MINUTES
BREVARD PLANNING BOARD
February 15, 2011

The Brevard Planning Board met for the regularly scheduled meeting on Tuesday, February 15, 2011 at 7:00 PM in the Council Chambers of City Hall.

Members Present:	Karla Atkinson, Chairperson Rick Lasater, Vice Chairman Norah Davis Seyl Park Kimsey Jackson Gary Daniel
Members Absent:	Paul Welch
Staff Present:	Josh Freeman, Planning Director Callie Nef, Acting Board Secretary

Chairperson Atkinson called the meeting to order at 7:00 PM. A quorum was present and there was a moment of silent meditation.

Approval of Minutes- N. Davis moved, seconded by R. Lasater, that the January 4th, 2011 Special Called Meeting minutes be approved as written. Motion carried unanimously.

Old Business

Proposed Text Amendment TXT- 10-153, to Allow Kennels in NMX Districts by Special Use Permit

Chairperson K. Atkinson presented the issue to the public and explained that this was the second time the proposed text amendment had been brought before the Planning Board. Council considered the proposed amendments presented January 24, 2011, and sent them back to Staff for revisions, specifically in regards to hours of operation, noise, and odor issues.

There was discussion between Planning Board members and J. Freeman regarding Ordinance 03-2011.

R. Lasater made note that Section 3.6 E.2, should be revised as shown below:

> Within NMX districts, all holding pens and runs shall be indoors, within an entirely enclosed structure.

R. Lasater also stated that in Section 3.6 E.2, the second sentence, should be amended to read:

The approving authority may permit one outdoor exercise area; provided, however, that animals shall not utilize outdoor exercise areas between the hours of sun set and sun rise as set forth in the most recent Sunrise-Sunset Table as published by the North Carolina Wildlife Resources Commission.

Planning Board recommended within Section 3.6, that I. should be written:

The approving authority may impose additional conditions upon the operation of any kennel, including but not limited to hours of operation, the size and scale of a kennel, or the number of animals to be housed within a kennel. Thus, pre-existing Section I. would become Section J.

Staff recommended that the Planning Board take action to recommend approval of the proposed amendments as reflected in the revised version of, "Ordinance No. 03-201l".

Motion- K. Jackson moved for the proposed amendments as modified (see above) to be approved, which was seconded by S. Park. G. Daniel voted against the motion. Motion carried by a five to one vote.

New Business

The Gardens at English Hills PDD-11-005

Chairperson K. Atkinson began by reporting that the Western Carolina Community Action (WCCA) has submitted a preliminary request to establish a Planned Development District, PDD # 11-005. WCCA proposes a 41-unit structure. K. Atkinson explained that the apartments will be rent-assisted and will be exclusively for senior citizens.

J. Freeman stressed that the proposed PDD is preliminary and will be re-addressed by Planning Board through the Final Master Plan process with more precise, technical details. J. Freeman stated that the PDD process was required because of the size and scale of the proposed structure. Staff recommended approval to Council under the condition that the City remains the right to do a traffic impact analysis if so needed in the future.

The applicant represented by Sheryl Fortune with WCCA and Civil Design Concepts, PA (James Royster, Don Tise and Chris Day) introduced themselves and their engineer, Doug Harris, AIA, with Harris Architecture. D. Harris gave a brief presentation of the structure. C. Day gave a more detailed brief presentation of the proposed structure and passed along a Memo to the Board regarding parking updates (memo from CDC available on file in Planning Department). The Board asked questions to the applicant representatives and passed along concerns.

Motion- G. Daniel moved to approve the proposed PDD, under the conditions that the TRC issues be addressed in the master plan, seconded by N. Davis. Motion carried unanimously.

Other Business:

There being no further business before the Board, a Motion was made and seconded to adjourn. Meeting adjourned at 8:26 PM.

Karla Atkinson, Chair

Callie Nef, Acting Secretary