MINUTES
BREVARD PLANNING BOARD
June 17, 2014

Brevard Planning Board met for a regular meeting on Tuesday, June 23, 2014, at 7:00 PM in Council Chambers of City Hall.

Members Present:	Gary Daniel, Chair Demi Loftis Norah Davis Katie Thompson Coty Ferguson
Members Absent:	Seyl Park Kimsey Jackson
Staff Present:	Josh Freeman, Planning Director Janice H. Pinson, Board Secretary
Others:	Veronica Fasselt, NC Watershed Coordinator, USEPA, Region 4 Erica Anderson, Land of Sky Regional Council Director of Economic & Community Development

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Chair, Gary Daniel, called the meeting to order. The Board members and Staff introduced themselves and there was a moment of silent meditation.

II. Approval of Minutes –

Minutes from the April 15, 2014 meeting, Motion to approve by Norah, seconded by Coty Ferguson and unanimously approved.

N. Davis requested that the Agenda be amended to include a short update on the Railroad Avenue Small Area Plan under "Old Business".

III. Presentation – Norton Creek Watershed

Josh Freeman, Planning Director introduced Veronica Fasselt, NC Watershed Coordinator, United States Environmental Protection Agency, Region 4 and Erica Anderson, Land of Sky Regional Council. He presented his Staff Report stating that for more than one year, City Staff have collaborated with staff of Land of Sky Regional Council to develop a watershed restoration plan for the watersheds of Norton and Nicholson Creek. He explained that the work is funded by a generous grant of the United States Environmental Protection Agency. His plans are to present to the Board a draft restoration plan at the August meeting.

Ms. Fasselt gave a presentation that provided USEPA program background information including green infrastructure examples.

Erica Anderson, Land of Sky Regional Council gave a presentation showing the Board maps of the Norton Creek Watershed Area and stated that there are four (4) main areas to focus upon as follows: continue water monitoring; storm water infrastructure; divide the creeks into four (4) sections and clean the debris from the streams and stream bank stabilization.

III. New Business –

A. Consideration of Voluntary Annexation, Transylvania County Board of Education, Country Club Road, PIN#'s: 8585-35-5436-000 and 8585-45-1339-000.

J. Freeman presented his Staff Report stating that the applicant is requesting annexation in order to satisfy a prior commitment associated with the Community Land Trust/Student Built Housing Planned Development District (previously considered by the Planning Board on November 19, 2013 and approved by City Council on March 17, 2014.) The applicant also desires the benefits and protections afforded by other City services and ordinances, such as Police protection and the City's Health & Sanitation Ordinance.

J. Freeman stated that Staff had evaluated the proposed annexation and determined that its impact upon the delivery of City services would be negligible and recommended approval of proposed annexation as presented.

N. Davis made motion to approve, seconded by D. Loftis, unanimously approved.

IV. Old Business –

A. 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. Continued from March 18, 2014 Meeting.

J. Freeman presented to the Board a draft ordinance as was requested by the Board at the March 18, 2014 meeting. He further stated that he does not feel there is a strong need for flea markets within the City but that if the Planning Board wants to approve the ordinance as presented is the most conservative approach and would require an annual permit. He further stated that the current temporary use permit takes care of the need.

After further discussion, G. Daniel, Chair polled the Board. D. Loftis made a motion not to change the current ordinance, seconded by K. Thompson, upon vote G. Daniel, K. Thompson, N. Davis and D. Loftis voted for approval and C. Ferguson voted in opposition. J. Freeman requested that the nay vote be documented. C. Ferguson stated that he felt to deny was anti-business, discriminating against a business that we do not find appealing, the current permitting process does not allow for a smooth process for operation. I do not see any negative economic impact and there is obviously a community desire for this type of business.

G. Daniel explained to Mr. Margraf that the matter will be presented to City Council at their August 18, 2014 meeting and that they will make the final decision that the Planning Board is just an advisory board.

B. Railroad Avenue Small Area Plan Update.

J. Freeman gave an update on the RR Avenue Small Area Plan as follows: Public input will begin the first week in July when surveys will be mailed out. The Planning Board's July meeting has been moved up to July 8th at which time a plan document will be presented for review and comments from the Board for the input session. On July 28th a public input session will be held hopefully in a neighborhood location, if not in Council Chambers.

City Council approved the Budget and approved an aggressive workload for the Planning Department for next year. J. Freeman stated that he will email the work plan to the Board.

Some of the projects for next year are as follows rewriting Chapters 5 and 12 of the UDO which will be a contract job. Engineering and design of the rebuild of the Kings Creek Bridge on Railroad Avenue and it will take approximately 3 years to complete the design phase of this project. Also, the engineering of Railroad Avenue- McLean Road area in preparation for the future West Loop extension of the bike path and realignment of the Whitmire, King, and French Broad and Railroad intersection to push through to Main Street .

V. Adjourn-

There being no further business, C. Ferguson made motion to adjourn, seconded by N. Davis, the Board voted unanimously to adjourn at 8:39 PM.

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Gary Daniel, Chair

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Janice H. Pinson, Board Secretary