MINUTES
BREVARD PLANNING BOARD
JANUARY 27TH, 2026
COUNCIL CHAMBERS CITY HALL

The Brevard Planning Board met for a regular meeting Tuesday, January 27th, 2026 at 5:30 PM in the Council Chambers at City Hall.

Members Present: Greg Hunter, Chair
Reid Wood, Vice Chair
Alan Mercaldo
Michael Hinds
Jerry Yunker
Peter Chaveas

Members Absent: Karen Darity

Staff Present: Madalin Baker, Board Clerk
Emily Brewer, Senior Planner
Aaron Bland, Assistant Planning Director
Paul Ray, Planning Director

I. Welcome

At 5:32 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

R. Wood made a motion to approve the agenda. J. Yunker seconded, unanimously carried.

V. Approval of Minutes

R. Wood motioned to approve the November minutes. A. Mercaldo seconded, passed unanimously.

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VI. Public Comments – None

VII. New Business

a. REZ-25-0003 – Family Place, 970 Old Hendersonville Hwy

A. Bland presented his staff report, a portion of which follows:

> Background: The Family Place of Transylvania County has applied for a rezoning for their property at 970 Old Hendersonville Highway (PIN 8596-25-8855-000). The request is to remove the existing conditional zoning district and apply the base district of Residential Mixed Use.
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> Discussion: The property's current conditional zoning district was enacted in June of 2011 by Ordinance No. 13-2011 (attached). The chief condition of the CZD was to allow the "Community Service Organization" land use, which was not allowed in the General Residential zoning district, so that the Family Place could operate on the parcel. The Community Service Organization land use is no longer listed in the UDO's use matrix. The best match in the current use matrix is "Cultural or Community Facility," which is allowed by right in RMX. Therefore, the requested rezoning would maintain the Family Place as a legal conforming use. Future use and development of the site would follow RMX regulations.

Following the staff report, G. Hunter clarified the rezoning would only apply to the subject parcel and not the one behind it, and A. Bland confirmed that was correct. A. Mercaldo asked what might have inspired the proposed rezoning, and A. Bland explained they want to post a larger sign than allowed in their current conditional zoning district. A. Bland noted no neighboring properties had inquired regarding the change, but that the property will not be posted until the City Council Public Hearing. A. Mercaldo made a motion to approve the rezoning with reference to the consistency statement, P. Chaveas seconded, and the motion passed unanimously.

b. Green Growth Audit – Full Draft

E. Brewer noted she is looking for feedback from the Board at this meeting, not a recommendation which would come at the February meeting. She shared the Green Growth Audit is intended function as an audit of the City's UDO, intending to make specific references to the regulations that guide daily staff decisions. E. Brewer presented her staff report, a portion of which follows:

Background & Discussion: Staff received a grant from the North Carolina Wildlife Resource Commission's (NCWRC) Partners for Green Growth cost-sharing assistance program. This program provides financial and technical assistance to communities that are pursuing planning initiatives that consider midlife and natural resource conservation in land use and

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development planning, incentives and ordinances. The City of Brevard has prepared a "Green Growth Audit" of the existing Unified Development Ordinance and an action plan for implementation. Staff presented on this topic multiple times, and most recently presented a detailed outline at the December meeting. The full draft is included as Attachment 1 for the Board's review.

E. Brewer looked to the Board for questions. She clarified the document is intended to guide internal policy making, not intended to serve as development review guidelines, as some board members expressed concern over. She noted some state laws making enforcement more nuanced than it might seem at a glance, and directed Board members to carefully review the enforcement portion of the document. J. Yunker clarified, asking if someone is building a new house, if the guidelines serve as a suggestion for development. E. Brewer noted the actions included in the Green Growth Audit are for staff to work on, not to serve as a document to guide the public. A. Mercaldo asked if, as future UDO amendments are proposed, they would reference specific sections of the green growth audit—E. Brewer noted yes, that's exactly how it would function. J. Yunker noted there is no discussion in the document about potential economic impacts as a result of encouraging green policies, recognizing that sometimes greener measures incur higher costs. A. Mercaldo suggested including a section regarding economic impact as well. P. Chaveas shared he is excited by the potential to encourage better development practices in the City.

E. Brewer continued through each section of the document, providing additional context when asked. M. Hinds expressed excitement over increasing dark sky compliant development in the City, which E. Brewer seconded, sharing there are no dark sky compliant cities in the state, and it would be a great accomplishment for Brevard to make steps to be the first.

Board members thanked E. Brewer for her hard work and thorough research, and she siad she would be bringing a final copy for approval at the next meeting.

VIII. Unfinished Business – None.

IX. Remarks

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 6:29 PM.

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Greg Hunter, Chair

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Madalin Baker, Board Clerk

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