

MINUTES
BREVARD PLANNING BOARD
February 18, 2014

Brevard Planning Board met for a regular meeting on Tuesday, February 18, 2014 at 7:00 PM in Council Chambers of City Hall.

Members Present: Gary Daniel, Vice Chair
Demi Loftis
Kimsey Jackson
Norah Davis
Katie Thompson

Absent: Seyl Park

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

Others: Will Buie, Lapsley and Associates
Jeff Fahs, HDR Architecture
Donald Bayse , Mission Hospital
Parker Platt, Platt Architecture
Neal Price, Oskar Blues

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Vice Chair, Gary Daniel, called the meeting to order. Gary Daniel announced that our vacancy on the Board has been filled by Coty Ferguson. The Board members introduced themselves and there was a moment of silent meditation.

II. Election of Officers –

Gary Daniel was nominated for the position of Chair by Demi Loftis, seconded by Kimsey Jackson and unanimously elected. Kimsey Jackson was nominated for Vice Chair by Demi Loftis and seconded by Gary Daniel and unanimously elected.

III. Approval of Minutes –

Minutes from the December 3, 2013 meeting, K. Jackson made motion to approve, seconded by D. Loftis and unanimously approved.

Minutes from the December 17, 2013, meeting, K. Jackson made motion to approve with corrections, seconded by N. Davis and unanimously approved.

IV. New Business –

A. Consideration of Transylvania Regional Hospital Application #14-004 Amendment Planned Development District.

Josh Freeman, Planning Director, presented his Staff Report explained to the Board the definition and purpose of the Planned Development District, stating that it is a tool made for this type of campus. That it allows the applicant flexibility to be creative with the expectation of quality in return. Staff Report is attached hereto and labeled "Exhibit A" and incorporated herein by reference. He stated that the four (4) concerns that he noted in his Staff Report, he felt had been addressed by the Applicant in their letter dated February 17, 2014 which was included in the materials to the Board. J. Freeman recommended that with the items of concern addressed the Board recommend that Council approve the plan. He further explained that the Board had 90 days from today to make their decision. The Memorandum presented by HDR Architecture, Inc. is attached hereto, labeled Exhibit "B" and incorporated herein by reference.

Will Buie of Lapsley and Associates introduced himself and stated that he represents Transylvania Regional Hospital that the Hospital through its affiliation with Mission Health have acquired additional properties noting the former Loftis property and Pisgah Drive properties that adjoin the current hospital campus. He stated that the Master Plan has been greatly improved with these additional properties and that the square footage of buildings had slightly increased and further that incorporating these properties into the Amended Master Plan would allow them to grow and move forward and that the new plan was better thought out than the previous plan.

Jeff Fahs of HDR Architecture introduced himself and stated that he is a consultant for Mission Health and Transylvania Regional Hospital. He explained that the guiding principal was to improve the campus by consolidation of outpatient buildings with better walking plans and better movement through and around the campus including more public space and to include additional access to separate service deliveries from patient traffic. They are looking at utility improvements; pedestrian access is also included as well as connection to the City's Greenway System.

Will Buie addressed the four (4) concerns of Staff. Metal Roofing and Wall Materials. Signage at Hospital Drive and Asheville Highway. Phasing Utilities. Future Flood Plain Impacts. He stated that the development would happen on a case by case basis.

J. Freeman explained to the Board that they will be presented with the plans on a case by case basis as the Hospital moves forward with the plan for their approval.

Donald Bayse with Mission Health explained to the Board that the reason for consolidating the current doctor's offices was to allow for staff improvements and better productivity.

J. Freeman noted that the current campus is fragmented by parking area. The new plan puts most of the campus under roof and allows for better walkability. Also, the plan does incorporate the City's hike bike system and sidewalks.

The Board voiced their concerns about the proposed entrance sign not complying with the UDO. There was discussion about how to handle signage through way finding, directional and various signs. The Board stated concerns about the ordinance as it pertains to signage continuing to be a problem.

The Board voiced concerns about storm water management, developing in the floodplain, and the impact on neighboring residents. J. Freeman explained the process of development in the flood plain and Will Buie explained that the new plan includes less involvement of the flood plain area than the current plan.

The Board voiced concerns about the new parking area and how it will affect residents. J. Freeman and W. Buie explained that landscaping and dark skies requirements of the ordinance should take care of their concerns.

W. Buie explained that this is a Preliminary Master Plan not a final plan. J. Freeman explained to the Board that any design concerns and recommendations should be articulated to Council in the Board's Motion to approve.

There was detailed discussion on the new parking area. J. Freeman presented the Board with the ordinance as it applies to parking areas in residential zoning districts.

N. Davis made motion to approve the Preliminary Master Plan with the condition that any parking lots abutting residential areas adhere to the standards of residential parking lots as stated in Chapter 10 Section 10.8 of the Unified Development Ordinance. Motion seconded by K. Jackson and unanimously approved.

B. Consideration of Oskar Blues, Agent Parker Platt, Application #14-007 Text Amendment, Unified Development Ordinance Chapter 3, To Modify the Standards for Accessory Retail Use.

J. Freeman gave a short presentation explaining Section 3.3 of the UDO which allows Accessory Retail uses in General Industrial Zoning districts. He explained that approximately one year ago, Council approved amendments to the UDO that, for the first time, allowed limited retail activity within the General Industrial (GI) zoning districts. Such retail activity must be associated with a principal manufacturing use and could not exceed the lesser of 20% of gross floor area or 3,000 square feet. Prior to this, properties zoned General Industrial were prohibited from retail uses. Council's reason being to protect the district because of the limited availability of properties zoned for manufacturing use. We now have several businesses that are manufacturers that need to also have some limited retail. Oskar Blues has applied to amend the ordinance to eliminate the 3,000 square foot requirement, but retain the 20% of gross floor area limitation. J. Freeman's Staff Report is attached hereto, labeled Exhibit "C" and incorporated herein by reference.

Parker Platt, Platt Architecture, introduced himself and explained to the Board that the expansion of the tasting room at Oskar Blues would take the room over the 3,000 square foot limitation. He stated that it is a great marriage of uses and an opportunity for Oskar Blues.

J. Freeman explained that the amendment would apply to all properties zoned General Industrial.

Motion to approve by K. Jackson with the change in wording to read, "that the area not to exceed 20%", seconded by D. Loftis and unanimously approved.

C. Old Business –

The Board discussed the possibility of a joint workshop with City Council to discuss the comprehensive plan and also the possibility of an annual joint meeting.

J. Pinson Board Secretary announced that the Joint Meeting between Brevard Planning Board, Transylvania County Planning Board and Transylvania Transportation Advisory Board was rescheduled for Tuesday, February 25, 2014 at 7:00 PM at Brevard College in the Myers Dining Hall Building Meeting Room.

D. Adjourn-

There being no further business, D. Loftis made motion, seconded by K. Thompson, the Board voted unanimously to adjourn at 8:39 PM.

