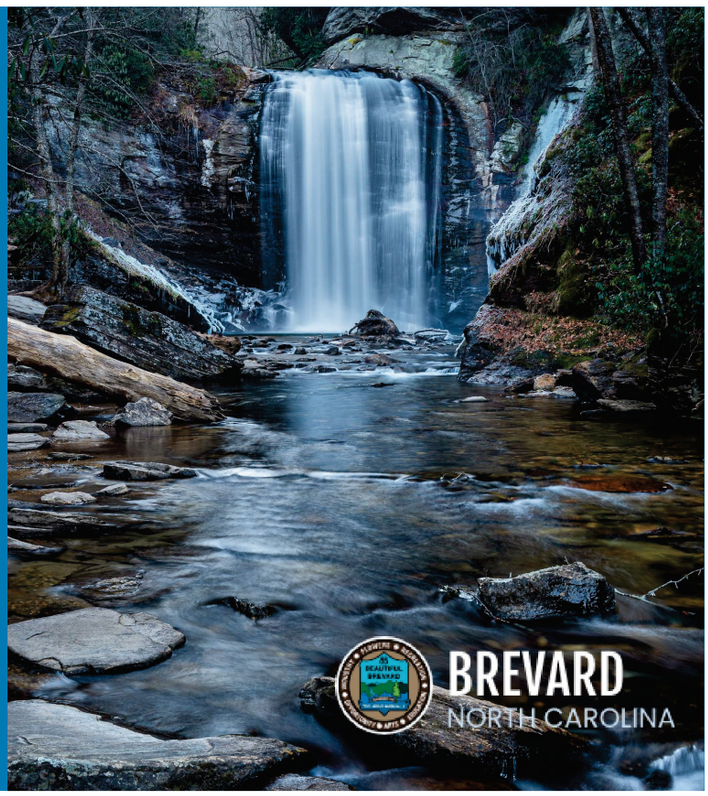
Pisgah Gateway Zoning District

City Council Public Hearing

November 4, 2024



Background

Why Rezone the Pisgah Gateway Area?

- R-5799 – NCDOT intersection project underway
  - Betterments and entrance sign
- Current zoning inappropriate
  - Majority of the area Downtown Mixed Use (DMX)
  - Issues with DMX standards in a "rustic" setting
- Unique character
  - This is an important and visible area that deserves more context-specific standards
- Architectural standards coming
  - Future buildings will be more context-appropriate in appearance



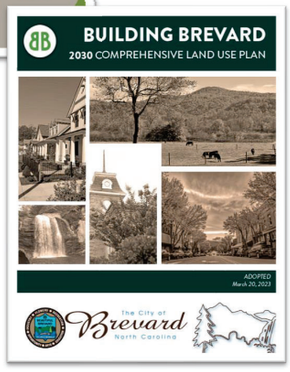
FIND Outdoors

Background

Previous Planning Work



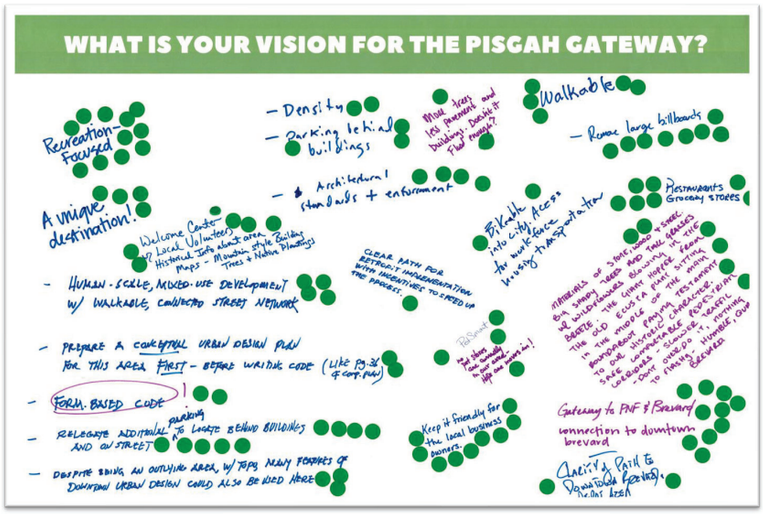
- Pisgah Forest Small Area Plan
  - Done in Fall 2015 – Spring 2016
  - Not adopted by City Council
  - *"Goal 4: Establish a bold gateway for Pisgah National Forest."*
  - *"The Pisgah Forest Area requires a different form and character than downtown Brevard."*
  - *"Encouraging a 'mountain' architectural style in this area can go a long way toward developing a sense of place in the Pisgah Forest area."*
- Building Brevard 2030 Comprehensive Land Use Plan
  - *"LUH-10: Establish zoning overlay districts for the Asheville Highway Corridor and Pisgah Forest Area."*



