ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING THE CITY OF BREVARD OFFICIAL ZONING MAP TO REZONE 84 GEORGIA HILL STREET

WHEREAS, the City has received a request from Samantha Eubanks that the Official Zoning Map of the City of Brevard be amended by rezoning the parcel of land located at 84 Georgia Hill Street, identified by PIN 8586-21-7170-000, and hereafter referred to as the "Subject Property," from the Neighborhood Mixed Use (NMX) district to the General Residential – 8 (GR8) district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on October 27, 2026, and recommended denial; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is inconsistent with the following elements of the Building Brevard 2030 Comprehensive Land Use Plan:

Comprehensive Land Use Plan

- *LUH- 6: Encourage rezonings to allow for a mix of uses in Activity Centers.*

Future Land Use Map

- *This property is located in the Activity Center-Minor character area in the Future Land Use Map, for which GR8 is not 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 location of the proposed rezoning and the surrounding zoning.
- The site adjacency to General Residential-8 zoning district.

and,

WHEREAS, a public hearing was conducted on November 16, 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 Number 8586-21-7170-000 is hereby rezoned to General Residential – 8 (GR8), 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 7th day of December 2026.

_____
Maureen Copelof
Mayor

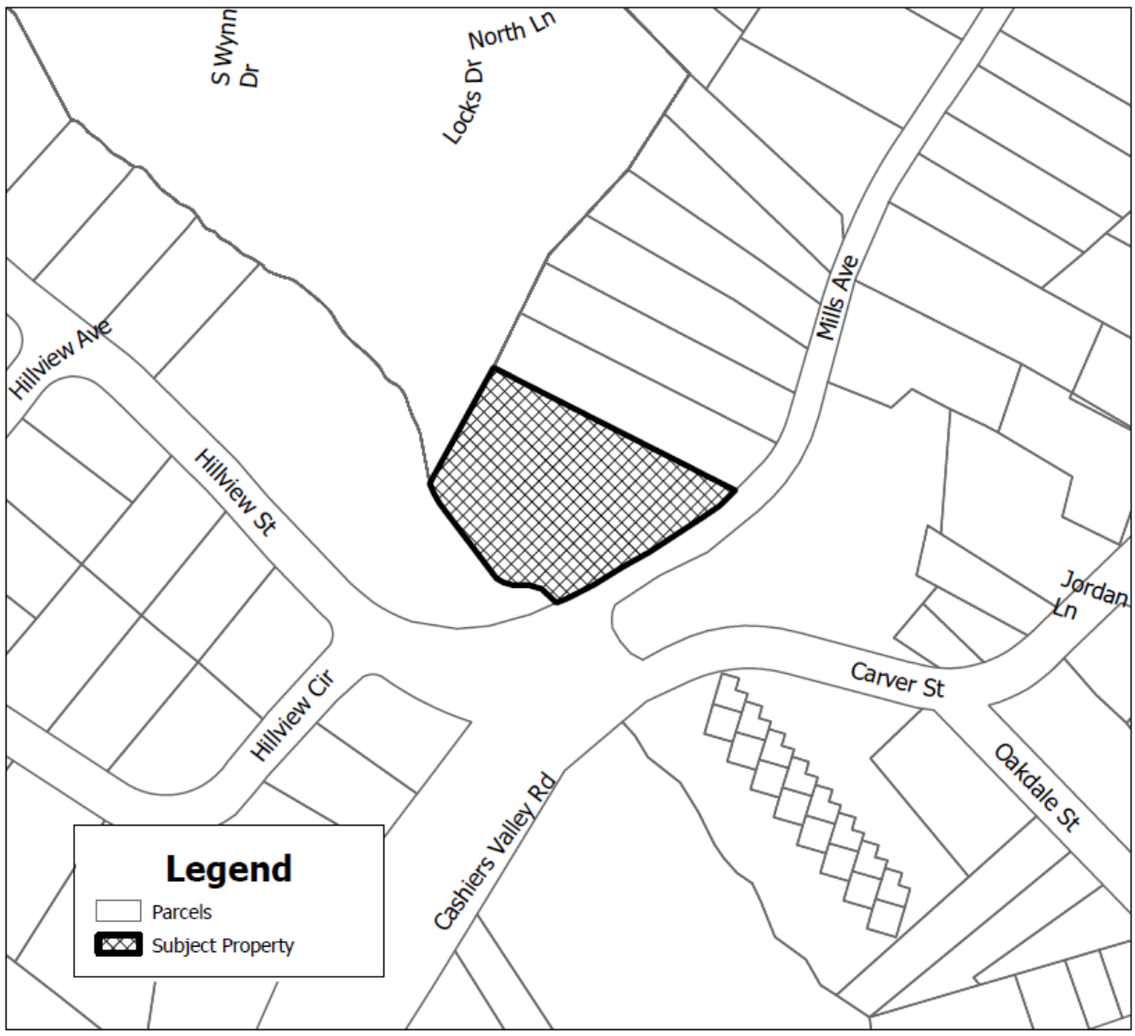
ATTEST:

_____
Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

_____
Mack McKeller
City Attorney

EXHIBIT A


S Wynn Dr
North Ln
Locks Dr
Mills Ave
Hillview Ave
Hillview St
Hillview Cir
Jordan Ln
Carver St
Oakdale St
Cashiers Valley Rd
Legend
Parcels
Subject Property