MINUTES
BREVARD CITY COUNCIL
Regular Meeting
November 3, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, November 3, 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 Mac Morrow, Aaron Baker, Pamela Holder, and Lauren Wise

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Senior Planner Emily Brewer, Interim Police Chief Jack Moorman, Interim Fire Chief Bradley Elmore, Public Works Director Wesley Shook, Water Treatment Plant ORC Dennis Richardson, Wastewater Treatment Plant ORC Aaron Winans, Community Center Director Tyree Griffin, Asst. Fire Chief Mark Norton, Incoming Fire Chief Chase Owen, and Fire Dept. Personnel

Press – David Bradley, Transylvania Times

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

B. Invocation – Rev. Bob Renjilian of Unitarian Universalists of Transylvania County offered an invocation.

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

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

E. Approval of Agenda – Mayor Copelof requested to add a Resolution Naming Depot Railroad Avenue Park to "Jimmy Harris Railroad Depot Park' to Honor Former Mayor Jimmy Harris to Certificates/Awards/Recognition as Item G-1 and to renumber the remaining items in that section. Mr. Morrow moved, seconded by Ms. Holder to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. October 20, 2025 Regular Meeting – Mr. Baker moved, seconded by Mr. Wise to approve the minutes of the October 20, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Resolution Renaming Depot Railroad Avenue Park to 'Jimmy Harris Railroad Depot Park' to Honor Former Mayor Jimmy Harris – Mayor Copelof remarked that Jimmy Harris retired in 2021 after serving 22 years and he was the longest-serving mayor in Brevard's history. She noted that this resolution is to honor his decades of service to the City of Brevard. She read the resolution aloud and presented it to Mayor Harris' family members, daughter Cassi Eikenberg and her husband Luke, son Cooper Harris, sister Sue Robinson, niece Greer Robinson, and his former wife Carri Harris.

RESOLUTION NO. 2025-68
A RESOLUTION RENAMING DEPOT RAILROAD AVENUE PARK TO 'JIMMY HARRIS RAILROAD DEPOT PARK' TO HONOR FORMER MAYOR JIMMY HARRIS

WHEREAS, Jimmy Harris was first elected Mayor of the City of Brevard in 1999 and was subsequently reelected seven times; and

WHEREAS, Mayor Harris retired in 2021 having served twenty two consecutive years, the longest mayoral tenure in the city's history; and

WHEREAS, as Mayor his tangible accomplishments were significant and numerous. They are commemorated in Resolution No. 2021-57, "A Resolution of Respect and Appreciation for Mayor Jimmy Harris" unanimously approved by Brevard City Council on December 15, 2021; and

WHEREAS, his leadership extended beyond tangible accomplishments. Mayor Harris led with vision and community concern, working tirelessly to build a city that offered a high quality of life to all who chose to live there; and

WHEREAS, in 2022 Mayor Harris was inducted into the Order of the Long Leaf Pine by Governor Roy Cooper as an acknowledgement of his long and faithful service to the people of Brevard and North Carolina; and

WHEREAS, in 2025 Mayor Maureen Copelof and the Brevard City Council wish to further recognize and honor Mayor Harris's service to Brevard; and

WHEREAS, during his mayoral tenure Mayor Harris championed the creation of Depot Railroad Avenue Park to revitalize an underutilized city-owned parcel, commemorate the city's history, create a gathering place for residents in this area of town, and provide amenities for the Estatoe and Ecusta trails; and

WHEREAS, Mayor Harris led the community effort to fund, design, and construct the facility which opened in 2021.

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

1. Depot Railroad Avenue Park is hereby renamed Jimmy Harris Railroad Depot Park in honor of former Mayor Jimmy Harris.
2. Mayor Copelof and Brevard City Council hereby commend this honor's observance to all residents of Brevard.
3. Staff are instructed to update the name on physical signage, official documents, and other media.

Adopted and approved this the 3rd day of November, 2025.

s/ Maureen Copelof, Mayor
s/ Mac Morrow, Councilmember
s/ Lauren Wise, Councilmember
Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk

s/ Gary Daniel, Mayor Pro Tem
s/ Aaron Baker, Councilmember
s/ Pamela Holder, Councilmember

G-2. Proclamation No. 2025-28 Veterans Day – Joined by fellow Veterans Mac Morrow, Lauren Wise and Mack McKeller, Mayor Copelof read the proclamation aloud.

