MINUTES
BREVARD PLANNING BOARD
NOVEMBER 18TH, 2025
COUNCIL CHAMBERS CITY HALL

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

Members Present:	Greg Hunter, Chair Reid Wood, Vice Chair Peter Chaveas Alan Mercaldo Jerry Yunker Michael Hinds
Members Absent:	Karen Darity
Staff Present:	Madalin Baker, Board Clerk Aaron Bland, Assistant Planning Director Paul Ray, Planning Director

I. Welcome

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

II. Introduction of Planning Board Members

The Board introduced themselves.

III. Certification of Quorum

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

IV. Approval of Agenda

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

V. Approval of Minutes

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

VI. Public Comments – None

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VII. New Business - None

VIII. Unfinished Business

a. Pisgah Gateway District Rezoning

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

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

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

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

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

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

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

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

IX. Remarks

G. Hunter welcomed new members to the Board.

X. Adjournment

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

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Reid Wood, Vice Chair

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Madalin Baker, Board Clerk

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