Gary Daniel, Chair

Janice H. Pinson, Board Secretary



CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

PLANNING BOARD STAFF REPORT

FEBRUARY 18, 2014

Title: Planned Development District 14-004
Transylvania Regional Hospital
Speaker: Joshua Freeman, Planning Director
From: Joshua Freeman, Planning Director
Prepared by: Joshua Freeman, Planning Director
Approved by: Joshua Freeman, Planning Director

Executive Summary: Planning Board is to review and formulate a recommendation regarding PDD 14-004

Background: PDD 14-004 is a proposed amendment to a previously approved preliminary master plan for Transylvania Regional Hospital.

Discussion: See the Applicant's narrative and proposed master plan attached.

Overall, proposed, revised preliminary master plan looks good. This plan provides much more detail and specificity over the previous plan, and makes more efficient use of areas that are appropriate for construction, while largely avoiding floodplain areas.

Planning Staff offers only a few comments at this time:

1) Applicant's Narrative, Page 6, Exterior Building Elevations. Applicant indicates a desire to employ metal roofing and wall materials in future development. Metal roofs are not regulated by the City, and are therefore permissible. Exterior wall materials, including metal, on exterior walls, are regulated and do require compliance with UDO Chapter 5. Staff is not opposed to the use of metal in principal, and Council may grant allowances for the use of metal via this PDD process. However, the Applicant's narrative or master plan does not provide any descriptions or elevations that illustrate how quality architectural design will be achieved through the use of metal surface materials. The City should bear in mind that the PDD process is not a mechanism for granting variances from the ordinance; rather, it is a mechanism for offering flexibility in exchange for quality. Without more information, Staff cannot support this proposed Condition.

2) Applicant's Narrative, Page 6, Campus Signage. Overall, Staff is supportive of the proposed signage master plan for the campus. However, the Applicant should note that proposed sign locations are only preliminarily approved by this PDD process; the final

location of signs will be contingent upon site conditions, most notably including the presence of utilities.

The proposed sign located at the intersection of Hospital Drive and Asheville Highway, is problematic. The sign exceeds the maximum allowances for off-site advertising as set forth in UDO Chapter 12. Because the sign falls outside the boundaries of the Planned Development District, size flexibility cannot be granted as part of this PDD process. Approval of this sign would require modification to the general signage requirements of UDO Chapter 12. Staff does not recommend approval of the sign, or the initiation of such amendments, at this time. Staff recommends that the Applicant consider relocating this sign to property TRH property located adjacent to Tractor Supply; Staff acknowledges that this may not meet the Applicant's goals for the establishment of a primary campus entry sign.

3) The Master plan contains a sheet depicting current and future utility locations. However the Applicant's narrative does not provide any description as to how utilities will be constructed as development proceeds. Most importantly, Staff is interested in learning about the proposed timing of the installation of the waterline interconnection between existing water lines within the TRH campus, and water lines located at Pisgah Drive. Applicant should provide additional narrative describing utility phasing plans.

4) The Master Plan indicates additional streets north of Hospital Drive, which would traverse Lambo Creek and connect the main TRH campus to the proposed "Community / Wellness" facility. Staff believes that this additional circulation will enhance the campus. However, the Applicant should note that final approval of new streets that encroach into floodplains will be contingent upon successful demonstration of no-rise / no adverse impact modelling, as well as any necessary Federal or State permits.

Fiscal Impact: NA

Policy Analysis: NA

Staff Recommendation: Staff recommends approval of PDD-14-004, subject to resolution the issues listed above, as well as any other concerns identified by the Planning Board.

14-004

**APPLICATION FOR PLANNED
DEVELOPMENT DISTRICT**
City of Brevard, North Carolina

RECEIVED
1/6/14

Planned Development Districts (PDD) are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. PDD's afford a degree of certainty in land use decisions not possible when rezoning to a base district. Additional standards and regulations may be attached to a proposed development to ensure compatibility with the surrounding uses and with applicable adopted plans.

Please provide the following information:

Applicant Name, Address & Telephone Number:

Transylvania Regional Hospital - Contact: Bonnie McCall-Kemper
PO Box 1116 Brevard, NC 28712
(828) 862-6372 Bonnie.McCall-Kemper@msj.org

Property Owner Name, Address & Telephone Number (if different than applicant):

Same

Agent Name, Address & Telephone Number (if different than applicant):

Location of Property:

260 Hospital Drive

PIN: see attached list Present Zoning Classification: PDD

Request Property Be Rezoned To PDD - with addition of new parcels District.

Existing Use of Adjacent Properties:

North residential South residential
West residential / commercial East recreational

Bonnie McCall-Kemper 12-30-13
Signature of Applicant Date

Bonnie McCall-Kemper 12-30-13
Signature of Property Owner Date

By my signature I confirm my support for this planned development overlay district application. I authorize the aforesaid Applicant & / or Agent to represent me for the purposes of this application. I authorize City of Brevard Personnel to enter my property (which is described herein) to conduct site inspections, post legal notifications, and perform other tasks necessitated by this application. I attest that I have read and understand the City of Brevard rezoning procedures and submittal requirements as described herein and / or set forth in the City of Brevard Unified Development Ordinance.

The following documents must be submitted along with this application:

- ☒ Review Fee (\$500.) (Receipt # _____, Date Paid _____)
- ☒ Survey of Property
- ☒ Metes and Bounds Description of Property
- ☒ List of Property Owners' names & addresses within 500' of subject property.
- ☒ Detailed narrative describing proposal. List all business endeavors and uses of land proposed. Include business plans and other useful documents if available.
- ☒ Master Plan in compliance with the City of Brevard Unified Development Ordinance, Chapter 17, Section 17.5 (see below):

17.5 Master Plan Requirements

- A. The Master Plan shall be drawn to the following specifications and must contain or be accompanied by the information listed below. All plans shall be submitted at a scale not less than 1" = 50 feet unless otherwise authorized by the Administrator. No processing or review of a Master Plan will proceed without all of the following information:
- B. The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract.
- C. Scale denoted both graphically and numerically with north arrow.
- D. A vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties.
- E. The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, site reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions, and the location of any building restriction areas (i.e. flood hazard areas, buffer locations, watershed protection districts, and/or jurisdictional wetlands). Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels, and the total number of housing units.
- F. The proposed name of the development, street names, the owner's name and address, the names of adjoining subdivisions or property owners, the name of the city, county, and state in which the development is located, the date of plan preparation, and the zoning classification of the tract to be developed, and of adjoining properties.
- G. Corporate limits and extra-territorial jurisdiction boundaries (where applicable).
- H. Typical cross-sections of proposed streets. Where a proposed street is an extension of an existing street, the profile of the street shall include 300 feet of the existing roadway, with a cross section of the existing street. Where a proposed street within the development abuts a tract of land that adjoins the development and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- I. The proposed limits of construction for all proposed development activity, including all required protected areas and open space.
- J. A timetable for estimated project completion for each phase proposed.
- K. Original contours at intervals of not greater than 2 feet for the entire area to be subdivided and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries. Transylvania County or City of Brevard digital topography may be used to satisfy this requirement but should be field-verified to ensure accuracy. This requirement may be waived for developments smaller than one (1) acre or where insufficient topographic changes warrant such information.
- L. Supplemental Plans as applicable:
 - 1. Landscape Plan in accordance with Section 17.8
 - 2. Tree Preservation Plan in accordance with Section 17.9

3. Lighting Plan in accordance with Section 17.10
 4. Architectural Plans in accordance with Section 17.11
 5. Traffic Impact Analysis (if required) in accordance with Section 17.12
 6. Floodplain Development Information (if required in accordance with Section 17.13
 7. Storm water Management Concept Plan in accordance with Section 17.14
 8. Utility Concept Plan
- M. The following statement shall be placed upon all final master plan documents, as applicable:
- "Areas delineated upon this plat or plan as a protection area or Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith."
- N. In addition to the above required information, the following additional information may be required by the Administrator, the BPB , or the City Council on a discretionary site-specific basis:
- O. Environmental Impact Statement, pursuant to Article 113A of the North Carolina General Statutes, if: the development exceeds 2 acres in area, and; if the BPB deems it necessary due to the nature of the land or peculiarities in the proposed design.
- P. Development Permit and Certification application with supporting documentation as required by the Flood Hazard Prevention requirements of Chapter 6 of this Ordinance.