Proclamation 2025-28
Commemorating Veterans Day
November 11, 2025

WHEREAS, the freedoms we enjoy as Americans have been purchased and maintained at a high price throughout our history; and

WHEREAS, since the establishment of the original 13 states, Americans have been willing to fight and die to preserve their individual rights as guaranteed in the United States Constitution and the Bill of Rights; and

WHEREAS, we owe a great debt to those who have served in defense of this nation, as throughout the generations, their sacrifices have preserved our unique form of government dedicated to human rights and respect for the individual; and

WHEREAS, for many, that sacrifice had ended in permanent injury or death, yet their spirit remains in the continued preservation of our freedoms and the promise of liberty established as an example for all the oppressed persons of the world; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of people dedicated to the principles of freedom and democracy.

NOW, THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, North Carolina, call upon our citizens to salute all Brevard and Transylvania County veterans who have served with honor and distinction, and to observe this day with appropriate ceremonies in honor of our veterans, both living and deceased, who have served this Country so willingly to preserve the principles of justice, freedom and democracy; to fly the flag; and to show our veterans we appreciate their great sacrifice.

Proclaimed this 3rd day of November, 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

G-3. Oath of Office – Chase Owen – Fire Chief – Chase Owen was sworn in as Fire Chief by City Clerk Denise Hodsdon. Chief Owen was accompanied by his family, wife Amber, son Colton, and daughter Lydia.

City of Brevard, North Carolina
Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

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

Oath Administered by:
s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Chase Owen

H. Public Comments

Rodney Locks of 187 S. Rice St. reminded everybody that tomorrow is Election Day and thanked councilmembers for their service, especially Mr. Morrow for his many, many years of service. He said I saw the sign at the creek, the culvert, and I saw the four-way stop on the agenda, and I hope that you are still testing the waters so it is still safe for kids to jump into the creek.

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendments to City of Brevard Code of Ordinances Chapters 1 and 38 – Restrictions on Hemp-Derived Consumable Products – Mr. Hooper explained that this amendment would add a layer of local regulation to the sale and distribution of hemp-derived consumable products at certain locations in the city. The amendments would add definitions of 'hemp', 'hemp-derived consumable products', 'seller' and other relevant terms to Chapter 1 of the Code; and it would add a new article to Chapter 38 entitled "Restrictions on hemp-derived consumable products for persons under the age of 21." The most notable provisions in the proposed amendment are:

1. It shall be unlawful for any person or entity to knowingly sell or give hemp-derived consumable products to a person who is under 21 years of age within 2,000 feet of the property line of any public or private school, public park, or after school facility. Any seller or giver within said radius must demand proof of age from a prospective purchaser if the purchaser appears under 30 years of age.

2. It shall be unlawful for a person under the age of 21 to possess, purchase, or attempt to purchase any hemp-derived consumable product at any prohibited location.

3. It shall be unlawful for a person under the age of 21 to attempt to purchase hemp-derived products using fraudulent or altered identification.

Violation of the provisions shall be a civil penalty of $100 for the first violation, $250 for the second violation, and $500 for each violation thereafter. The proposal also includes language that would permit the city to apply to a court for an injunction, abatement order, or other appropriate remedy for serial violators. These restrictions will be enforced by Brevard Police Department using similar methods that the State ALE Office uses to enforce the drinking age at bars and such.

Mr. Hooper noted that his matter stemmed from a recommendation by the Public Safety Committee to use the tools we have at our disposal as a municipality to try to counter the growing trend of hemp use among youth. Because municipalities aren't typically where public health matters like this live, the Committee and Council's initial strategy was to support legislation at the state level that would combat the increase in hemp use among youth by raising the age to purchase hemp products. However, it didn't pass and it is the committee's recommendation that the city take a more active approach. Mr. Baker added that the committee struggled with the fact that the regulation of these products is really the purview of the State of North Carolina, but the striking thing is that some of these products are so new that they have no rules at all, which creates a dangerous situation and the committee felt that the city needed to act. Mr. Baker said we will reevaluate as the state hopefully catches up with the City of Brevard.

