Petition to Deny Rezoning Request

Welcome Street – Brevard, North Carolina

We, the undersigned residents and property owners of Brevard, respectfully request that the Brevard City Council deny the proposed amendment to the Official Zoning Map concerning eight parcels located on Welcome Street.

The request seeks to rezone the following parcels:

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

from **General Residential – 8 (GR-8)** to **Residential Mixed Use (RMX)**.

Basis for Opposition

1. Inconsistency with the Comprehensive Plan

The *Building Brevard: 2030 Comprehensive Land Use Plan*, adopted by the Brevard City Council, establishes that land use decisions must align with the City's long-term vision.

The plan emphasizes:

- Context-sensitive development
- Preservation of established neighborhood character
- Strategic placement of higher-density and mixed-use development

The proposed rezoning introduces a level of intensity that is inconsistent with these principles and does not reflect the existing character of Welcome Street.

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2. Conflict with Future Land Use Guidance

The Comprehensive Plan framework supports:

- Lower-density residential uses in established neighborhoods
- Higher-density and mixed-use development in designated growth areas

Rezoning these parcels to RMX places higher-intensity development in an area not identified for such growth.

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3. Protection of Established Neighborhood Character

Brevard's adopted plans state that neighborhoods should retain the characteristics that make them unique.

Rezoning to RMX would:

- Alter the scale and pattern of development
- Introduce uses not historically present
- Undermine the stability of a long-established residential area

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4. Incompatibility with Existing GR-8 Zoning

The current GR-8 designation supports low-density residential development consistent with the surrounding area. RMX zoning would allow:

- Increased residential density
- Mixed-use or commercial elements
- Greater building intensity and reduced compatibility

This represents a significant departure from the existing zoning pattern.

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5. Traffic and Public Safety Concerns

Welcome Street is a local residential roadway not designed for higher traffic volumes. Increased density may:

- Create congestion and unsafe conditions
- Endanger pedestrians and cyclists
- Strain nearby intersections and road connections

6. Infrastructure and Service Capacity

Higher-density development may exceed the capacity of existing:

- Roads and transportation infrastructure
- Stormwater systems
- Water and sewer services

This conflicts with the City's goal of ensuring infrastructure keeps pace with development.

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7. Environmental and Stormwater Impacts

Increased impervious surfaces associated with RMX development may:

- Increase stormwater runoff and flooding risk
- Reduce tree canopy and green space
- Negatively affect the natural environment

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8. Inconsistent or Spot Zoning Concerns

Rezoning a limited number of parcels within an established residential area—without clear alignment to the Comprehensive Plan—may constitute inconsistent or spot zoning.

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9. Precedent for Future Development

Approval of this rezoning may encourage similar requests, leading to incremental changes that erode neighborhood character and conflict with long-term planning goals for Brevard.

Conclusion

Because the proposed rezoning conflicts with the adopted Comprehensive Plan—including policies on neighborhood preservation, appropriate placement of mixed-use development, and context-sensitive growth—approval would be inconsistent with the City's guiding policies.

We respectfully urge the Brevard City Council to deny this rezoning request and preserve the character, safety, and stability of the Welcome Street community.

This petition reflects the unified concerns of the surrounding neighborhood and a commitment to responsible, consistent planning in Brevard.