Please note that PDOD applications are subject to the procedural requirements for rezonings (see attached).

Please note that other plans and documents may be required at the discretion of the Administrator.

Review schedule (Planning Staff to complete and provide copy to Applicant):

Sketch Plan Review Date	_____
Application Submittal Date	_____
Community Appearance Commission Date	_____
Technical Review Committee Date	_____
Planning Board Date	_____
Planning Board Recommendation	_____
Public Hearing Advertisement Dates	_____
Property Posting Date	_____
City Council Public Hearing Date	_____
Ordinance Number _____ Effective Date _____	
Notification Provided to Tax Assessor	_____
Zoning Map Updated	_____



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January 6, 2014

Mr. Josh Freeman, Planning Director
City of Brevard
95 West Main Street
Brevard, NC 28712

RE: Transylvania Regional Hospital
Submittal for PDD Modification

Dear Mr. Freeman:

Please find attached the submittal for the modification to the Transylvania Regional Hospital (TRH) Planned Development District (PDD). As we discussed during our pre-application meeting with you on November 5, 2013, there are two goals for this modification to the PDD. The first is to incorporate the properties TRH has recently acquired into the overall campus district. These properties include the former Loftis property and the residential properties on the north side of the campus. Secondly, TRH is working on an updated master plan for the expanded campus within the new PDD boundaries. The revisions to the campus site plan need to be incorporated into the PDD documentation.

While the overall campus site plan has been updated with this effort, the planned square footage for new buildings and proposed parking is not significantly different from the original PDD that was submitted and approved by the City of Brevard in 2009. The building and roadway locations have been adjusted to improve circulation, way finding, and accessibility for patients, visitors, and employees.

This submittal includes the following

1. Cover letter and written narrative for the PDD (20 sets)
2. TRH campus plans (20 sets)
 - a. A1.0 Campus Site Plan
 - b. A2.0 Campus Aerial Site Plan
 - c. A3.0 Signage Plan
 - d. C1.0 Stream & Wetland Locations
 - e. C2.0 Flood Hazard Areas
 - f. C3.0 Watershed Drainage Areas

HDR Architecture, Inc.

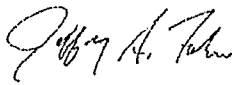
440 South Church St.
Suite 1000
Charlotte, NC 28202

Phone (704) 338-6700
Fax (704) 338-6760
www.hdrinc.com

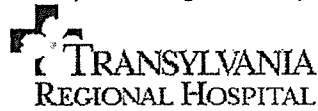
- g. C4.0 Concept Utility Plan
- 3. Signed application (one original)
- 4. Payment in the amount of \$500 for the review fee
- 5. Copies of the plats and deeds for the properties being added to the campus

If you have any questions or need additional information, don't hesitate to contact me at 312-470-9516 or at jeff.fahs@hdrinc.com.

Sincerely,



Jeffrey A. Fahs
Vice President

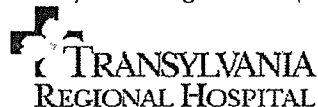


Transylvania Regional Hospital Property to Be Included In The Campus		
PIN #	Owner	Description
8596-19-0122	Transylvania Community Hospital, Inc	Hospital Drive I 4 & 5
8596-19-1100	Transylvania Services Inc	Trend Mental Health
8596-19-5079	Transylvania Community Hospital, Inc	Vacant property on Hospital Drive
8596-28-1758-001	Transylvania Community Hospital	Main Hospital Campus
8596-29-1395	Transylvania Services Inc	Medical Office Building on North Campus
8596-29-6099	Transylvania Services Inc	Medical Office Building on East Campus
8596-29-6372	Transylvania Services Inc	Medical Office Building on North Campus
8596-29-6501	Transylvania Services Inc	Pisgah Drive L-54
8596-29-4552	Transylvania Services Inc	McCall Street
8596-29-5562	Transylvania Services Inc	Pisgah Drive Most I-52
8596-18-5228	Transylvania Community Hospital Foundation	Hospital Drive TR-2
8596-29-7468	Transylvania Services Inc	Pisgah Dr
8596-29-7409	Transylvania Services Inc	Pisgah Dr
8596-19-1089	Transylvania Services Inc	Hospital Dr L-1
8596-19-3318	Transylvania Community Hospital	L3 US 64
8596-19-1438	Transylvania Community Hospital	L1 US 64
8596-19-0340	Transylvania Community Hospital	L2 US 64

Transylvania Regional Hospital - Property Owners within 500 feet		
PIN #	Owner	Address
8596-38-5657	Transylvania County	No address given
8597-30-8043	City of Brevard	No address given
8596-39-3422	Eugene Staton	348 Pisgah Dr. Brevard, NC 28712
8596-39-1424	Harold & Amelia Houck	P.O. Box 867 Pisgah Forest, NC 28768-0867
8596-29-8418	Nora Israel	189 Pisga Dr. Brevard, NC 28712
8596-39-3631	Diane Baynard Heirs	PO Box 1141 Rosman, NC 28772
8596-39-3860	Richard Dittmer JR	400 Pisgah Dr. Brevard, NC 28712
8596-39-1569	Michael & Mary Baynard	349 Pisgah Drive Brevard, NC 28712
8596-39-1780	Phyllis B Corn	780 Davidson River Road Pisgah Forest, NC 28768
8596-39-2802	Jo Anne Shimp	399 Pisgah Dr. Brevard, NC 28712-9538
8596-39-2933	James & Frances Jones	415 Pisgah Dr. Brevard, NC 28712
8596-39-4903	Charles Harbin	418 Pisgah Dr. Brevard, NC 28712
8597-30-2042	Gregorio & Myra Surez	437 Pisgah Dr. Brevard, NC 28712
8596-39-0611	Billie Bazley Trustees	215 Temple Church Rd. Brevard, NC 28712-8575
8596-39-0734	Jon & Grace Whiteis	126 Tsisdvna Ln. Brevard, NC 28712
8596-39-0868	Mark Denning	76 Ormand Ave Arden, NC 28704
8597-30-0082	Jennifer L. Kemp	228 Grove Street Brevard, NC 28712
8597-30-1019	Rebecca Crites	23 Temple Church Rd Brevard, NC 28712
8596-29-8636	PENSCO Trust Co. Custodian FBO Christopher Pickel IRA	PO Box 173859 Denver, CO 80217
8596-29-8755	Jennifer Phillips Owenby	190 Temple Church Road Brevard, NC 28712