At 6:05 p.m. Mr. Morrow moved, seconded by Mr. Daniel to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:05 p.m. Mr. Morrow moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

J-2. Proposed Update to City of Brevard Traffic Schedule Section 66-72 – Four-way Stop at Mills Ave. / Hillview Ave. / Hillview St. – Mr. Hooper explained that this is a staff recommendation to install a four-way stop which stems from both public input and staff's observation about the safety of this intersection. The City's Traffic Calming Work Team has studied several of the variables -the geometry of the intersection, traffic speeds, traffic volumes, pedestrian counts, surrounding uses- and makes this recommendation to improve safety at the intersection. Four-way stops help clarify the right of way and create a more predictable traffic environment that benefits both motorists and pedestrians. The conditions at the intersection in question are considered appropriate for this addition. Mr. Hooper requested that Council consider taking action on this matter tonight.

At 6:12 p.m. Mr. Baker moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:13 p.m. Ms. Holder moved, seconded by Mr. Morrow to close the public hearing. The motion carried unanimously.

Mr. Baker moved, seconded by Mr. Wise to approve the ordinance amending the City of Brevard Traffic Schedule. The motion carried unanimously.

ORDINANCE NO. 2025-54
AN ORDINANCE AMENDING CITY OF BREVARD CODE OF ORDINANCES AND TRAFFIC SCHEDULE TO CREATE A FOUR-WAY STOP AT MILLS AVENUE / HILLVIEW AVENUE / HILLVIEW STREET

WHEREAS, a public hearing was conducted on Monday, November 3, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard that the Traffic Schedule be amended as outlined below.

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

SECTION 1. Brevard City Code of Ordinances Chapter 66: Traffic is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2. The City Clerk of the City of Brevard is hereby authorized and directed to revise and amend the official records and the Brevard Traffic Schedule to reflect the change as set forth herein.

SECTION 3. The City Manager of the City of Brevard is hereby authorized and directed to cause the appropriate signs and pavement markings to be installed and enforcement of the foregoing provisions to be implemented.

SECTION 4. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 5. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 3rd day of November, 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

Approved as to Form: s/ Mack McKeller, City Attorney

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

K-1. Property Tax Releases – October 2025

RESOLUTION 2025-69
A RESOLUTION APPROVING PROPERTY TAX RELEASES

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

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

The Tax Collector is hereby authorized to remove October 2025 property values from the tax scroll in the amount of:

2025: $ 611.44

Adopted and approved this the 3rd day of November 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

K-2. Finance Report at September 30, 2025

K-3. Proclamation 2025-27 National Native American Heritage Month

PROCLAMATION NO. 2025-27
NATIONAL NATIVE AMERICAN HERITAGE MONTH
NOVEMBER 2025

WHEREAS, the indigenous peoples and nations in the United States have significantly influenced the history and culture of our great nation; and

WHEREAS, the contributions of indigenous peoples and nations have enhanced the freedom, prosperity, and greatness of the United States today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976, and in 1990, the Congress and President George H. W. Bush expanded recognition designating the month of November as Native American Indian Heritage Month; and

WHEREAS, Native American Heritage Month is recognized annually to honor indigenous cultures, histories, traditions, art, and achievements.

NOW, **THEREFORE**, I, Maureen Copelof, Mayor of the City of Brevard, hereby proclaim the month of November 2025 as **"Native American Heritage Month"** in the City of Brevard and encourage all residents to learn more and support the work of Native American people and organizations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 24th day of October, 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

K-4. Council Public Safety Committee Minutes – August 26, 2025

K-5. Rosenwald Community Advisory Board Minutes – September 18, 2025

K-6. Council Public Safety Committee Minutes – September 23, 2025

K-7. Correspondence *(No action. Offered as information only.)*

K-7-a. ABC Board Minutes – September 25, 2025

L. Unfinished Business

L-1. Ordinance – Voluntary Contiguous Annexation – City of Brevard, Cashiers Valley Road PIN #8585-19-5389 – Paul Ray recalled that this is a City-initiated contiguous annexation for a portion of city-owned property on Cashiers Valley Rd. The annexation would bring the entire parcel inside the city limits. Council previously declared this parcel as surplus property and approved the sale of the property on the open market, with proceeds supporting affordable housing initiatives. Council held a public hearing at its October 20th meeting.

Mr. Morrow moved, seconded by Mr. Wise to approve the Ordinance to Extend the Corporate Limits of the City of Brevard. The motion carried unanimously.

