MINUTES
BREVARD PLANNING BOARD
October 15, 2013

Brevard Planning Board met for a regular meeting on Tuesday, October 15, 2013 at 7:00 PM in the Council Chambers of City Hall.

Members Present:	Gary Daniel, Vice Chair Paul Welch Demi Loftis Seyl Park Kinsey Jackson Norah Davis
Staff Present:	Josh Freeman, Planning Director Aaron Bland, Planner Daniel Cobb, Planner Janice H. Pinson, Board Secretary
Others:	Hutch Kerns, Kerns Land Planning & Design Susan Evans, Consultant, Comprehensive Plan Carrie Runser-Turner - GROWNC Linda Giltz - GROWNC

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Vice Chair, Gary Daniel, called the meeting to order. The Board members introduced themselves and there was a moment of silent meditation

II. Approval of Minutes –

Minutes from the August 20, 2013 meeting, N. Davis made motion to approve, seconded by P. Welch and unanimously approved.

III. New Business –

A. Election of Chair – Josh Freeman, Planning Director made the recommendation that the election be tabled to another meeting, stating that P. Welch's term has expired and until City Council approves an extension of his service to the Board he will not be eligible to vote on matters before the Planning Board. Motion by K. Jackson to postpone the election until a future meeting, seconded by N. Davis and upon vote unanimously approved.

B. Proposed Revision to Market Street PDD # 13-329 –

Josh Freeman, Planning Director presented his Staff Report and explained to the Board the Application for Revisions of the Market Street PDD. Staff Report is attached hereto, labeled Exhibit "A" and incorporated herein by reference.

Josh Freeman stated that Staff recommends approval of the plan as presented except that electronic signs would be required to meet the dimming features required by the ordinance and that all signs must be located at least 10 feet from the existing right-of-way for the Asheville Highway and 10 feet from the existing right-of-way of Straus Parkway.

Hutch Kerns presented the plan explaining to the Board that the new owners of Market Street have new ideas for the development. He explained that the traditional signage would not allow adequate signage for existing tenants and especially would not accommodate future development. He stated that on behalf of the owners he agreed with Staff's recommendations.

After detailed discussion the Board directed Staff to schedule a Neighborhood Compatibility Meeting.

C. Consideration of Application #13-417, Ken Masengill for Text Amendment to amend Chapter 4. Limitations on Minor Subdivisions, Sections 4.7.D.1 of the Unified Development Ordinance –

Josh Freeman, Planning Director explained minor subdivision definition as it is defined in the ordinance. He stated that the language that prohibits the re-subdivision of a subdivision until a 2 year period has passed was created to allow Staff the ability to make decisions in specific situations. Staff's opinion is that a text amendment is not necessary to re-subdivide the Masengill property.

N. Davis moved to approve, seconded by D. Loftis and upon vote was unanimously approved.

D. GROWNC Presentation –

Josh Freeman introduced Linda Giltz and Carrie Runser- Turner from Land of Sky Regional Council. They gave a presentation on the GROWNC Regional Plan. The Regional Plan Executive Summary is available on their website. The presentation included an overview of the website which can be accessed at: www.gro-wnc.org.

E. Text Amendment to City of Brevard Unified Development Ordinance –

Josh Freeman introduced Mike Egan, Board Attorney and presented his Staff Report attached hereto and labeled Exhibit "B" and incorporated herein by reference.

Mike Egan went over the comprehensive rewrite of NC General Statute 160A-388 which contains the statutory provisions governing boards of adjustment for municipalities. He explained in detail the changes and presented to the Board an Ordinance for their recommendation to City Council for adoption, attached hereto and labeled Exhibit “C” and incorporated herein by reference. M. Egan recommended that the Board make the motion not in keeping or in keeping with the City’s Land Use Plan. K. Jackson moved to approve ordinance revisions as stated, D. Loftis seconded and upon vote was unanimously approved.

IV. Old Business –

A. Comprehensive Plan

Aaron Bland presented his Staff Report which is attached hereto and labeled Exhibit “D” and incorporated herein by reference. The objection for this meeting is to discuss each Board member’s list of “must haves” and continue discussion from the October 1, 2013 work session.

Susan Evans and Aaron Bland led the Board in discussions about the following topics: Natural Resources/Energy, Recreation, Health, Transportation/Infrastructure, Land Use and Economic Development. Susan Evans notes from meeting are attached hereto and labeled Exhibit “E”.

B. Joint Meeting with County Planning Board –

Josh Freeman announced that the October joint meeting had been postponed and would be rescheduled for December.

V. Adjourn-

There being no further business, the Board voted unanimously to adjourn at 9:40 PM.

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Gary Daniel, Vice Chair

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Janice H. Pinson, Board Secretary