

MINUTES  
BREVARD PLANNING BOARD  
SPECIAL CALLED MEETING  
October 2, 2012

Brevard Planning Board met for a Special Called meeting on Tuesday, October 2, 2012 at 7:00 PM in the Council Chambers of City Hall.

**Members Present:** Rick Lasater, Chairperson  
Norah Davis  
Seyl Park  
Kimsey Jackson  
Paul Welch

**Members Absent:** Gary Daniel

**Staff Present:** Joshua Freeman, Planning Director  
Janice H. Pinson, Board Secretary

**Others Present:** Parker Platt, Architect  
Oskar Blues employees: Neal Price, Brian Spotts  
Eric Bauman and Noah Tuttle  
Tom Demsey, Sylvan Sports

**I. Welcome and Introduction of Planning Board Members**

At 7:05 PM, Chairman Rick Lasater called the meeting to order. Chairman Lasater introduced the members present. A quorum of the Board was present. Chairman Lasater led in a moment of silent meditation.

**II. Approval of Minutes**

K. Jackson made a motion and N. Davis seconded that the minutes from the June 19, 2012 meeting be approved as written. Motion carried unanimously. P. Welch made a motion and N. Davis seconded that the minutes from the July 17, 2012 meeting be approved as written. Motion carried unanimously.

**III. Old Business – None**

**IV. New Business – Proposed Text Amendment to Permit Retail Sales by a manufacturer in General Industrial Zoned District.**

Josh Freeman, Planning Director, summarized his Staff Report dated October 2, 2012. He also explained that retail sales are not permitted under the current ordinance in locations zoned General Industrial. He described some history of the ordinance and explained Council's conservative position to preserve industrial sites within the City.

Also, allowing a limited form of retail activity that is compatible with, but accessory to, a manufacturing use, would provide additional flexibility that could strengthen the economic position of existing and future manufacturers within the City. Examples were provided in Staff Report.

He recommended the proposed amendments to Brevard City Code, Unified Development Ordinance, Chapters 2, 3 and 19, to allow retail within the General Industrial zoning district as an accessory use as follows:

**Proposed Definition:**

Amend Chapter 19 to include the following definition of Accessory Retail:

Accessory Retail

The on-premises, retail sale of products directly to customers, where the retail use is incidental to a primary use conducted upon the same premises. Examples include but are not limited to the following: a furniture manufacturer who operates a show floor for the display and sales of furniture produced by the manufacturer; a bicycle manufacturer who operates a floor for the display and sales of bicycles produced by the manufacturer; a brewery or distillery who operates a tasting room for the sampling and sales of beer or spirituous liquors produced within the brewer or distillery.

**Proposed Standards:**

Staff proposes that Chapter 2 be amended to reflect Accessory Retail as a use that is permitted with standards within the General Industrial (GI) zoning district.

Staff proposes that Chapter 3 be amended to include the following standards for Accessory Retail uses:

Accessory Retail uses shall comply with the following standards:

(A) Accessory Retail uses shall be directly related to and accessory to a conforming, principal use.

(B) Products offered for sale within Accessory Retail uses shall be products which are produced or processed by the associated principal use, or which are directly related to, and offered in support of, products which are produced or processed by the associated principal use. For example, a manufacturer of bicycles may operate an Accessory Retail use wherein bicycles, which were manufactured within the principal use, are offered for direct, on-premises retail sale. Bicycle accessories (such as tires, helmets), which were not produced by the manufacturer but which clearly relate to and support products which are produced or processed by the principal use, may also be offered for sale. However, products that do not clearly relate to and support products which have produced or processed by the principal use (such as back packing or rock climbing gear in the case of the bicycle manufacturer) cannot be offered for retail sale.

(C) Accessory Retail uses shall comply with all applicable standards of federal, state or local law that would otherwise apply to retail oriented principal uses. For example, parking areas serving Accessory Retail uses with a General Industrial zoning district shall comply with the surfacing requirements of the City of Brevard Unified Development Ordinance, Chapter 10. Parking Standards, Subsection 10.6.A.1.

(D) Accessory Retail uses are limited to an area that is equivalent to twenty percent of the gross floor area of the structure(s) containing the principal use, not to exceed three thousand square feet in total area.

(F) Accessory Retail uses shall be indoors, and shall not include the outdoor display of products or merchandise.

Oskar Blues would like to amend the ordinance as to allow them to sell items they produce on site such as beer.

The Board asked several questions such as examples of products which would be allowed to be sold and displayed.

P. Platt offered that it became evident very early in the search for a location for Oskar Blues that the City is very limited for industrial space. He also stated that people will come to Brevard specifically for Oskar Blues.

T. Dempsey of Sylvan Sports offered that he sells his camper trailers all over the world from his manufacturing facility in Brevard. He stated that people actually travel to Brevard to pick up the trailers. He said it would be of great benefit to his business to amend the ordinance.

The Board asked N. Price how many jobs Oskar Blues would provide now and in the future and ask the same question of T. Dempsey of Sylvan Sports.

P. Welch moved that the Board recommend the proposed amendments, as written, be adopted by Brevard City Council. N. Davis and K. Jackson seconded and was voted on and unanimously passed by the Board.

There being no further business Chairperson Lasater requested a Motion to Adjourn, Motion made by Kimsey Jackson to adjourn, seconded by Paul Welch.  
Meeting adjourned at 7:38 PM.

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Rick Lasater, Chair

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Janice H. Pinson, Board Secretary