ORDINANCE NO. 2025-50
AN ORDINANCE TO EXTEND THE CORPORATE
LIMITS OF THE CITY OF BREVARD, NORTH CAROLINA

WHEREAS, the Brevard City Council has been petitioned under G.S. 160A-31, as amended, to annex the contiguous area described herein; and,

WHEREAS, the City Council has by Resolution No. 2025-50 directed the City Clerk to investigate the sufficiency of said petition; and,

WHEREAS, the Brevard Planning Board reviewed the Petition at their meeting held on August 26, 2025 and recommended approval of the voluntary contiguous annexation; and,

WHEREAS, the City Clerk has certified the sufficiency of said petition (relying on the opinion of the City Attorney) and the City Council adopted Resolution No. 2025-55 fixing a date of public hearing. By authority granted by G.S. 160A-31, a public hearing on the question of this annexation was held at the City

Council Chambers at 5:30 P.M. on the 20th day of October, 2025, after due notice by publication on the 6th day of October, 2025; and

WHEREAS, the City Council does hereby find as a fact that the petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, all of that property lying in Transylvania County, owned by the City of Brevard, as shown and being a portion of that property described in the deed recorded in Document Book 81, Pages 472-473; and in Book 1152, Page 191-193, in the Transylvania County Register of Deeds and that certain plat provided by the Petitioners to be duly recorded upon annexation is hereby annexed and made a part of the City of Brevard as of the 3rd day of November, 2025.

Said property is more fully described as follows:

Location: Cashiers Valley Road, Brevard, NC 28712. Transylvania County Tax Property Identification Number: 8585-19-5389-000

Property Description:

Beginning at an existing concrete monument which has North Carolina NAD 83/2011 grid coordinates of Northing: 559254.05' and Easting: 881654.64';

thence N 49°56'27" W a distance of 195.52' to a deeded 30" Oak Tree;

thence N 50°55'39" W a distance of 127.49' to a found iron rod 1.0' above grade on the east side of a soil road bed;

thence along the eastern margin of the soil road bed N 15°41'21" E a distance of 74.96' to a set 5/8" rebar with a plastic I.D. cap on the east margin of the soil road bed;

thence N 72°06'25" E passing through a deeded 26" Oak tree at a distance of 7.49' and a deeded 34" double Hemlock tree at a distance of 61.21', a total distance of 70.11' to a found rebar with a plastic I.D. cap set at grade;

thence S 03°46'52" W a distance of 59.43' to a found ¾" iron pipe at grade;

thence S 62°42'08" E a distance of 147.82' to a found ¾" iron pipe 0.5' above grade;

thence S 62°46'10" E a distance of 53.81' to a calculated point at the intersection of the existing city limit line;

thence with the existing city limit line on a curve to the southeast with an arc length of 168.28', with a radius of 3,207.69', with a chord bearing of S 25°59'41" E, a chord length of 168.24' to a calculated point on the deeded property line for parcel 5389 in the center of Cashiers Valley road;

thence along the centerline of the existing asphalt road the following 2 calls S 67°20'11" W a distance of 35.92' to a calculated point;

thence S 70°00'39" W a distance of 25.99' to a calculated point in the centerline of the road;

thence leaving the centerline of Cashiers Valley road N 49°10'11" W a distance of 39.42' to an existing concrete monument which is the place and point of beginning.

Section 2. Upon and after the 3rd day of November, 2025 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Brevard and shall be entitled to the same privileges and benefits as other parts of the City of Brevard. Said territory shall be subject to the municipal taxes according to G.S. 160A-31.

Also being all of that property described in a plat prepared by Carolina Mountain Surveying for the City of Brevard, dated July 26, 2025 and recorded in Plat File 25, Slide 360, of the Transylvania County Registry.

Section 3. Pursuant to 160A-29 it shall be the duty of the Mayor of the City of Brevard to cause an accurate map of the annexed territory as described in Section 1 hereof, together with a duly certified copy of this Ordinance, to be recorded in the office of the Register of Deeds of Transylvania County, North Carolina, and in the office of the Secretary of State at Raleigh, North Carolina. Such a map shall also be delivered to the Transylvania County Board of Elections as required by G.S. 163.288.1.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Brevard.

