MINUTES
BREVARD PLANNING BOARD
November 19, 2013

Brevard Planning Board met for a regular meeting on Tuesday, November 19, 2013 at 7:00 PM in the Council Chambers of City Hall.

Members Present:	Gary Daniel, Vice Chair Paul Welch Demi Loftis Kimsey Jackson Norah Davis
Absent:	Seyl Park
Staff Present:	Josh Freeman, Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary
Others:	Hutch Kerns, Kerns Land Planning & Design Carroll Parker, Transylvania County Community Land Trust Mike Anderson, Civil Design Concepts Susan Evans, Consultant, Comprehensive Plan

I. Welcome and Introduction of Planning Board Members -

At 7:02 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 October 1, 2013 meeting, K. Jackson made motion to approve, seconded by N. Davis and unanimously approved.

Minutes from the October 15, 2013, meeting, N. Davis made motion to approve, seconded by D. Loftis and unanimously approved.

III. New Business –

A. Proposed PDD 13-437 Transylvania County Community Land Trust.

Josh Freeman, Planning Director presented his Staff Report which is attached hereto and labeled, Exhibit “A” and incorporated herein by reference. J. Freeman explained that Institutional Campus zoning allowed for larger setbacks and buffer areas and really did not suit residential needs and that the Planned Development District would allow the Applicants and Staff to be more creative and requested flexibility allowing Staff to be more creative with plans for more natural ways to handle storm water and landscaping for the project. He further stated that Staff recommends the project if all the technical details can be addressed satisfactorily. J. Freeman said that he hoped that as a part of the plan a dedicated right of way could be incorporated to connect a portion of the southern tier of the bike path from Rosman Highway to Gallimore Road. J. Freeman explained that the Planned Development District allows for flexibility for out of the ordinary situations but places high demands on the developer.

Carroll Parker, Applicant gave the background of the Community Land Trust and explained that the partnership with the Board of Education grew because the property was purchased by the Board of Education to supply land for the Student Live Project which provides students with hands on building experience. He further stated that because it would be student built housing the projected time of completion would be more than 10 years but that the State Employees Credit Union would require the payoff of the loan within 15 years. He stated that they are in the process of searching for funding for the infrastructure.

There was discussion between Applicants, Board and Staff in reference to number of units: 5 duplexes and 3 single family homes, greenway, storm water, water quality in relation to the project. Discussion included concerns about the amount of infiltration and it was noted that City Standards are stricter than DENR and would allow for very little infiltration.

Mike Anderson discussed that the Technical Review Committee meeting covered many topics of concern including dark skies and environmental crime prevention.

Motion to accept plans was made by N. Davis, seconded by D. Loftis and unanimously approved.

IV. Old Business –

A. Proposed Revisions to Market Street PDD #13-329

J. Freeman presented his Staff Report dated November 19, 2013 which is attached hereto and labeled Exhibit “B” and incorporated herein by reference. He stated that Applicant has asked to remove the ground signs from their application at this time and just focus on the landscaping.

H. Kerns, Agent for Applicant and Landscape Architect stated that there were 6 existing trees and 49 shrubs already in place and that they would add to the existing landscape with the same species or similar and spacing and feel would remain the same.

G. Daniels, Vice Chair stated that he wanted to express his frustration that the trees that were removed were not maintained the way that they should have been and as the Board was told that they would be.

H. Kerns stated that at the Neighborhood Compatibility Meeting concerns were raised about the ground signs and that they feel they need to address further before pursuing that part of their application.

Motion by D. Loftis to approve landscape plan as presented, seconded by K. Jackson and unanimously approved.

B. Comprehensive Plan – Final Draft Review

S. Evans and A. Bland discussed the Final Draft of the Comprehensive Plan with the Board and ask for comments and feedback on any revisions the Board felt necessary.

V. Adjourn-

There being no further business, N. Davis made motion, seconded by D. Loftis voted unanimously to adjourn at 9:01 PM.

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Gary Daniel, Vice Chair

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Janice H. Pinson, Board Secretary