MINUTES
BREVARD PLANNING BOARD
April 16, 2013

Brevard Planning Board met for a regular meeting on Tuesday, April 16, 2013 at 7:00 PM in the Council Chambers of City Hall.

Members Present:	Rick Lasater, Chairperson Norah Davis Seyl Park Paul Welch Gary Daniel Kimsey Jackson Demi Loftis
Guest:	Susan Evans, Facilitator, Comprehensive Plan
Others:	Timothy Brenton, Applicant Barbara Kreager , Applicant Jeremy Owen, Realtor, Steve Owen and Associates
Staff Present:	Joshua Freeman, Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary

I. Welcome and Introduction of Planning Board Members

R. Lasater, Chair called the meeting to order at 7:00 PM and the members introduced themselves.

II. Approval of Minutes

Minutes of the January 29, 2013 meeting, motion P. Welch, seconded K. Jackson , unanimously approved as written.
Minutes of the February 23, 2013 meeting, motion P. Welch, seconded K. Jackson, unanimously approved as written.
Minutes of the February 26, 2013 meeting, motion P. Welch, seconded N. Davis, unanimously approved as written.
Minutes of the March 26, 2013 meeting, motion P. Welch, seconded N. Davis, unanimously approved as written.

III. New Business: Consideration of Proposal for Planned Development District – Timothy W. Brenton, 920 Old Hendersonville Highway, Permit #13-019

J. Freeman, Planning Director presented D. Cobb's Staff Report, stating that the Applicant has requested a Conditional Zoning District to allow for additional uses of land which are currently prohibited in the GR4 zoning district in which the subject property is located. He gave the definition of Conditional Zoning Districts. He also informed the Board that the property is located in the flood plain. Staff Report is labeled Exhibit “A” and attached hereto by reference. Referring to the Staff Report the Applicant requested approval of all uses highlighted in yellow (Exhibit B). Staff’s recommendation was that only the uses approved by the current ordinance for the property’s zoning district be allowed which are highlighted in green (Exhibit C).

Tim Brenton explained that the building has been there for 12 years. That is was built as an indoor skateboard park. He explained that the building itself was built above the floodplain and they currently are not required to carry flood insurance. When the building was built they considered their options if the skateboard park did not work out they could always possibly use as a warehouse. He further stated that he felt the building does have potential to present to the city and the county.

Jeremy Owen, Real Estate Agent, Steve Owen and Associates stated that his opinion was that a beneficial use for the property would be a storage warehouse.

After discussion the P. Welch made a motion to recommend that Council approve all the uses highlighted in yellow that were permitted in the property’s current zoning district, seconded by N. Davis. R. Lasater amended the motion to require that all uses require a Special Use Permit, seconded by D. Loftis, the vote was unanimous.

IV. Old Business: Comprehensive Plan

S. Evans began a discussion about the joint city and county planning board meeting and what the Board felt like would be the most important topic to discuss at the July meeting. The Board agreed that the July meeting should focus on the water supply, motion by K. Jackson, seconded by D. Loftis, unanimously approved.

S. Evans – Council’s workshop will be April 29, 2013 and her presentation will be on Economic Development. She provided data compiled from public input for the Board’s review.

S. Evans discussed with the Board measurements for economic development. Actions steps were identified:
Develop plan to attract businesses equal to or less than 50 employees; utilizing existing resources.
Infrastructure assessment to identify gaps and identify strategies to improve shortcomings.
Intenstive downtown revitalization – Downtown Master Plan
Work toward EDO.

S. Evans stated that the next meeting would focus on the topic Land Priorities. J. Freeman requested that the Board think in terms of alternatives: Does Brevard need more density or not? Does Brevard need to go outward or inward and the implications of same?

V. Other Business: None

III. Adjourn.

There being no further business, Motion to adjourn was made by S. Park, seconded by P. Welch and the Board voted unanimously to adjourn. Meeting adjourned at 9:25 PM.

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Rick Lasater, Chair

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Janice H. Pinson, Board Secretary