Signatures

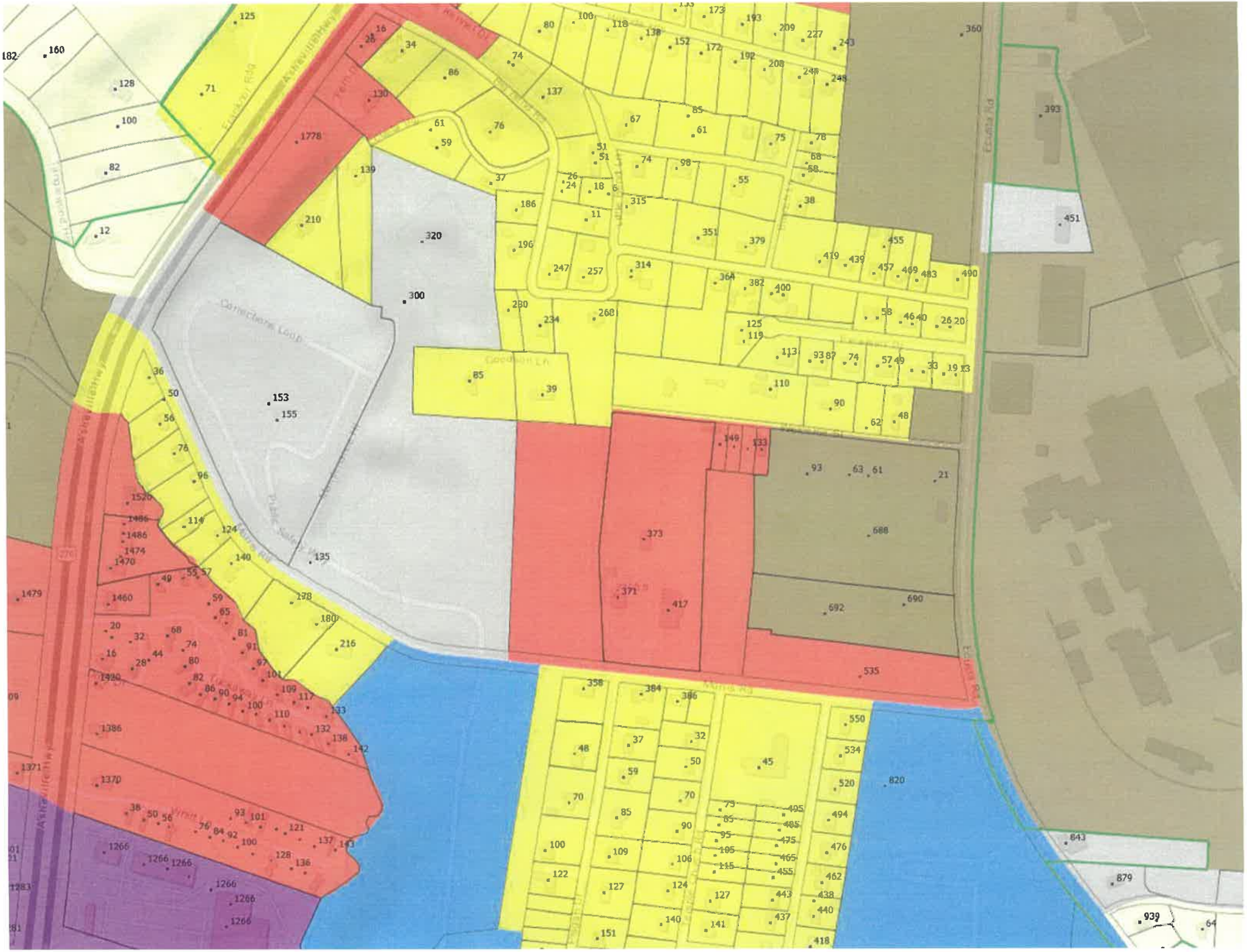
Name (Print) Address Signature Date

SANDRA H. Bailey 48 Welcome St. Brevard, NC. Sandra H Bailey 4/2/2026
Robert S. Bailey 48 Welcome St. Brevard, NC. Robert S. Bailey 4/2/2026
Crystal mccall Gillespie 90 Welcome St. Brevard NC
Crystal Gillespie 4/3/26

Margaret C. Volrath 110 welcome St. Brevard NC 28712
Margaret C. Volrath 110 Welcome St. Brevard NC. 28712 4/6/26

Eric E. LaRowe 62 Welcome St Brevard, NC 28712
4-6-26
Amanda B. LaRowe 62 Welcome St Brevard, NC 28712
Amanda B LaRowe 4/6/26


EXCELSIOR DR
GOODSON LN
WELCOME ST
MORRIS RD
ECUSTA RD
8597-21-9857-000
8597-31-4797-000
8597-31-7708-000
8597-31-9700-000
8597-21-6731-000
8597-31-1686-000
8597-31-6559-000
8597-31-8577-000
8597-31-3418-000
8597-31-5264-000
8597-21-6263-000
8597-21-9212-000
8597-31-1079-000
8597-30-5995-000
8597-30-6718-000
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141
133
123
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63
61
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688
373
371
417
692
690
535
0
0.02


Asheville Hwy
Fairview Rd
Tunnel Rd
Overlook Rd
Cedar Cliff Rd
Cane Creek Rd
Corrections Loop
Goodwin Ln
Cane Creek Rd
Asheville Hwy
276
153
155
300
320
373
371
417
688
692
690
535
820
451
393
360
1778
1479
1460
1486
1474
1470
1520
1386
1370
1266
1283
1371
1420
879
939
643

Land Use Lookup

Select All / Deselect All



CD
Inn at Brevard Conditional Zoning District



CMX
Corridor Mixed-Use



DMX
Downtown Mixed-Use



GI
General Industrial



GR4
General Residential - 4



GR8
Generial Residential - 8



IC
Institutional Campus



NMX
Neighborhood Mixed-Use



PGX
Zone description not found



RMX
Residential Mixed-Use