8596-29-8885	Jeffery & Sabrina Tyler	180 Temple Church Road Brevard, NC 28712
8596-29-8993	Joann Jones	140 Temple Church Rd. Brevard, NC 28712-8576
8597-20-9003	Joann Jones	140 Temple Church Rd. Brevard, NC 28712-8576
8597-20-9132	James Leinster	67 Whispering Pines Dr Pisgah Forest, NC 28768
8596-29-6678	Betty Morgan	P.O. Box 83 Pisgah Forest, NC 28768-0083
8596-29-7800	Fred Parker	191 Pisgah Dr. Brevard, NC 28712
8596-29-7920	Betty J. Morgan	167 Pisgah Dr. Brevard, NC 28712
8596-29-7937	Joseph & Regina Ashe	151 Pisgah Dr. Brevard, NC 28712
8597-20-7171	John & Ashley Moore	127 Pisgah Dr. Brevard, NC 28712
8596-29-5637	Looking Glass Properties, LLC	PO Box 157 Rosman, NC 28772
8596-29-5734	Looking Glass Properties, LLC	PO Box 157 Rosman, NC 28772
8596-29-5850	Lillie & Mary Siniard Heirs	65 Azalea Ave. Brevard, NC 28712-3008
8596-29-5865	Lillie & Mary Siniard Heirs	65 Azalea Ave. Brevard, NC 28712-3008
8596-29-5970	Lillie & Mary Siniard Heirs	65 Azalea Ave. Brevard, NC 28712-3008
8596-29-5985	Lillie & Mary Siniard Heirs	65 Azalea Ave. Brevard, NC 28712-3008
8597-20-5042	Wayne Harmon	138 Hillside Heights Brevard, NC 28712
8597-20-5084	Wayne Harmon	138 Hillside Heights Brevard, NC 28712
8597-20-5099	Wayne Harmon	138 Hillside Heights Brevard, NC 28712
8597-20-6106	James Megonnell	122 Pisgah Dr. Brevard, NC 28712
8596-29-1667	Ivy Hill Properties, INC	1626 Jeurgens Court Norcross, GA 30093
8597-20-2484	Ivy Hill Properties, INC	1626 Jeurgens Court Norcross, GA 30093
8596-19-6922	Brevard Plaza, LLC	P.O. Box 36 Fountain Inn, SC 29644-0036
8596-19-6629	SGD, LLC C/O Frank Prince	85 Maple St. Brevard, NC 28712
8596-19-2840	TKC CXILIV LLC	5935 Carnegie Blvd, Suite 200 Charlotte, NC 28209
8596-09-8198	J Hall Waddell	P.O. Box 629 Hendersonville, NC 28739
8596-09-5491	UCB North Carolina Properties, INC	59 Blairsville, GA 30512
8596-09-6664	Egolf Properties, LLC	401 Ducan Hill Rd. Hendersonville, NC 28792
8596-09-2197	Straus Park Development Co.	PO Box 523 Cashiers, NC 28717
8596-09-2559	Straus Park Development Co.	PO Box 523 Cashiers, NC 28717
8596-09-4158	Asheville Saving Bank	PO Box 652 Asheville, NC 28802
8596-09-4540	Asheville Saving Bank	PO Box 652 Asheville, NC 28802
8596-09-3554	Asheville Saving Bank	PO Box 652 Asheville, NC 28802
8596-09-2499	Asheville Saving Bank	PO Box 652 Asheville, NC 28802
8596-09-2368	Dempsey J. Bailey	293 Sweetwater Ln Pisgah Forest, NC 28768
8596-08-7849	St. Timothy Methodist Church	No address given
8596-18-4714	Cedar Hill Limited Partnership	P.O. Box 25168 Winston Salem, NC 27114-5168
8596-18-1615	Margaret Boggs Trustee	391 Hawthorne Dr. Brevard, NC 28712
8596-18-0616	Charles & September Fisher	371 Hawthorne Drive Brevard, NC 28712
8596-08-9615	Max Morris & Susan Ashmore	5762 Cambridge Bay Dr Charlotte, NC 28269
8596-08-8621	Dennis Gilchrist	351 Hawthorne Dr. Brevard, NC 28712
8596-08-7528	Larry & Elizabeth Canady	331 Hawthorne Dr. Brevard, NC 28712
8596-08-6534	Paul & Marguerite Baker	309 Hawthorne Dr. Brevard, NC 28712-3493
8596-18-1402	Jane Hill	426 Hawthorne Dr. Brevard, NC 28712
8596-08-9389	Dorothy Mare Heath Heirs	755 Atlantic Dr. Satallite Beach, FL 32937
8596-08-8386	Kelli M. Castro	338 Hawthorne Dr. Brevard, NC 28712
8596-08-7384	Rickey & Brenda Byrd	330 Hawthorne Dr. Brevard, NC 28712
8596-18-1259	Emily & Dusty Robinson	397 Allison Rd. Brevard, NC 28712-3002
8596-18-0257	Carol & Shirley Grah	P.O. Box 46 Brevard, NC 28712
8596-08-9254	Harold & Leona Holland	339 Allison Rd. Brevard, NC 28712



8596-08-8241	Elizabeth Fuller	317 Allison Rd. Brevard, NC 28712
8596-08-7148	Volney & Charlene Tinsley	871 Glen Cannon Dr. Brevard, NC 28768
8596-18-2079	Roger Holcombe	378 Allison Rd. Brevard, NC 28712
8596-18-1038	Jessica Rogers & Kyle Stanley	360 Allison Rd. Brevard, NC 28712
8596-18-0036	Eben Clarke III	332 Allison Rd. Brevard, NC 28712-3002
8596-08-9034	Mary Huggins	312 Allison Rd. Brevard, NC 28712
8596-08-8031	Lucinda Hyder	300 Allison Rd. Brevard, NC 28712
8596-17-1897	Glenn & Sara Winston	122 Oakwood Dr. Brevard, NC 28712
8596-07-9806	Lloyd & Carol Regier	478 Oak Park Dr. Brevard, NC 28217
8596-17-0657	Richard & Jeannie Seiler	110 Oakwood Dr. Brevard, NC 28712
8596-17-5413	David Burns	3544 Cowley Way San Diego, CA 92117
8596-17-2528	Allen & Debra Haas	51 Forest Ridge Ave. Brevard, NC 28712-3011
8596-17-5575	Allen & Debra Haas	51 Forest Ridge Ave. Brevard, NC 28712-3011
8596-17-3750	Edwin & Sarah Brackney	89 Forest Ridge Ave. Brevard, NC 28712-3066
8596-17-4758	Edwin & Sarah Brackney	89 Forest Ridge Ave. Brevard, NC 28712-3066
8596-17-5815	CW JR & Ann Pickelsimer	PO Box 1136 Brevard, NC 28712
8596-17-8812	CW JR & Ann Pickelsimer	PO Box 1136 Brevard, NC 28712
8596-17-7691	CW JR & Ann Pickelsimer	PO Box 1136 Brevard, NC 28712
8596-27-2559	CW JR & Ann Pickelsimer	PO Box 1136 Brevard, NC 28712
8596-28-5074	Richard G. Jennings III Enterprises, INC	P.O. Box 1057 Brevard, NC 28712-1057
8596-37-5808	Richard Jennings III	P.O. Box 1459 Cashiers, NC 28717-1459
8596-27-5633	Linda S. Gardner	270 Cherry St. Brevard, NC 28712
8596-27-6621	Linda S. Gardner	270 Cherry St. Brevard, NC 28712
8596-27-7620	Sann & Tracy Eav	232 Cherry St. Brevard, NC 28712
8596-27-8519	Sann & Tracy Eav	232 Cherry St. Brevard, NC 28712
8596-27-9642	Jeffrey & Cynthia Bryson	200 Rosman Hwy Brevard, NC 28712
8597-00-8369	Joseph Cowart	700 Crab Creek Rd Penrose, NC 28766
8597-00-8169	Joseph Cowart & John Conley	700 Crab Creek Rd Penrose, NC 28766
8596-09-3864	John & Sharon Johnson	850 Aberdeen Rd Pisgah Forest, NC 28768

