STAFF REPORT
Planning Board, Tuesday February 24, 2026

Title: **CZD-26-0001: Azalea Place Conditional Zoning District**

Speaker: Emily Brewer, AICP, Senior Planner
Prepared by: Emily Brewer, AICP, Senior Planner
Approved by: Paul Ray, Planning Director

Background
In June 2025, the City of Brevard acquired approximately 3.7 acres on Azalea Avenue and Old Hendersonville Highway to pursue a City-supported affordable housing development (PINs 8596-05-5538-000, 8596-05-6391-000, and 8596-05-8315-000). The City has entered into an agreement with Fitch Irick Corporation to submit the project for a Low-Income Housing Tax Credit award. To facilitate the development, the City needs to rezone the property prior to the final application deadline in May in order to show the project is feasible. The project is also the subject of a pending annexation request.

This project comes following a pre-development process with two phases of community engagement. The first phase focused on soliciting community input on the public interests for development of the site. The second phase, following the feasibility study, asked the public to provide feedback on multiple options for development and inform the City's selection of a preferred development program.

Guiding Public Interests: Affordable housing development on the Azalea Avenue site should:

1. optimize the number of new, quality rental units affordable to Brevard's low-to-moderate income households and the local workforce.
2. include access to green space and community amenities for residents.
3. attract as much private investment as possible to maximize the impact of public investment in affordable housing.
4. accommodate the City's sewer infrastructure extension into in the Azalea/Rhododendron neighborhood.

Discussion
The proposed project is an affordable housing development with up to 60 units. The project is comprised of 3 building - two larger buildings that are 2 to 3 stories terraced to match the contour of the topography and a smaller 2-story building facing Old Hendersonville

Highway. The project will have a community space in the small building, as well as a playground and protected green space on the northern end with an ephemeral stream. The project will also have space for a future sewer pump station that is necessary to provide wastewater service to the neighborhood.

The proposed base zoning district is Residential Mixed-Use (RMX). Though the property is not adjacent to RMX, the area is identified as Traditional Neighborhood on the Future Land Use Map, RMX is identified as an appropriate zoning district for that character area. A summary of the key requirements in RMX as well as the requested conditions for this project are included in the attachments.

Policy Analysis

This rezoning aligns with the identified character area of "Traditional Neighborhood." In addition, this affordable housing project also furthers many of the goals and actions of the Comprehensive Land Use Plan.

- Goal 1. Expand housing opportunities for all residents while preserving the character of Brevard and its neighborhoods.
- Goal 2. Encourage a development pattern that respects Brevard's sense of place and prioritizes livable communities.
- Action LUH-2: Evaluate rezoning requests based on the Future Land Use Map and character area descriptions.
- Action LUH-9: Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.
- Action LUH-11: Identify and address dimensional requirements that may serve as obstacles to housing development.
- Action LUH-14: Seek developer agreements for divestment of City properties that guarantee affordable and workforce housing units for a defined period of time.
- Action LUH-18: Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.
- Action ATCH-12: Ensure site plans include safe pedestrian access between public right-of-way and building entrance.
- Action PNRC-5: Require conservation design in areas with sensitive natural resources
- Action EDIR-2: Pursue upgrades to the public water and sewer system

Recommendation

Staff is requesting the Board make a recommendation for City Council by taking one of the following actions:

1. Recommend adoption of the rezoning as presented;
2. Revise and recommend adoption of the rezoning as revised;
3. Recommend denial of the rezoning; or
4. Table the rezoning for future consideration.

Attachments

1. Application Summary
2. Site Plan
3. Proposed Conditions
4. Consistency Statement

Record Report for Map Amendment - Conditional Zoning District Rezoning #CZD-26-0001

Record Overview

Record Number: CZD-26-0001

Record Type: Map Amendment - Conditional Zoning District Rezoning

Record Status: In Progress

Record Submitted At: Wednesday February 11, 2026

Record Address: 543 OLD HENDERSONVILLE HWY, Brevard NC 28712

Record Owner: Emily Brewer

Record Applicant: City of Brevard Staff-Initiated

Form Submission

Applicant:
City of Brevard Staff-Initiated
city@cityofbrevard.com, (828) 885-5630

Property Owner (if different):

Property Address: null, Brevard NC 28712

Property owner information:

City of Brevard

95 W Main St

Brevard, NC 28712

Property Address: 543 OLD HENDERSONVILLE HWY, Brevard NC 28712

Property owner information:

City of Brevard

95 W Main St

Brevard, NC 28712

Property Address: null, Brevard NC 28712

Property owner information:

City of Brevard

95 W Main St

Brevard, NC 28712

Parcel Identification Number (PIN): 8596-05-8315-000, 8596-05-6391-000, 8596-05-5538-000