Adopted and approved this the 3rd day of November, 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

L-2. Proposed Amendment to the Official Zoning Map of the City of Brevard – City owned Parcel on Cashiers Valley Road PIN #8585-19-5389 – Paul Ray recalled that this is a City-initiated rezoning for the City-owned property on Cashiers Valley Road, which is being done concurrently with the previously discussed annexation. Council held a public hearing at its October 20th meeting. The property is currently split-zoned with the portion currently inside the city limits zoned as General Residential 8 (GR8) and the portion outside the city limits is zoned as General Residential 4 (GR4). The intention of this rezoning is to upzone the parcel to make it more marketable and the proposal is to rezone the entire parcel either GR8 or Neighborhood Mixed Use (NMX). At its August 26th meeting the Planning Board recommended rezoning to NMX. Mr. Ray explained that the potential rezoning to NMX complies with the Future Land Use Map and has a higher density allowance of 15 units per acre, as opposed to GR8, which 8 units per acre. However, single family homes are not permitted in NMX. Council may approve the rezoning as advertised (NMX) or consider a more restrictive zoning district to GR8.

Mr. Baker moved, seconded by Mr. Wise to approve the zoning map amendment as advertised to Neighborhood Mixed Use. The motion carried unanimously.

ORDINANCE NO. 2025-51
AN ORDINANCE AMENDING THE CITY OF
BREVARD OFFICIAL ZONING MAP TO REZONE
ONE PARCEL OF LAND ON CASHIERS VALLEY ROAD

WHEREAS, the City has initiated that the Official Zoning Map of the City of Brevard be amended by rezoning one City-owned parcel of land, identified by PIN 8585-19-5389-000 and hereafter referred to as the "Subject Property," from the General Residential – 4 and General Residential – 8 districts to the Neighborhood Mixed Use district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on August 26, 2025 and has recommended approval; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following elements of the Building Brevard 2030 Comprehensive Land Use Plan:

> ***Future Land Use Map:*** *designates the properties as "Activity Center - Minor." According to the Future Land Use Character Area Table, Neighborhood Mixed Use is an applicable zoning district.*
>
> and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, the Brevard City Council finds that this proposed zoning map amendment is reasonable due to the following factors:

- The size of the proposed rezoning area.
- There is a close relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The subject property is adjacent to existing NMX-zoned parcels.
- The Plan is consistent with the above elements of the Comprehensive Land Use Plan and the Future Land Use Map.

WHEREAS, a public hearing was conducted on October 20, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendment, it is the desire of the City Council of the City of Brevard Official Zoning Map be amended as outlined below.

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

SECTION 1. The zoning classification of the parcels identified by the Parcel Identification Number (PIN) 8585-19-5389-000 is hereby rezoned to Neighborhood Mixed Use, as depicted in Exhibit A to this Ordinance, which is attached hereto and incorporated herein by reference.

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

SECTION 3. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 05. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 3rd day of November 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

L-3. Proposed Amendments to City of Brevard Unified Development Ordinance to Make Various Minor Changes – Emily Brewer recalled that Council held a public hearing on the proposed amendments at its October 20th meeting. This is a staff-initiated amendment to make a number of smaller revisions to the Unified Development Ordinance that do not necessitate an individual text amendment.

Mr. Daniel moved, seconded by Mr. Baker to approve the proposed amendments as presented. The motion carried unanimously.

ORDINANCE NO. 2025-52
AN ORDINANCE AMENDING MULTIPLE CHAPTERS OF THE CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE FOR VARIOUS MINOR CHANGES

WHEREAS, the City of Brevard Planning Board has unanimously recommended that the Brevard City Code, Unified Development Ordinance Chapter 2 – Districts and General Provisions; Chapter 3 – Use Definitions and Standards; Chapter 5 – Architectural Standards; Chapter 8 – Tree Protection and Landscaping; Chapter 12 – Signs; Chapter 15 – Boards and Commissions; Chapter 16 – Administration; and Chapter 19 – Definitions be amended; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the goals and objectives of the City of Brevard Comprehensive Land Use Plan *Building Brevard 2030*.

WHEREAS, a public hearing was conducted on Monday, October 20, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard Code of Ordinances be amended as outlined below.

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

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

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

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

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

Adopted and approved this the 3rd day of November, 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

L-4. Proposed Amendment to the Official Zoning Map of the City of Brevard – Five Parcels at Intersection of Pisgah Drive and Medical Park Drive – Paul Ray

recalled that Council held a public hearing on this rezoning request at its October 20th meeting. The request was received from First Victory, Inc. to rezone five properties located in the Pisgah Drive neighborhood. The properties are located adjacent to the Transylvania County Regional Hospital and are currently a part of the hospital's conditional zoning district (CZD) and the request is to remove them from the CZD and zone them to General Residential 8 (GR8). At its September 3rd meeting the Planning Board voted in favor of the rezoning as proposed.