Development Compliance

Subject to the provisions below, future development within the Transylvania Regional Hospital Campus District shall comply with the Preliminary Master Plan, dated 06 January 2014, a copy of which is attached hereto and incorporated herein by reference, and with this List of Conditions. This new Preliminary Master Plan is a planned modification to the 12 May 2009 Preliminary Master Plan that was previously adopted and approved by the City of Brevard.

Full contract documents for each project will be submitted for planning approval. These documents will comply with the general intent of the Preliminary Master Plan documents, and development plan requirements as outlined in the UDO, Chapter 17, and all other UDO requirements not enumerated in this document. Each new project will identify a "project area" within the campus where the proposed development phase will occur. The plans for the project area will address the compliance with this master plan and other UDO requirements within the identified project area.



Campus Uses

The Transylvania Regional Hospital Campus District incorporates all uses currently operating within the campus. Additionally, the development of the campus may require that certain facilities on the campus transition from their current use to other allowable uses. This will include uses of office/administration, storage and parking for the properties on the north side of the campus.

Phasing

This Preliminary Master Plan takes a long range look at potential development expansion on the campus of Transylvania Regional Hospital. Phasing is not included in this submission. It is contingent upon market forces and decisions that are in the best interests of Mission Health and Transylvania Regional Hospital. Projects will be developed on an as needed basis and will be in compliance with this Preliminary Master Plan and the City of Brevard's UDO.

Building Size and Configuration

Building shapes and sizes depicted on the Preliminary Master Plan are general and are intended to convey the overall "intent" of the Preliminary Master Plan. Buildings will not exceed the square footages shown, but could be smaller and take different shapes to meet their individual program needs. The exact locations of buildings may be altered, but overall the development will comply with the intent of the Preliminary Master Plan and be in the same general area as shown.

Campus External Setbacks

The campus external setback is 40'-0" unless noted otherwise on the Preliminary Master Plan drawings. Modifications to the external setback vary between 0' and 30'-0" as noted. Modifications on the north side of 89 Hospital Drive and the north side of the campus are proposed to accommodate existing parking and buildings. Proposed expansion of the Adult Day Care would fall within the 40'-0" setback unless a modification is granted. The Adult Day Care expansion is consistent with the existing building and is not any closer to the property line than the existing building. Other modifications are noted on the drawings and are to allow for internal roads within the campus.

Buffers

Buffers along the external property lines are delineated on the Preliminary Master Plan drawings. They vary to conform to the changes in zoning classifications of the adjoining properties. Modification requests for reduction of the buffer are also noted on the drawings. Modifications along the north property lines of the main campus, and the properties along Hospital Drive are to accommodate existing parking and buildings that encroach on the required buffer.

Internal Setbacks

Internal front, side and rear setbacks will be zero between buildings, unless required by local and state building codes and fire codes.



Required Sidewalk

A sidewalk along Hospital Drive and through the campus is required. The proposed routing of these sidewalks is shown on the master plan drawings. The sidewalk from the new MOB entry on Hospital Drive to an existing or new bridge location(s), leading to the main campus will not be completed until the bridge is widened or new bridges are constructed that will accommodate both vehicular and pedestrian traffic. The current bridge is too narrow to allow for safe pedestrian traffic.

The sidewalk through the campus that is required as part of the current Preliminary Master Plan will be constructed on a project by project basis when funds become available for each project with the goal of providing an interconnected sidewalk network from Highway 64 to the east side of campus including a connection to the public hike and bike trail in the southeast corner of the campus.

Landscaping

Current campus landscaping will remain as installed until future development plans are submitted. Existing parking areas that may not meet current UDO requirements will not be updated unless that particular parking area is part of a future development. Buffer requirements will be addressed as part of future development. Portions of the existing campus that do not meet current requirements would not be updated until changes in that portion of the campus are proposed. The five existing medical office buildings on the north side of the campus would not require any changes unless renovations or expansions occur.

Future parking lot landscaping and general landscaping standards will meet UDO requirements. This includes the requirement that at least 5% of the overall property be landscaped. Native vegetation will be used whenever feasible.

Parking

As buildings and expansion of buildings within the campus are developed, parking will be required for each building. The required parking for each building should be as close as possible to each building for convenience for patients, visitors and staff. Parking demands for hospital and outpatient uses exceed the City of Brevard parking requirements of one space per 500 BGSF. Typical parking demands for hospital uses are at least five spaces per hospital bed. In this instance, the demand for hospital parking is closer to 475 spaces versus a City requirement of 240 spaces. Typical demands for outpatient, or medical office buildings (MOBs), are five spaces per 1,000 BGSF.

Based on these parking constraints, modifications are requested to allow parking that will exceed the City of Brevard's maximum parking by up to 50% with no requirements for additional stormwater management. This Preliminary Master Plan identifies four possible locations for decked or structured parking which will help to limit the additional impervious areas on the site.

Storm water retention is zoned by watershed areas. There may be times depending on the phasing when the total campus parking may exceed the required parking by more than 50%. A modification is requested to allow the individual watershed areas be designed based on this plan with no additional penalty if the total campus parking exceeds the required parking by more than 50%, since the total campus development will not exceed the 50% allowed.

The Hospital will comply with all other parking and loading requirements.



Exterior Building Elevations

Exterior building elevations will comply with the UDO with the following exceptions. There may be occupancies and departments within the hospital where windows that meet the UDO requirements would not be desirable for security, safety or other operational requirements. A modification for placement and size of windows is requested. The campus also has existing buildings that have metal wall and roof panels. Future buildings may want to also have metal wall or roof panels and a variance is requested. The building designs will try to adhere to the UDO except as noted above.

Campus Signage

A campus signage plan is part of the submission. Main campus signs, "A" are proposed to be up to 80 SF and 10' high. This exceeds the UDO SF requirement of 24 SF, but reduces the height from 25' to 10'. Sign type "B" is a building monument sign. The sign is up to 50 SF and 10' high. This sign also exceeds the UDO size requirements. Sign types "C, D, and E" currently fall within UDO size and height requirements. However, to better serve our elderly patient populations who may suffer from vision impairments, we are requesting a modification to increase the square footage of sign types "C, D, and E" by an additional 50% to provide design flexibility for better legibility.

