ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING THE CITY OF BREVARD OFFICIAL ZONING MAP TO REZONE MULTIPLE PROPERTIES ON WELCOME STREET

WHEREAS, the City has initiated that the Official Zoning Map of the City of Brevard be amended by rezoning eight (8) parcels of land, identified by PINs 8597-31-1686-000, 8597-31-5631-000, 8597-31-6559-000, 8597-31-7548-000, 8597-31-3418-000, 8597-31-2468-000, 8597-31-2429-000 & 8597-31-1580-000, and hereafter referred to as the "Subject Properties," from the Neighborhood Mixed Use (NMX) and General Residential – 8 (GR8) zoning districts to the Residential Mixed Use (RMX) district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on April 8, 2026; 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:

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

LUH-9: *Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.*

Future Land Use Map: *the subject properties are identified as the Traditional Neighborhood and Urban Corridor character areas, for which RMX 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 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.

WHEREAS, a public hearing was conducted on April 20, 2026, 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 8597-31-1686-000, 8597-31-5631-000, 8597-31-6559-000, 8597-31-7548-000, 8597-31-3418-000, 8597-31-2468-000, 8597-31-2429-000 & 8597-31-1580-000 is hereby rezoned to Residential 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 if needed, 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 20th day of April 2026.

_____
Maureen Copelof
Mayor

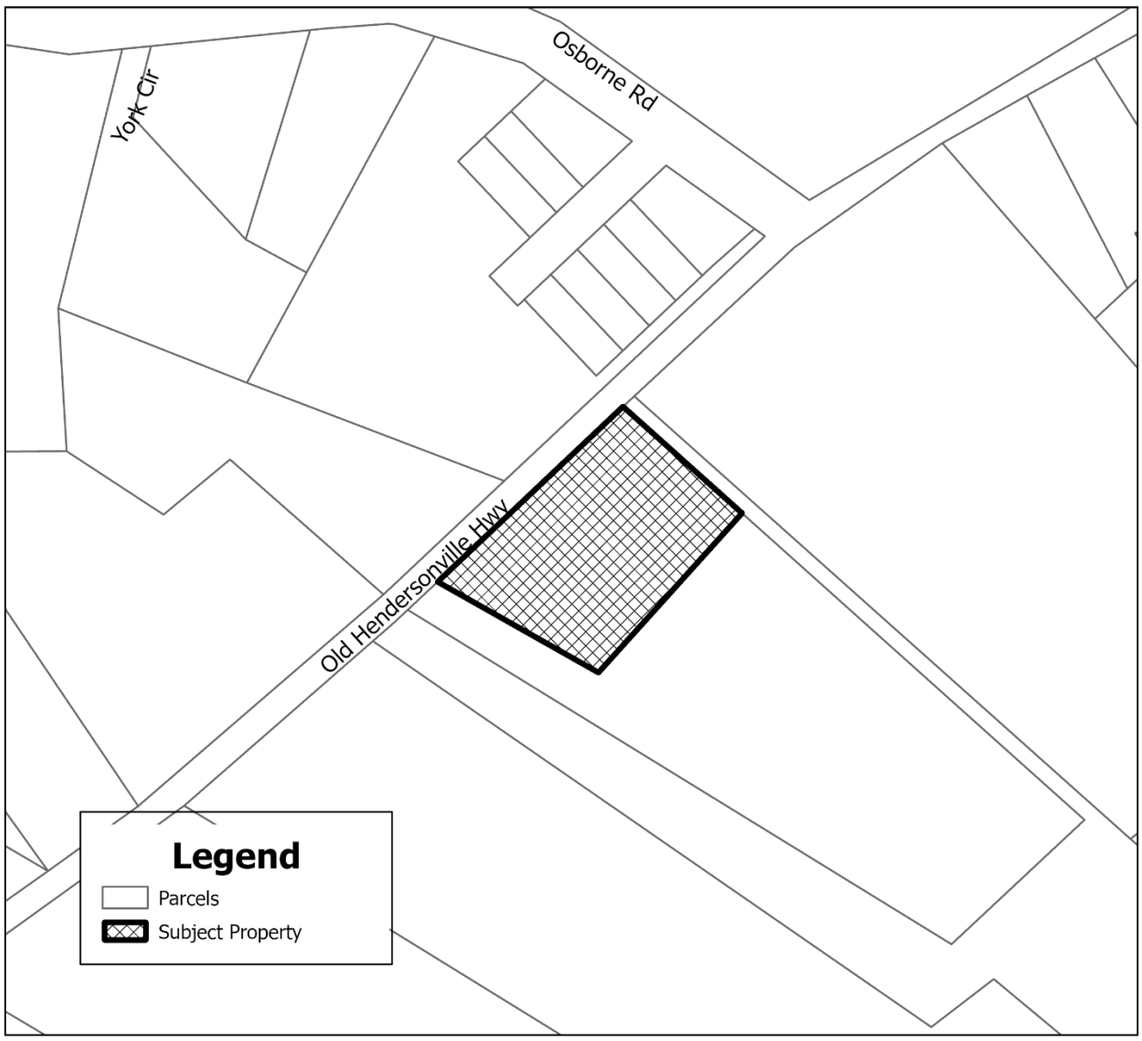
ATTEST:

_____
Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

_____
Mack McKeller
City Attorney

EXHIBIT A


York Cir
Osborne Rd
Old Hendersonville Hwy
Legend
Parcels
Subject Property