Mr. Morrow moved, seconded by Mr. Daniel to approve the rezoning as requested. The motion carried unanimously.

ORDINANCE NO. 2025-53
AN ORDINANCE AMENDING THE CITY OF
BREVARD OFFICIAL ZONING MAP TO REZONE
FIVE PARCELS OF LAND ON PISGAH DRIVE

WHEREAS, the City has initiated that the Official Zoning Map of the City of Brevard be amended by rezoning one City-owned parcel of land, identified by PINs 8596-29-4552-000, 8596-29-5562-000, 8596-29-6501-000, 8596-29-749-000, and 8596-29-7468- 000 and hereafter referred to as the "Subject Properties," from the Transylvania Regional Hospital Conditional Zoning District to the General Residential – 8 district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on August 26, 2025 and has recommended approval; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following elements of the Building Brevard 2030 Comprehensive Land Use Plan:

> ***Goal 7:*** *Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.*
> ***LUH- 18:*** *Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.*
>
> ***Future Land Use Map:*** *designates the properties as "Activity Center - Minor." According to the Future Land Use Character Area Table, Neighborhood Mixed Use is an applicable zoning district.*
>
> and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, the Brevard City Council finds that this proposed zoning map amendment is reasonable due to the following factors:

- The size and location of the proposed rezoning and the surrounding zoning.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.

WHEREAS, a public hearing was conducted on October 20, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendment, it is the desire of the City Council of the City of Brevard Official Zoning Map be amended as outlined below.

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

SECTION 1. The zoning classification of the parcels identified by the Parcel Identification Numbers (PINs) 8596-29-4552-000, 8596-29-5562-000, 8596-29-6501-000, 8596-29-749-000, and 8596-29-7468- 000 is hereby rezoned to General Residential – 8, as depicted in Exhibit A to this Ordinance, which is attached hereto and incorporated herein by reference.

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

SECTION 3. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 05. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 3rd day of November 2025.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

M. New Business – None.

N. Remarks/Future Agenda Considerations.

Mr. Morrow commented that he read in Thursday's edition of the paper another diatribe against the City and its lack of doing anything for infrastructure. He said in order to set what I think is the record straight, I have submitted a written laundry list of what we have done in investment and what we have been doing for the last ten or so years. His written comments are as follows:

Brevard does not neglect its infrastructure… comments for the record.

Recent TT article by the Chairman of the Republican Party deserves a response. Clearly, the writer is "down" on something he is not "up" on…. This is my attempt to bring the facts for public information.

INVESTMENT

For a town our size, I would believe we would compare well above average in public utility upgrades…. The 2018 award being statewide recognition and… As the 2015 assessment and subsequent projects to-date reaffirm… our commitment to our environment and responsibility as a river city, should be better appreciated.

According to our Finance Director, "the city has spent over $28m in the last ten years or so and has the debt to prove it…. And this is in addition to the over $15m in WS grant funding since 2020."

Our city budget this year reflects this commitment with $2,739,625 for Water and Sewer Fund interest and principal payment.

PLANNING - INFRASTRUCTURE

Documents available are:

2006-present Unified Development Ordinance – living document being updated continuously, even tonight if you are paying attention

2007 Stormwater Master Plan – budgeted update to this plan currently underway with McAdams, a two-year process.

2011 City initiated King's Creek Sub-basin inflow and Infiltration Analysis

2012 Settlement agreement with the NC Environmental Management Commission – to complete the additional collection flow monitoring and data analysis by Oct 1, 2013, and to complete the collection system improvements I/I reduction prioritization plan by June 30, 2014. Fine reduced.

2014 City of Brevard Wastewater Collection System Improvement Plan – addresses high peak wastewater flows and pump station capacity. System wide flow monitoring, I/I priority plan, storage, pipe and pump upgrades.

2014 Railroad Avenue Community Plan… the new park would meet the requirement for all residents to have a gathering place within ¼ mile of their residence and a replica depot would be built by 2021 to honor the historical impact of the railroad and the neighborhood and provide needed facilities and parking. Over 550 citizens and organizations met the challenge of $150k to build the park.