Current UDO requirements state that all freestanding signs are to be located no closer together than 250'. A modification is requested to locate the signs based on vehicular traffic patterns to allow for proper notification and directional way finding. Conforming to the current UDO requirements results in confusion for visitors to the Hospital. This can be dangerous for patients trying to get to emergency services and for pedestrians at cross walks if drivers are distracted due to a lack of properly placed signs.

Sign type "WS" designates wall signage. This sign type currently allows up to 32 SF. A modification is requested to go up to 50 SF. This is to allow for the proper size and amount of text required.

Stormwater Management

An updated Preliminary Campus Master Plan is being developed for the Transylvania Regional Hospital (TRH). This will be a modification to the original master plan that was previously adopted and approved by the City of Brevard. An update of the campus stormwater master plan is also being developed. The updated stormwater master plan will address the changes in the Campus Master Plan. No changes are proposed for the goals of the stormwater plan as stated below.

It was agreed that all new impervious areas on the campus would be required to meet the City of Brevard's UDO standards for stormwater management. These requirements include controlling or detaining the runoff from a 10 year 24 hour storm event and removal of 85% of the total suspended solids from the first 1" of rainfall. These stormwater best management practices (BMPs) required to meet the above standards would be installed at the time of construction of the new facility. For existing impervious areas, it was agreed that 85% total suspended solid removal from the first 1" rainfall would be applied.



The existing TRH campus has been divided into watershed basins. The basins have been delineated on the stormwater master plan drawings. A summary for each basin has been included showing the acreage, existing impervious area, planned impervious area and total impervious area. Grouping of projects within a watershed determines when the development of BMPs will be necessary based on proposed new construction. BMPs for existing impervious areas will typically be developed in a watershed concurrent with new construction in that same watershed unless there are design or construction constraints that would make concurrent construction more costly or difficult. The phasing of the stormwater improvements will be presented on a project by project basis.

This stormwater master plan is based on the Preliminary Master Plan for the campus. Therefore, this stormwater master plan is not meant to provide a final design for stormwater detention and treatment on the campus. It does provide a clear summary of the existing impervious areas and proposed development in each watershed. It also provides a concept for stormwater detention and treatment based on the concept plan.

Summary of Watersheds & Improvements

Following is a summary of each watershed and the proposed improvements:

Watershed #1

This watershed includes a portion of the former Loftis property and is currently undeveloped. This site will include a new community/wellness facility and associated parking. The total area of the basin is approximately 3.77 acres with a total 90,230 SF of impervious area proposed of which 12,373 SF is existing. This will be a stand alone project, and all stormwater detention and treatment will be located on the site. The stormwater BMPs may include bioretention, stormwater wetlands or a subsurface system depending on the final design of the project. The proposed stormwater measures will be installed at the time of construction for the new facility.

Watershed #2

This watershed includes the existing medical office buildings located on Hospital Drive. The total area of the basin is approximately 1.09 acres with a total of 32,271 SF of impervious area. This is a reduction in the total existing impervious area currently in the basin of 37,775 SF. A StormTech unit is being provided to control the flow and to provide water quality for the new building only. This existing system provides 341 cubic feet of storage based on the number of chambers installed. A future subsurface stormwater system will have to be installed to provide water quality for the existing impervious areas not treated by the existing unit.

Watershed #3

This watershed encompasses approximately 4.42 acres and includes a portion of the former Loftis property. The total impervious area proposed for this basin is 110,911 SF with 12,839 SF existing. A parking area and associated subsurface stormwater system was constructed on this site recently. The existing stormwater system provides 3,431 cubic feet of storage. TRH plans the construction of a new medical office building on this site with associated parking. All stormwater detention and treatment will be handled on site with the construction of a new subsurface stormwater system that will be installed below the proposed parking area. This system will provide detention and water quality measures per the City of Brevard UDO. The existing detention system will be incorporated with the design of the new facility. This will be a stand alone project and the proposed stormwater measures would be installed at the time of construction of the new facility.



Watershed #4

Watershed #4 includes a large portion of the hospital building and the associated parking as well as a significant portion of the runoff from the medical office buildings on the north side of the campus. The total area of the watershed is approximately 7.20 acres with a total of 175,410 SF of impervious area. This is actually a reduction of 16,043 SF in the impervious area. Stormwater runoff from this area is collected at a point on the northeast side of the campus before discharge to Lambs Creek.

Since the impervious areas are being reduced in this watershed, no detention would be provided with the proposed stormwater system. The goal of stormwater treatment will be 85 % total suspended solids removal. It may be possible to install a subsurface stormwater system in this area to provide stormwater detention and treatment. A proprietary stormwater device may be appropriate in this situation. While that type system is not currently listed in the NC Stormwater BMP Manual, it has been approved by some local municipalities.

Watershed #5

Watershed # 5 totals approximately 12.07 acres. It includes the existing physicians' office building on the east side of the campus along with the remaining medical office buildings on the north side of the campus. It also includes the existing Koala facility and the proposed expansion along with associated parking. This watershed will likely be developed in multiple phases.

The existing impervious area in this basin is calculated to be 165,280 SF with the total impervious area estimated to be 431,738 SF. Stormwater will be collected, detained (for new impervious areas) and treated on the far eastern side of the campus. Depending on the final parking layout, this may be accomplished with subsurface stormwater system, a stormwater pond, bioretention areas or a combination of each.

If development in this watershed occurs in phases, it may be practical to phase stormwater improvements as well. For example, if the expansion of the main hospital building occurs before the medical office building, stormwater treatment and detention could be provided in the upper portion of the watershed using bioretention areas, StormTech systems or a combination of both. If development of the medical office building occurs first, it may be more practical to install a large system at the low end of the watershed to accommodate future build out.

Watershed #6

Watershed 6 includes the rear entrance to the Hospital which connects to Adams Street. The existing impervious area for this watershed is approximately 8,652 SF with no proposed additions. Stormwater treatment for the runoff from the road can be collected and directed to a single or multiple bioretention areas.

Watershed #7

This watershed includes approximately 6.16 acres in the eastern portion of the TRH campus including a portion of the existing hospital facility. Development in this watershed would include the redevelopment and expansion of the main hospital building, development of a medical office building and associated parking. Existing impervious areas in the basin total approximately 96,552 SF with proposed impervious area growing 154,744 SF at completion.

If development of this watershed occurs in phases, it may be practical to phase the stormwater improvements as described in watershed 5. There are opportunities to construct bioretention areas in the upper portion of the watershed while the lower portion of the watershed may accommodate a number of different stormwater BMPs.



Watershed #8

Watershed 8 includes a portion of the existing hospital facility, the existing rear parking areas and an expanded parking, access and operational facilities. The total acreage for this watershed is 10.44 acres. Two StormTech systems were installed in this watershed to provide stormwater management for the parking expansion and the hospital expansion. These systems provide a detention volume of 3,370 cubic feet based on the number of chambers installed. The total impervious area for the watershed is estimated to be 260,942 SF at build-out with 184,960 SF being existing surfaces. Detention and water quality could possibly be provided with the construction of a stormwater pond on the southern end of the campus below the proposed loop road.

