon as possible so it can be transmitted to NCDOT before the contractor's upcoming completion deadline. The Downtown Master Plan Committee (DMPC) met last week. They reviewed their original proposal from May; heard some public comments, including some of the folks who spoke tonight; they reviewed several alternatives that were developed by staff; and they considered an alternative that was proffered by Heart of Brevard. Finally, the committee also considered information from the logistics and delivery industry, which helpfully informed the conversation. The logistics folks agreed that none of the alternatives are great; there's not one that is perfect and doesn't have some trade-offs. He asked David Todd to review the various alternatives reviewed by the DMPC at their special meeting.

Mr. Todd began with the Downtown Master Plan Committee's current recommendation:

1. Relocate the ADA space previously located near the south end of the block – but which bisected the loading zone limiting the zone's usefulness—closer to the intersection with Main St. and create a contiguous approximate 69-foot loading zone near Quixotes. The 69-foot loading zone would be large enough to accommodate a single-axle tractor trailer with a 36' maximum trailer (as typically used for deliveries Downtown by U.S. Foods) and its loading ramp and leave space for said truck to maneuver in and out safely (see Attachment#1), this would net one (1) additional on-street parking space from the current configuration.

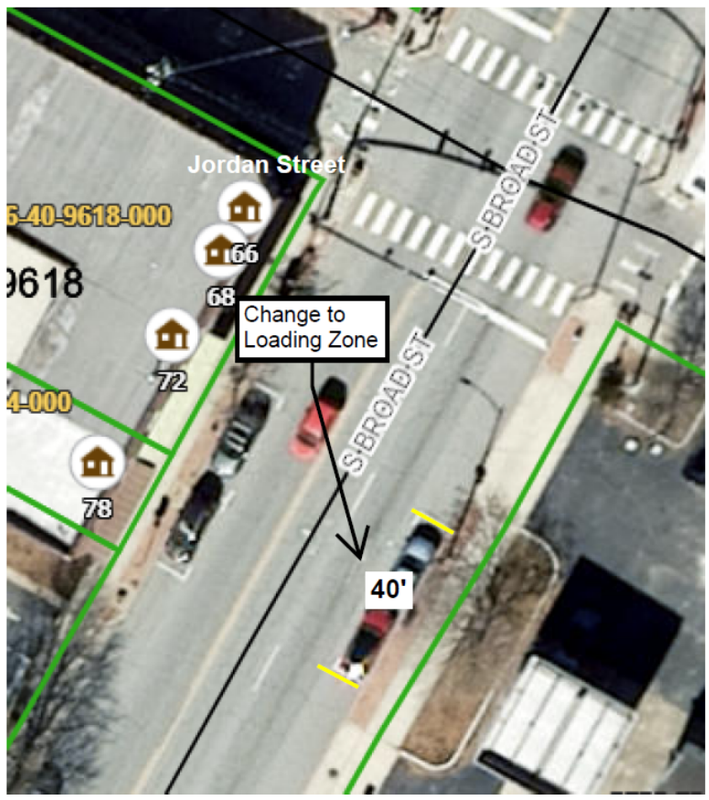
2. Leave the parking striping, including the ADA space, in front of Looking Glass Realty as is, and replace the two parking spaces in front of Eldrige Motors with a box truck loading zone approximately 40' in length, as shown on Attachment No.2.

Mr. Todd then reviewed all of the plans considered by the DMPC at its special meeting, including seven alternatives that were developed by staff and an alternative idea brought by the Heart of Brevard to locate the loading zone on East Jordan St. He discussed the pros and cons of each alternative.

Attachment #1



Attachment #2



Ms. Holder moved, seconded by Mr. Morrow to approve the recommendation of the Downtown Master Plan Committee at this past meeting.

During discussion a majority of council members agreed that there was no perfect solution, but that the committee's recommendation seemed to be the best

option. Mr. Daniel said this proposal comes to the Council with a unanimous vote from the DMPC, but I would like to state that my vote was made with the intention of moving this proposal to City Council. I'd also like to remind the Council that the DMPC was formed to advise us on the implementation of the Downtown Master Plan. An issue that is as politically fraught as downtown parking should ultimately be the sole responsibility of this Council, and indeed that's what this vote tonight will do. The issue I have with this proposal is that it is essentially what is in place now, the same proposal that the DMPC made previously and was implemented, and obviously it doesn't work. I have a video on my phone from a little over a week ago of a tractor trailer parked on E. Jordan unloading, and the loading zone in front of Quixote's was empty. I realize that where to place these loading zones is a difficult decision, but staff's original proposal, which I believe is the most practical location, has caused great concern with the merchants affected by that location. And, although I understand why these folks feel as they do, I truly believe that their concerns are largely misplaced. I am not able to support this. Vote on the motion was four in favor; one opposed (Daniel). The motion carried.

F. Adjourn – There being no further business, Mr. Morrow moved, seconded by Ms. Holder, to adjourn the meeting at 6:05 p.m. The motion carried unanimously.

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Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: November 17, 2025