Background

Public Engagement

- Public Input Events
  - Drop-ins at City Hall
- Meet the Mayor
  - Planning Staff joined at Hampton Inn
- Major themes include:
  - Walkability/bikability
  - Unique character
  - Recreation uses
  - Connect to PNF but also town



Proposed Zoning District

- Pisgah Gateway Mixed Use (PGX)
- Geographic area based on the character area identified in the architectural visual guidelines document endorsed by Council in June (Res. 2024-27)
- Planning Board recommended omitting houses fronting on Deavor Road
- Staff recommends original area to avoid split-zoning



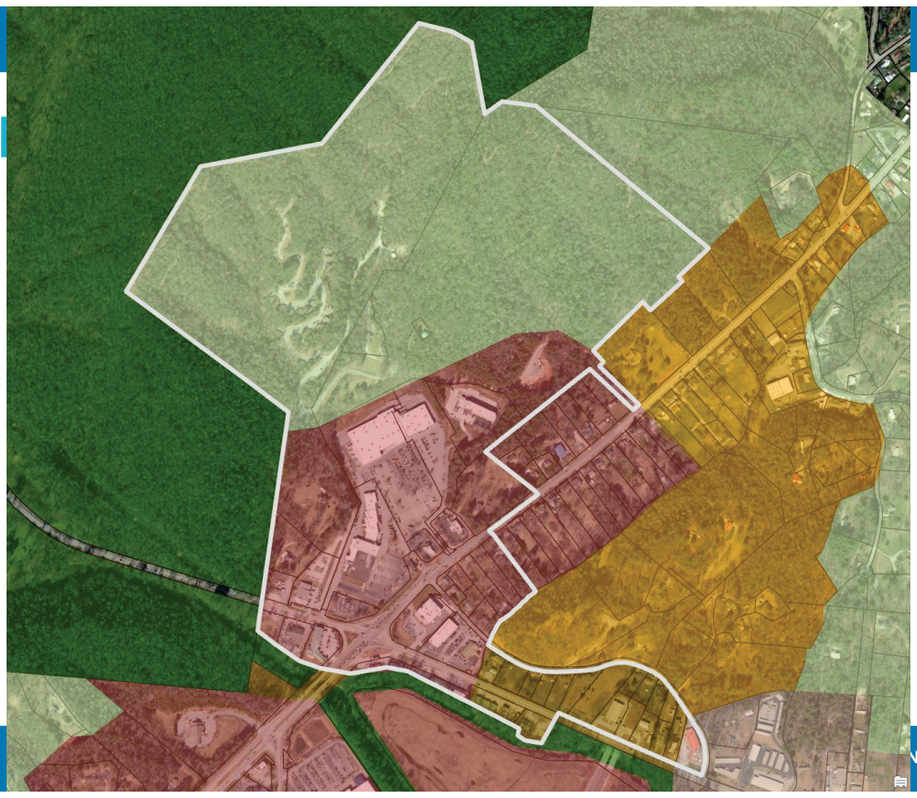
Propos



Planni



FLUM



Proposed Zoning Regulations

- Starting point was Neighborhood Mixed Use (NMX) district
- Between NMX and DMX
- Allowed land uses designed to be compatible with forest entrance area
- Architectural standards will be added in the coming months
- Added to Tier 2 of parking standards
  - Minimum and maximum
- Ground signs limited to 32 square feet