Summary and Conclusions

This stormwater master plan provides a delineation of the watersheds on the Transylvania Regional Hospital campus along with a summary of existing and proposed impervious areas for each watershed. We recommend that when a new project is presented by the Hospital for development, the watershed where that project is located should be reevaluated and studied in further detail as part of the normal site planning and design process. Stormwater management may be provided with internal bioretention areas located in parking lots or by other means. As new technology is developed for stormwater treatment; those new technologies should be incorporated into the detailed site planning and design.

END

CITY OF BREVARD

JAN 3 2014

Do B

STATEMENT OF FEES

CUSTOMER INFORMATION

Customer name: TR Hospital Telephone: _____
Contractor name: Will Bure - Wm. G. Lapsley + Assoc. Telephone: _____
Development Permit Number: 14-004 (PDD-Amendment)
Location (911 Property Address): 260 Hospital Drive
Billing address: _____
Tax ID or Fed. #: _____

FEES

Category	Fee	Account Code	By
Business License		10-1260-0300	
Utility Account Deposit		30-2360-0200	
Water Tap Fee		30-3730-0100	
Sewer Tap Fee		30-3730-0200	
Water Impact Fee ¹		35-3730-0100	
Sewer Impact Fee ¹		35-3730-0200	
Zoning Permit	500. ⁰⁰	10-3350-0200	Do B
Stormwater Fee-In-Lieu		35-1010-0480	
Parking Fee-In-Lieu		10-3350-0600	
Sidewalk Fee-In-Lieu		35-1010-0460	
Sign Permit Fee		10-3350-0200	
Miscellaneous Bonds		10-2010-1000	
Other (Describe)			
Total Fee ²	500. ⁰⁰	Receipt Number: 269616	Date: 1/6/14

*Note to Planning Staff: Knox Box fees should be collected separately and forwarded to the vendor.

Please bring this form with you to the Water Dept to pay fees and we will be happy to give you a receipt for necessary permits.

Day meter to be set (if applicable): _____

¹ **Planning / Utilities Staff:** Please document methodology for impact fee assessment in space provided on Side 2 of this form.

² **Finance Staff:** Once customer has paid fees, please place copies of this form in the City Clerk and Planning mailbox.

Water / Sewer Capacity Impact Fee Assessment Record

Step 1: Using wastewater design flow rates from 15A NCAC 02T0114, identify all listed uses and associated wastewater flow rates. Certain uses may not be listed. In such cases, please consult the Public Services Department Field Operations Manager.

Example: Contractor's office and warehouse

2 bays at 100 gallons per day = 200 gallons

10 employees at 25 gallons per employee = 250 gallons

Total gallons per day: 450 gallons

Step 2: Divide total gallons per day from Step 1 by 375 (note that 375 gallons equals 1 impact unit).

Example: Contractor's office and warehouse

Total gallons per day: 450 gallons

450 gallons / 375 = 1.2 impact units

Step 3: Round any fractional impact units from Step 2 to the nearest whole number.

Example: Contractor's office and warehouse

1.2 impact units = 2 impact units.

Step 4: Multiply the impact unit from Step 3 by 375. This number equals the "Water Impact Fee" dollar amount. Enter this number in the "Water Impact Fee" space on side one of this form.

Example: Contractor's office and warehouse

2 impact units x 375 = \$750.

Step 5: The "Sewer Impact Fee" is equal to the "Water Impact Fee". Enter the dollar figure from Step 4 in the "Sewer Impact Fee" space on side one of this form.

Water / Sewer Tap Fee Assessment Record

Water Taps: 3/4" Tap: \$1,000, 1" Tap: \$1,400, 2" Tap: \$3,050

Enter this number in the "Water Tap Fee" space on side one of this form.

Sewer Taps: Up to 6" Tap: \$1,000, Taps greater than 6": Fee to be determined by the Public Services Director. Enter this number in the "Sewer Tap Fee" space on side one of this form.

Enter Calculations Here:

February 17, 2014

Mr. Josh Freeman, Planning Director
City of Brevard
95 West Main Street
Brevard, NC 28712

RE: TRH – Planned Development District Modification
Response to Staff Report

Dear Mr. Freeman:

We are in receipt of your staff report for the Transylvania Regional Hospital (TRH) Planned Development District (PDD) modification. Based on our review of the staff report there were four comments that are associated with the initial submittal. Following are responses or clarifications for each of the comments:

1. Metal Roofing and Wall Materials

The updated TRH master plan will be implemented over time. At such a time when a new project is ready for review and approval, exterior materials for new buildings may be complementary, or contextual, to existing materials on-campus. Because designs for those buildings do not currently exist, exterior wall materials will comply with UDO, Chapter 5, or will be presented with a variance request, for City review on a project-by-project basis.

2. Signage at Hospital Drive and Asheville Highway

We acknowledge that TRH does not own property at the intersection of Highway 64 / Asheville Highway and Hospital Drive. It is outside of the PDD boundary. We will shift Monument Sign A from this intersection to property that falls within the TRH PPD boundary along Highway 64 / Asheville Highway.

The intent of the signage request at this intersection was to provide additional way finding for patients, as a follow up to the blue directional signs posted on Highway 64. TRH may consider making a request of the authorities having jurisdiction (NCDOT with support from City) for the installation of a blue directional sign for the Hospital / Emergency department on Hospital Drive opposite the gas station.

3. Phasing of Utilities

The updated TRH master plan will likely be developed over the course of several decades. The sequencing of the development is not known at this time. As a result, the sequencing of utility extensions and relocations cannot

be determined right now. As suggested with the previous master plan, each phase of development would be accompanied by an updated utility plan for both the specific project as well as the overall master plan. This plan will show which utility extensions and/or relocations will be required for the specific project and which extensions and/or relocations will take place in the future.

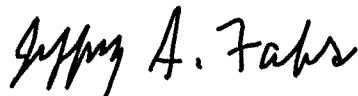
TRH is committed to installation of the redundant water line (Pisgah Drive connection) as soon as possible. The development of the updated master plan will require the relocation of the access road from Pisgah Drive. So if a water line is installed along this route, it would have to be relocated when buildings C and D are developed. Similarly, the existing medical office building on the north end of the campus creates a conflict for the installation of the water line along the future roadway. TRH would like to have this water line installed as soon as possible. The routing conflict with the master plan will require additional coordination with the City of Brevard.

4. Future Flood Plain Impacts

TRH is aware that the new proposed access road, as well as some of the other components of the master plan, will require approval for flood plain development. For phases of the master plan that require flood plain impacts, modeling of the project would precede development of formal plans. The results of the modeling and subsequent permitting would be discussed with the City at the beginning of the project.

We look forward to discussing the proposed TRH PDD modification with the Planning Board in the near future. If you have any questions or need more information, don't hesitate to contact our office.

