MINUTES
BREVARD PLANNING BOARD
March 18, 2014

Brevard Planning Board met for a regular meeting on Tuesday, March 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 Seyl Park Coty Ferguson
Staff Present:	Daniel Cobb, Planner Aaron Bland, Planner Sarah Lutz, Planner Janice H. Pinson, Board Secretary
Others:	Brevard College: David Joyce, President Deborah Hall, CF0 Matt Fusco, Architect Al Platt, Board of Trustees and Building and Grounds Committee Art Margraff Diane Daniel – RR Avenue Area property owner Roberta Miller – RR Avenue Area property owner

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Chair, Gary Daniel, called the meeting to order. The Board members introduced themselves and there was a moment of silent meditation. New Member, Coty Ferguson was welcomed. G. Daniel, Chair made a brief statement explaining that the Planning Board is not a legislative board but an advisory board to City Council.

II. Approval of Minutes –

Minutes from the January 2, 2014 meeting, N. Davis made motion to approve, seconded by K. Jackson and unanimously approved.

Minutes from the February 18, 2014 meeting, K. Jackson made motion to approve, seconded by N. Davis and unanimously approved.

Minutes from the February 25, 2014 meeting, K. Thompson made motion to approve as amended, seconded by K. Jackson and unanimously approved.

III. Special Presentations

A. Susan Sunflower, NC Naturally

Susan Sunflower was ill and was unable to make the meeting so the presentation was postponed to a later date.

IV. New Business –

A. Consideration of Brevard College, Application #09-152 for Planned Development District.

Sarah Lutz stated that she was representing Brad Burton at the meeting and would be available to answer questions. She stated that she would let Brevard College present their plan and then she would present the Staff Report and answer any questions.

David Joyce, President of Brevard College introduced himself and the other parties representing Brevard College, Deborah Hall, CFO, Al Platt, Board of Trustees and Building and Grounds Committee and Matt Fusco, Landscape Architect overseeing the project plan. He stated that the college wants to embrace, enhance and engage to be an integral part of the community. He explained that Brevard College is in a growth phase and that they had a full enrollment the beginning of this year of 700 students with a goal in the next 6 to 7 years of 1000 students and in order to house anymore students they need to build a new residence hall.

Matt Fusco presented the master plan in a slide show. He stated that Brevard College with the City of Brevard's assistance are in the process of locating utilities with the goal of bringing the lines up to State standards, obtaining proper easements and dedications so that the lines can be a part of the City of Brevard's system.

Some of the main goals that the College wants to accomplish in addition to a new residence hall: Manage storm water in a more environmentally friendly manner, repairs made to Ross which is the oldest building on campus, changing parking configurations to encourage walkability throughout campus, create a plaza area around the cafeteria, update of their signage (Board member commented that electronic signs are not necessary) and the update and improvement of lighting.

Sarah Lutz presented Brad Burton's Staff Report stating that dedication of utilities to the City of Brevard is an important portion of this project. Brad Burton's Staff Report is attached hereto, labeled Exhibit "A" and incorporated herein by reference. It was noted that Brevard Fire at the Technical Review Committee meeting expressed a desire for a durable surface to be installed between buildings 29 and 30 that would allow access to and maintain the weight of fire apparatus at any time. S. Lutz stated that this is a preliminary plan and only gives the applicant zoning approval. The items that the Board needs to weigh in on are: Emergency services access while allowing walkability and the decrease of buffers.

Landscape buffers are required by the ordinance depending on the site location: residential, industrial, etc. Staff does make recommendations for negotiation of the buffer and fire apparatus requirements.

M. Fusco stated that they do want to work with Staff to negotiate buffer requirements to allow openings for student to flow through areas that they frequently use, an example being access to Ingles.

K. Thompson made a Motion to approve the preliminary plan to move forward with the understanding that Staff will work with the College on negotiation of buffer requirements and fire apparatus requirements, seconded by D. Loftis and unanimously approved.

B. Consideration of Art Margraf, Application #13-477 for Text Amendment, Unified Development Ordinance, Chapter 2, Section 2.2.C and Chapter 3, Additional Use Standards.

Daniel Cobb presented his Staff Report which is attached hereto, labeled Exhibit “B” and incorporated herein by reference. D. Cobb explained that the Unified Development Ordinance does not mention flea markets except as a temporary use. He did some research by calling other Cities and found none that allow flea markets to operate within their jurisdiction. He cautioned the Board that any changes would be City wide and could not be confined to one property.

Art Margraf, Applicant, ask the Board to please allow flea markets within the City. He stated that he is aware that on many weekends in parking lots around the City there are flea markets. He stated that he wants to provide a place for people to come and sell their items, stating that he would like to use his current location and have an outdoor area for this purpose and that he has ample parking and restrooms to accommodate the use.

The Board discussed and stated that their decisions needed to be based on the Comprehensive Plan.

G. Daniel, Chair, polled the Board and it was decided to table the matter for further discussion.

Daniel Cobb stated that Staff would try to have something for the Board to review by the April meeting but that the Board had 90 days from today to make a final decision.

V. Old Business

A. Railroad Avenue Small Area Plan.

Aaron Bland presented his Staff Report which included a draft of the Railroad Avenue Community Plan for the Board’s review and comments.

G. Daniel, Chair, presented a memorandum given to him by property owners in the Railroad Avenue neighborhood which addresses their concerns and stated that he owns property and will be living in the neighborhood within the next six (6) months.

Diane Daniel stated that public input sessions were held in the Rogow Room some time back and there seemed to be public interest in the area. She also stated that she has done some layman's research as to historical relevance of properties in the area.

Roberta Miller who was instrumental in putting the memo together from the property owners stated that the neighborhood is very interested in the plan.

There was discussion about infrastructure issues, Sarah Lutz, Planner stated that money had been set aside this year to address some of the infrastructure issues in the Railroad Avenue area.

After discussion the Board determined that they needed as much information as possible and that public input would be necessary to help develop the plan and that the only part of the plan that they voiced total opposition to was the approval of zero lot line development.

VI. Adjourn-

There being no further business, N. Davis made motion, seconded by D. Lofits, the Board voted unanimously to adjourn at 10:23 PM.

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Gary Daniel, Chair

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Janice H. Pinson, Board Secretary