MINUTES
BREVARD PLANNING BOARD
March 15, 2011

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

Members Present:	Karla Atkinson, Chairperson Paul Welch Norah Davis Seyl Park Kimsey Jackson Gary Daniel
Members Absent:	Rick Lasater, Vice-Chairman
Staff Present:	Sarah Lutz-Pietersen, 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- Regarding the February 15, 2011 minutes, N. Davis made note that Proposed Text Amendment TXT- 10-153, to Allow Kennels in NMX Districts by Special Use Permit, Section 3.6 E.2, the second sentence, a d should added be to provide. She also stated that the term "sun set" and "sun rise" should read as "sunset" and "sunrise".

K. Jackson moved to approve the February 15, 2011 minutes with the conditions stated above, seconded by N. Davis.

New Business

The Cottages at Brevard Planned Development District-PDD-11-030

K. Atkinson introduced the Planned Development District to the public and explained that the proposed PDD seeks prelimary master plan approval. She explained that the PDD has been approved through TRC and CAC with recommendations. K. Atkinson handed the floor to S. Lutz-Pietersen.

S. Lutz-Pietersen began by reporting that the applicant, the Pendergraph Companies, has submitted a Planned Development District, PDD-11-030, proposing a 48 unit apartment complex for seniors aged 55 and older or the handicapped or disabled. It will also be rental and affordable housing. S. Lutz-Pietersen stated that the proposed development may only be authorized for development as a Planned Development District because it proposes to contain more than 25 units (as stated in Section 2.3.A) and because the subject property is currently split zoned Residential Mixed Use (RMX) and General Residental-6 (GR-6).

S. Lutz-Pietersen has reviewed the proposed development and feels the applicant has met the PDD minimum requirements with a few changes that must be made before finial master plan approval. S.L.P followed by pointing out some recommendations of the CAC and TRC, and referred to page #10 of the Staff Report (available on file in Planning Department).

S. Lutz-Pietersen and the Board had discussed pedestrian and traffic flow. The TRC recommended that the applicant work with NCDOT to obtain a traffic signal at the intersection of Green Acre Avenue and Asheville Highway prior to occupancy of The Cottages at Brevard. TRC has made this recommendation with the concerns of the adjacent property owners in mind.

The Board had some brief discussion with the applicant, Pendergraph Companies, regarding the parking agreement and floodway space. The Board also had some questions regarding the detailed work inside the units, such as handrails, etc.

Motion: K. Jackson moved to approve the proposed motion on page # 12 of Staff Report as follows:

Proposed BPB Motion:

The Planning Board recommends approval of application of PDD 11-030 with the following conditions:

1. All private parking areas will remain under the care & control of the Management Company; only the public street, proposed right-of-way, and utility easements are available for dedication and City maintenance.
2. Applicant shall consider materials other than vinyl for siding on the structures to provide a better quality product and to be approved by CAC before Final Master Plan approval.
3. Buildings wherein the sprinkler room is located on the street or street visible side of the structure be “flipped” so that the sprinkler room is relocated towards the rear property line. Applicant must provide a NCDENR approved sedimentation and erosion control plan prior to authorization to construct.
4. A final stormwater plan, accompanied by appropriate narrative and hydrological data, shall be submitted to, and approved by, the City Engineer prior to Final Master Plan approval.
5. Applicant shall clearly delineate where and how the open space requirements will be met prior to Planning Board approval up to and including the donation of easement for Zone AE for the purposes of pedestrian/utility easement.
6. The applicant shall build the connection of the proposed internal walking path to the City’s existing bike/hike path.
7. Applicant shall institute all changes specified by City Horticulturist as specified in Staff report in Chapter 8 issues prior to City Council submittal.
8. A public street connection with Fisher Road is a requirement of plan approval.

9. A lighting plan, which will protect neighbors but provide good internal security, in accordance with 17.5.L.3 shall be provided and approved prior to Final Master Plan approval
10. All utility issues discussed in the Staff report shall be revised prior to City Council submittal.
11. All pedestrian and public street issues that are design related shall be revised prior to City Council submittal.
12. Comply with all NCDOT design requirements for pedestrian infrastructure and traffic flow, including but not limited to the placement of the sidewalk along the Asheville Highway.
13. Applicant shall cooperate with NCDOT to obtain the installation of a traffic signal at the intersection of Green Acre Avenue and Asheville Highway prior to Certificate of Occupancy.
14. Applicant shall provide a pedestrian connection across the Asheville Highway – either through cooperation with NCDOT or by acquiring easement across adjacent property to build a sidewalk that will connect with the crosswalk at Fisher Road.
15. A Knox Box of appropriate size will be required to be installed on each structure.
16. All buildings will have sprinkler systems installed to meet NC Building Code.
17. Green Acre Avenue shall be repaved to meet the Public Services Director's approval post-construction.

Seconded by S. Park. Motion carried unanimously.

Other Business:

There being no further business before the Board, a Motion was made and seconded to adjourn. Meeting adjourned at 8:15 PM.

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Karla Atkinson, Chair Callie Nef, Acting Secretary