2015 Brevard Comprehensive Plan (2015) - Updated 2023/4

2016 Water Supply Evaluation for the City of Brevard presented by McGill Associates. "The current water supply from the intake on Cathy's Creek appears to have low vulnerability in the immediate future but is expected to exceed 80% of its permitted capacity on an average day as soon as 2045 and exceed that capacity by 2058. The

public water system may exceed its permitted capacity on peak days as soon as 2042. The construction of a second intake structure on Cathy's Creek immediately upstream of its confluence with the French Broad River and expansion of treatment capacity by 50% to 3.9MGD is projected to allow the City of Brevard Public Water System to meet its peak day demand through 2065."

2016 TC/City Parks & Rec Master Plan – city complied with all provisions except third party administration.

2017 City receives the 2018 Engineering Award by the American Council of Engineering of North Carolina for the Neely Road Wastewater Improvement Project. "This project exemplifies how small towns like Brevard can overcome overwhelming problems with aging wastewater infrastructure through a strategic approach that maximizes the use of limited resources. CDM Smith and the City began with a flow study and hydraulic model evaluation to diagnose system performance. This led to a coordinated program of sewer condition assessment and improved maintenance, and implementation of more than 26,000 feet of sewer rehabilitation, a new 7 mgd pump station, approximately 13,000 feet of 20-inch main force, and a 3.2 MG equalization tank; all of which is funded through State Revolving Fund loans.

2019 City of Brevard presented their Strategic Plan and Goals to the Transylvania County Board of Commissioners. Specific to public utilities:

- Under the heading of Water & Sewer Enterprise Fund - Rehab/Upgrade WTP & WWTP for efficient operation; Develop long-term Budget Plan for Water and Sewer Rates; Finance Capital Improvements with Grants and Low Interest Loans.
- Under the heading Sewer Collection System - Reduce Number of Sewer System Overflows; Reduce Impact on WWTP (utilities and chemicals); Be Environmental Stewards of the French Broad River Basin; Free up WWTP Capacity; Upgrade 6" Sewer Lines to 8". Under the heading Water Distribution – Reduce Unaccounted Water Loss; Upgrade Water lines; Automated Meter Reading (small and large meters).

2021 Comprehensive Transportation Plan – includes modernization improvements to Ecusta Road, US 276/US 64, Wilson Road… etc…. we are already a sea of barrels at the entrance of the forest.

2021 First phase of the Silverstein Memorial Playground complete.

2021 New 1m gallon, $2,858,050 Burrell Mt Water Tank Project approved.

2021 King Street Water Line Project for $1,086,918 approved.

2021 Cathy's Creek Steam Restoration Project $914,423 approved.

2021 Gallimore Road Sewer Basin Project $2,234,845 approved.

2022 Wilson Hooper begins his tenure as Brevard City Manager who said, " I want to say that Brevard is already a gem for the state of North Carolina and the whole Appalachian region. We can polish the edges here and there, but it is a gem already. This city is what most other towns in western North Carolina strive to be so we're starting from a good place and I'm going to do my best to keep that tradition rolling. I hope to make this town just a little bit better"

2022 City was the recipient of a $387,500 grant from NCDEQ for the purpose of completing a Water and Sewer inventory and Assessments. Summit Engineering was selected to perform the work at a cost of $431,500 with the Water & Sewer Fund transferring an additional $44,000… an additional change order for $68,500.

2022 Water Treatment Plant (1980) treats over a million gallons of clean, delicious mountain water a day… " made fresh daily" OIC Dennis Richardson's famous quote… will receive $4.9m project funds from 2022 ARPA (American Rescue Plan) with project completion expected in early fall of 2026. Nearly all the pumps will be replaced as will the actuators that control the flow and chemical actuators that allow staff to monitor chlorine levels during the purification process.

2023 NC General Assembly included $13m in State Budget for Utility Capital Budget. City intends to use most of the money for engineering and design.

2023 Mary C Jenkins Community Center opens.

2023 Brevard Pedestrian & Bicycle Plan – Brevard named 2025 "Top Adventure Town" by Blue Ridge Magazine.

2023 Tannery North section of the Estatoe Greenway awarded $528k of Federal Carbon Reduction Act monies. Construction is scheduled for 2026.

2023 Building Brevard 2030, Comprehensive Land Use Plan, adopted serving as a strategic guide for land use, infrastructure, and programing decisions to the year 2030.

2023 $21,412,044 NSFLIP Grant approved for the Ecusta Trail.

$24,559,469 RAISE Grant approved for Ecusta Trail.