TABLE 2.7.2-B: SETBACKS FOR PRINCIPAL STRUCTURES			
District	**Front Yard Setback**	**Rear Yard Setback**	**Side Yard Setback**
GR (4, 8)	15 feet	25 feet	6 feet
RMX	10 feet	25 feet	6 feet
NMX	Edge of right-of-way	10 feet	0 feet / 10 feet from residential district
PGX	15 feet	10 feet	6 feet
DMX	Edge of right-of-way	0 feet	0 feet
CMX	10 feet	10 feet / 25 feet from residential district	0 feet / 10 feet from residential district
IC	40 feet	40 feet	40 feet
GI	15 feet	10 feet / 25 feet from residential district	10 feet / 25 feet from residential district
CZD	To be determined by approving authority		

Proposed Zoning Regulations

- Land Use Matrix
  - Used NMX as a starting point
  - Added/removed uses that seemed appropriate for the context as a gateway and the setting adjacent to the forest
- Single-family dwellings not allowed
- All lodging uses allowed
- Many commercial, retail, recreational, and eating/drinking uses allowed
- Very limited manufacturing

TABLE 2.2A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Residential										
Household Living	3.5.1	Dwelling—Single-Family	P	P	—	—	—	—	P	—
		Dwelling—Duplex	P	P	P	P	—	—	P	—
		Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	P	—
		Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	P	—
		Dwelling—Townhome	P	P	P	P	P	P	P	—
		Manufactured Home	MHD	MHD	MHD	MHD	MHD	MHD	MHD	—
		Live-Work Units	PS	PS	PS	PS	PS	—	PS	—
		Mixed-Use Residential Unit	—	—	PS	PS	PS	PS	PS	—
Group Living	3.5.2	Family Care Home	P	P	P	P	P	P	P	—
		Housing Services for the Elderly	SUP	P	P	P	P	P	P	—
		Rooming or Boarding House	P	P	P	—	P	P	P	—
Social Services	3.5.3	Group Care Facility	P	P	P	—	P	P	P	—
		Shelter	SUP	P	P	—	P	P	P	—

Proposed Zoning Regulations

TABLE 8.4-A: REQUIRED BUFFER YARDS BY ZONING DISTRICT

		Adjacent District							
		GR	RMX	NMX	PGX	DMX	IC	CMX	GI
District in Which Development is Located	GR	None	None	None	None	None	None	B	D
	RMX	B	None	None	None	None	None	None	D
	NMX	B	A	None	None	None	None	None	D
	PGX	B	A	A	None	None	None	None	D
	DMX	B	A	A	A	None	None	None	D
	IC	C	C	C	C	C	None	None	None
	CMX	D	D	D	D	D	None	None	None
	GI	E	E	E	E	E	None	None	None

Proposed Zoning Regulations

TABLE 5.6A: PERMITTED BUILDING TYPE BY DISTRICT

Building Type	Zoning District							
	GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Civic	X	X	X	X	X	X	X	
Institutional	X	X		X			X	
House	X	X	X					
Townhome	X	X	X	X	X	X	X	
Apartment		X	X	X	X	X	X	
Mixed-Use			X	X	X	X	X	
Commercial				X		X		

Planning Board Recommendation

- Add Places of Worship as a by-right permitted land use
- Change the front yard setback to edge of right-of-way

Timeline

- **June 25th** – Planning Board review
- **September 24th** – Planning Board review and vote to recommend with minor modifications
- **Tonight –** City Council: public hearings
  - Text Amendment – create the standards
  - Zoning Map Amendment – create the district
- **November 18** – City Council: vote