Current Zoning District(s): General Residential - 8 (GR8)

Requested Base Zoning District: Residential Mixed Use (RMX)

Existing Zoning of Adjacent Properties: General Residential - 8 (GR8), Conditional District (CD)

Explanation / Description of Proposed Development:

Affordable rental housing development with up to 60 units

I Acknowledge: Yes

Signature:



Signed in GovWell: Wednesday February 11, 2026, 10:37am



A1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'

0 20' 40' 80'

STEELE GROUP
ARCHITECTS

STATUS:
2026 NCHFA
PRELIMINARY LIHTC APP

Azalea Place

Old Hendersonville Highway
Brevard, NC 28712

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Version	Transmittal Set Name	Date

DATE:
2026-01-23

PROJECT NUMBER:
2026 NC

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET:
AS-101

2026-04_1-4 NCHFA Without viewpoints_BIMWood Software as a Service\Civil Set\Azalea Apartments_Brevard, NC

Azalea Place Conditional Zoning District Summary

Name	Section	Base District Requirement (RMX)	Proposed Requirement in CZD
Land Use	2.2(C)	Multifamily allowed by-right	*No change needed*
Density	2.6.1	15 du/acre *(57 du allowed on site)*	18 du/acre *(69 du allowed on site)*
Parking Location	2.4.1(H)	No more than 40% of the street frontage shall be occupied by parking areas	*No change needed*
Sidewalk	2.4.1(E)	All principal structures shall be connected by a sidewalk	*No change needed*
Retaining Walls	2.8(E)	Retaining wall height limited to five feet, unless required to be higher for engineering reasons. Stepped or terraced wall encouraged, may be required to enhance landscaping	Retaining wall height will be limited to 10 feet. Terraced walls may be required.
Architectural Style	5.8.6	Brevard Contemporary	Brevard Contemporary
Architectural Building Type	5.7.12	Stacked Flats *(two large buildings)* • 150' max building width • 70' max building depth Small multiplex *(small building facing Old Hendersonville Hwy)*	Stacked Flats *(two large buildings)* • 175' max building width • 80' max building depth Small multiplex *(small building facing Old Hendersonville Hwy)*
Ground Floor Finishing Height	5.6.7	Minimum finishing height for residential ground floor use is 24 inches along front façade	No required minimum finishing height
Stormwater	6.6	Control for 2- and 10-year, 24-hour rain event and removal of 85% TSS	*No change needed*
Landscape Buffer	8.4	Type B buffer yard: 20 feet wide, semi-opaque screening 0-6 ft Buffer distances can be reduced by up to 25% with fences, walls, berms	Type A buffer (10 feet wide, semi-opaque screening 0-6 ft) along property lines abutting General Residential (e.g., not any side abutting BRT or along any road)
Street Trees	8.5	Canopy trees required	*No change needed*

Parking Area Landscaping	8.7	All spaces must be within 50 ft of canopy tree	All spaces will be within 80 ft of a canopy tree.
Off-Street Parking Spaces	10.3(B)	1 – 2 spaces / du	*No change needed*
Off-Street Loading Spaces	10.4	Required based on SF	No off-street loading spaces required vbbvnn n
Parking Area Design	10.7	Curbing required.	All parking areas and circulation drives will be curbed using a vertical curb with a minimum width of 18". Landscape islands and areas will be similarly curbed to protect vegetation.
Street Lighting	11.5	Required with 150 ft spacing	*No change needed*
Street Frontage Elements	13.6	Sidewalks are required	Sidewalk required on Old Hendersonville Hwy

STATEMENT OF CONSISTENCY AND REASONABLENESS WITH ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
CZD-26-0001

NCGS 160D-604 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation of a conditional zoning district with a base district of **Residential Mixed-Use (RMX)** to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

- **Goal 1.** Expand housing opportunities for all residents while preserving the character of Brevard and its neighborhoods.
- **Goal 2.** Encourage a development pattern that respects Brevard's sense of place and prioritizes livable communities.
- **Action LUH-2:** Evaluate rezoning requests based on the Future Land Use Map and character area descriptions.
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Future Land Use Map

- This property is located in the *Traditional Neighborhood* character area in the Future Land Use Map, for which RMX is an applicable zoning district.

NCGS 160D-605 requires the Governing Board to approve a statement analyzing the reasonableness of a proposed rezoning. The statement of reasonableness and the statement of consistency may be approved as a single statement.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is in the public interest and **reasonable** due to the following factors:

- The base zoning district aligns with the Future Land Use Map.
- The size and alignment with the future land use map of the proposed rezoning diminishes spot zoning concerns.
- There is strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.