Sincerely,



Jeffrey A. Fahs
Vice President

CC: Ms. Bonnie McCall-Kemper, TRH
Mr. Donald Bayse, Mission
Mr. Keith Einsmann, Mission
Mr. Will Buie, Lapsley and Associates
Mr. TJ Connors, HDR

Attachments: Staff Report dated February 12, 2014



CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

PLANNING BOARD STAFF REPORT

FEBRUARY 18, 2014

Title: Text Amendment Application # 14-007, Accessory Retail
Speaker: Joshua Freeman, Planning Director
From: Joshua Freeman, Planning Director
Prepared by: Joshua Freeman, Planning Director
Approved by: Joshua Freeman, Planning Director

Executive Summary: Planning Board is to review and formulate a recommendation regarding Text Amendment # 14-007.

Background: In November, 2012, Brevard City Council approved a request to amend Brevard City Code, Unified Development Ordinance, Chapters 2, 3 and 19, to allow retail sales within the General Industrial zoning district. Prior to that decision, the City had maintained a very conservative stance on the allowance of retail within GI; retail sales was not permitted within General Industrial, and sales was required to occur on a wholesale or online basis, without direct sales of individual products to walk-in customers. General Retail was only permitted within Neighborhood Mixed Use, Downtown Mixed Use and Commercial Mixed Use zoning districts. As a result of that decision, retail sales is now allowed within GI provided that such sales is limited to an area that is not greater than 20% of the gross floor area of the structure, not to exceed 3,000 square feet.

See current Ordinance language in Attachment B.

The applicant, Oskar Blues, requests that that the City of Brevard Code of Ordinances, Unified Development Ordinance, Chapter 3. Additional Use Standards, Section 3.33, Subsection D be amended to read as follows:

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.~~

See the Applicant's narrative, Attachment A.

Discussion: The underlying issue facing the City is to what extend should retail uses be permitted to occupy valuable and limited manufacturing space within the GI zoning district? It is Staff's perspective that, 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 while still preserving the GI zoning district for its primary purpose, which is manufacturing. However, Staff has no guidance to offer as to what is the “magic number”: is it 3,000 square feet, is it 5,000 square feet, is it 10,000 square feet, or some other number? Where is the tipping point where we begin to undermine the primary purpose and intent of the GI zoning district? The Planning Board and Council must determine whether the proposed amendment is, or is not, consistent with the primary purpose of the GI zoning district.

Fiscal Impact: NA

Policy Analysis: The following, general purpose statement for General Industrial zoning districts is set forth in Chapter 2 of the UDO:

General Industrial (GI). This district is primarily for general industrial land uses and a broader variety of operations, including manufacturing, processing, and assembling of parts and products and distribution of products at wholesale or retail. The standards established for general industrial areas are designed to promote sound permanent industrial development.

Applicable excerpts of the City of Brevard Land Use Plan (Adopted August 19, 2012) are included, below:

CHAPTER III: GOALS AND OBJECTIVES

A) Local Government and Community Goals & Objectives

1) ECONOMIC DEVELOPMENT

Goal 1.1: Promote managed economic growth while preserving the natural environment and ambience that make Brevard a desirable place to live, work, and play.

- ◆ Reduce the sensitivity of our local economy to a severe downturn of a major employer

The aforementioned Land Use Plan excerpt identifies the need to preserve industrial zoning. However, the aforementioned GI purpose statement identifies retail as a potential use of land within GI. In 2012, City Council responded to a demand for more flexibility regarding retail uses within GI by amending the UDO to read as shown in Attachment B. The Planning Board and Council must determine whether the proposed amendment is, or is not, consistent with current policy of the City of Brevard.

Staff Recommendation: It is Staff's position that, removal of the 3,000 maximum square footage limitation, but retaining the 20% of gross floor area limitation, as well as maintaining the requirement that retail uses be subordinate to another primary use, will provide additional flexibility to manufacturers without compromising the primary purpose of the GI zoning district. Staff recommends approval of Text Amendment 14-007 as submitted.

CHAPTER IV: RECOMMENDATIONS FOR FUTURE LAND USE AND MANAGING GROWTH

A) Recommendations for Future Land Use

INDUSTRIAL

Few industrial businesses/sites remain in the City. The only heavy industrial site is RFS Ecusta, which is located outside the City limits to the north, off Ecusta Road. The other major concentrations of industry are zoned as Light or General Industrial (I-1 and I-2) and are located along Railroad Avenue, Burrell Avenue, and on Old 64 near Wilson Rd. With manufacturing employment decreasing and given the amount of land that is zoned for industrial use, additional areas may not be needed for future industrial uses. However, since a limited amount of land is suitable for industrial use, land that is industrially zoned should remain that way into the foreseeable future.

The best potential for future industrial development is on land that Ecusta occupies and owns within and adjacent to the city limits. The area between the railroad, Ecusta Road and Old Hendersonville Highway also has potential for future industrial growth due to the proximity of the railroad and existing industries. Much of this land is currently vacant. Another area suited for light industry and mixed use is the area surrounding the Brevard Industrial Park on Railroad Avenue; some of this land is currently zoned for industrial use.

14-007



Attachment A
1/7/14

CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

Planning Department
(828) 885-5630

-APPLICATION FOR TEXT AMENDMENT-

This application form shall be submitted with all requests for amendment to Brevard City Code. Completed applications and a \$200 application fee may be submitted to the City of Brevard Planning Department, 95 West Main Street, Brevard NC 28712.

APPLICANT CONTACT:

Name: Neal Price
Telephone: 303.517.6227 or 828.883.2337
Email: neal@oskarblues.com
Address: 342 Mountain Industrial Dr.
Brevard, NC 28712

Signature: 
Date: January 2, 2014

APPLICANT'S AGENT CONTACT (By my signature, above, I hereby authorize the following individual(s) to represent me in this proposed amendment to Brevard City Code.):

Name: Parker Platt
Telephone: 828.884.2393
Email: parker@plattarchitecture.com
Address: 33 West Main Street
Brevard, NC 28712

BREVARD CITY CODE SECTION PROPOSED FOR AMENDMENT (Insert applicable Brevard City Code references):

Brevard City Code, Unified Development Ordinance, Chapter 3, to modify the standards for accessory retail use, as adopted November 5, 2012 by Council

JUSTIFICATION FOR AMENDMENT (State the reason for the text amendment here or in attached document. Reference existing City policy support for the proposed amendment. Attach any external data to support proposed amendment):

Accessory Retail use is a desirable addition to general industrial businesses that want to sell their products locally or provide showroom space for their products. The existing ordinance limits that space to 3000SF for industrial spaces over 15000SF. For larger industries, both current and future, the need

for retail space can easily exceed 3000 SF. 20% of the gross square footage still preserves the industrial use as the primary use, but provides the opportunity for accessory retail space coinciding with the size of the industrial facility.

AMENDMENT TEXT (Insert proposed amendment text here or in attached document):

Existing text adopted by council on November 5th, 2012:

"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."

Proposed text amendment as follows:

"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."

Attachment B
Current Ordinance Language

1. The City of Brevard Code of Ordinances, Unified Development Ordinance, Chapter 3. Additional Use Standards, Section 3.33 reads as follows.

3.33 – Accessory Retail

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 are 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 within 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.

3. The City of Brevard Code of Ordinances, Unified Development Ordinance, Chapter 19. Definitions, Section 19.3 Definitions, defines "Accessory Retail" as follows:

19.3 Definitions

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.