2024 New pedestrian bridge across the Davidson River opens.

2024 City hired KCI Technologies who developed a 3 Phase approach on the existing site utilizing what we have. Phase I is expected to start Spring 2026 and will include headworks upgrade, new primary filtration, influent screens and grit removal. Phase II – a new biological process yet to be determined, will increase capacity to 2.5-3mgd and dewatering improvements, converting the EQ tank to activated sludge, a new admin/lab building. Phase III will expand the plant to 4mgd.

2025 New Vacuum Truck purchased through the Water & Sewer Fund for $540k. Since the city had made its last debt payment on the Duke Energy Building on Cashiers Valley Road, the net effect of increasing debt payments for $80k per year in the Water & Sewer Fund.

2025 $4.9m project funded by NCDEQ with American Rescue Plan dollars from the State Recovery Fund for the Water Treatment plant with contractor Carolina Specialties selected.

2025 $5,873,000 (State ARPA plus $3m from the $13m state allocation) funded the Sewer Pump Station Rehabilitation Project, administered by T P Howard Company to upgrade Gallimore, Fish Camp & Wilson Road Pump Stations.

SUMMARY
Our auditor said last year about our commitment to our infrastructure: "Brevard is a small town with big city investment… it does not get any better than this…"

As Chairman of the Public Works Committee, I have witnessed firsthand the amazing work of the staff and consultants who have brough low interest loans and grants to the betterment of Brevard. This list highlights only those projects I had the privilege of having a small part.

For those who attempt to make a political point that we could do more, perhaps, but we are a city based on non-partisan policy, where policy rules the day. Operating an enterprise fund like our water and sever fund, must always have the 4,000 users in mind for the project being considered must be suitable, feasible and acceptable…. they are the rate payers.

Respectfully submitted,
Mac Morrow,
Chairman, Public Works Committee

Ms. Holder encouraged everyone to vote tomorrow.

Mr. Wise also reminded everyone to vote. He said this is, in my opinion, the most important day of the year and it is a privilege that many people in the world don't have.

He thanked Council Member Morrow for his comments and said I am going to miss you on the Public Works & Utilities Committee. I will say about the op-ed in the paper by Herschel Johnson, that in the past two years that I have been co-chair of the Public Works Committee that I have never seen him attend a meeting. We do have some people who come regularly, and they ask great questions, and they applaud the efforts we have made. I would say if you have an opinion about things, educate yourself and don't say ignorant things for political reasons. We are a small community, and we don't need that. We are working hard for all the people here, so come talk to us if you are really concerned.

Mr. Daniel supported what had already been said.

Mr. Baker welcomed Chief Owen and said he was looking forward to welcoming a new Chief of Police soon. He noted that the County has wrapped up its housing study and wondered if we should engage with them in terms of them presenting it to us. He asked if there was an update on planned next steps for the Azalea Ave. project and when the County might revisit the grant money. Mr. Hooper said he sent the Housing Committee's recommendation to the county manager for her to share with the commissioners to see if they have an appetite for that. He is awaiting feedback from her. If the feedback is positive, he will bring it to Council, and if it is not, it will go back to the Housing Committee. Mr. Baker also encouraged everyone to vote and said we may have a chance to break the turnout record. He also noted that the Brevard High Football team is undefeated and won their conference championship; Brevard High Soccer team won their conference championship; and the Brevard College Soccer team has not lost a game, and they are currently in their conference tournament.

Attorney McKeller echoed Mr. Baker's comments about the Brevard Football team and remarked that the last time there was an undefeated football team at Brevard High School was in 1999. He also reminisced about Jimmy Harris calling football games on WSQL.

Mr. Hooper extended his thanks to all the candidates and welcomed Chief Owen.

Mayor Copelof said I echo what others have said. It was very special for us to be able to recognize Mayor Jimmy Harris, who served an incredible number of years, and noted that that type of dedication to a community is amazing. She extended a welcome to Chief Owen as a member of the team. She also encouraged everyone to exercise their right to vote tomorrow, and to take time to thank our veterans this Veterans Day.

O. Closed Sessions

O-1. Personnel and/or Employment: NCGS §143- 318.11.(a)(3)(5)(6) – At 6:45 p.m. Ms. Holder moved, seconded by Mr. Daniel to go into closed session to discuss a personnel matter and to clear Council Chambers. The motion carried unanimously. City Clerk Denise Hodsdon was authorized to remain for the closed session with Council and Attorney McKeller.

Council Returned to Regular Session – at 7:41 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 7:41 p.m. Mr. Daniel moved, seconded by Mr. Baker, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: November 17, 2025