

**MINUTES
BREVARD PLANNING BOARD
February 15th, 2011**

**The Brevard Planning Board met for the regularly scheduled meeting on
Tuesday, February 15th, 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.

New Business

**Voluntary Annexation- Broad River Terrace located off of Old US Highway
64 PIN: 8596-15-0653-000 and 8596-15-2496-000**

The Planning Staff report provides: Broad River Terrace is a Planned Development District, located off of Old US 64, and in the City's extra-territorial jurisdiction. The Planned Development was approved by City Council on June 15, 2009. As part of the approval, City Council required that the property be voluntarily annexed into the City. Also, City Code requires the property undergoing development to be annexed in order to receive City services (staff report in full detail on file in Planning Department, available upon request. See maps and photos on attachment A-1 & A-2).

The TRC met on October 6, 2010. The project received a unanimous recommendation of approval.

Motion- R. Lasater moved for approval, seconded by P. Welch. Motion carried unanimously. The staff must prepare an analysis and recommendation for the Council's consideration

**Voluntary Annexation- Noah's A.R.C., Inc. located on Ecusta Road PIN:
8597-42-2117-000**

The Planning Staff report provides: Noah's A.R.C. is a non-profit spay and neuter clinic located on Ecusta Road within the City's extra-territorial jurisdiction. They have submitted a request for voluntary annexation. The applicant desires to be connected to the City's sanitary sewer system but in order to do so the applicant must be voluntarily annexed into the City (See maps and photos on attachment A-3 & A-4). Staff recommends approval.

The TRC met on October 6, 2010. The project received a unanimous recommendation of approval.

Motion- R. Lasater moved for approval, seconded by P. Welch. Motion carried unanimously. Staff must prepare an analysis and recommendation for the Council's consideration.

Voluntary Annexation- Ox Enterprises, LLC located on Ecusta Road PIN: 8597-40-4138-000

The Planning Staff report provides: Ox Enterprises, LLC, is a duplex rental property located on Ecusta Road within the City's extra-territorial jurisdiction. The owner of Ox Enterprises has submitted a request for voluntary annexation. The applicant desires to be connected to the City's sanitary sewer system. Staff recommends approval.

The TRC met on October 6, 2010. The project received a unanimous recommendation of approval.

Motion- P. Welch moved for approval, seconded by R. Lasater. Motion carried unanimously. The staff must prepare an analysis and recommendation for the Council's consideration.

Right of Way Abandonment- Vicinity of Railroad Avenue and Whitmire Street

The applicant has submitted a request for abandonment of a existing, public right-of-way in the locality of Railroad Avenue and Whitmire Street. The desires of the applicant are to return the right-of-way to private use and to ensure that the City will not open the right-of-way for public access.

J. Freeman stated that the right-of-ways are owned and maintained by the City and explained the abandonment process. He continued to say that it is usually Staff's default recommendation that right-of -way abandonment be denied. Yet, at the present time, the right-of-way is unopened to the public and is obstructed by three private structures (See attachment A-7). Factors such as size and configuration would make it very difficult for the City to open the right-of-way for public use.

Staff can find no record or documentation of why and when the right-of-way came into existence and why it has become obstructed by these private structures. The abandonment will not have a detrimental effect upon the City's ability to serve the public in the future. Staff recommends approval.

The TRC Met on October 6, 2010. The project received a unanimous recommendation of approval.

Motion- K. Baer moved in favor, seconded by R. Lasater. Motion carried unanimously. The staff must prepare an analysis and recommendation for the Council's consideration.

Davidson River Village Master Plan Updated-

The updated plans were handed out at the beginning of the discussion regarding the changes and the Board did not have a sufficient amount of time to review. The Board tabled discussion until the next scheduled meeting November 16th, 2010.

Amendment to Broad River Terrace Planned Development District-

Broad River Terrace is a Planned Development on Old Hendersonville Highway. Fitch Development Group, the developers of Broad River Terrace, had requested an

amendment to their plans to change the layout of the community building. The building is currently designed to house a community room, office, laundry facilities, a lounge and a small patio. The proposed minor changes replace the lounge area with a fitness facility, add a computer room and change the location and size of the patio (See attachment C). Staff recommends approval.

Motion- P. Welch moved for approval, seconded by R. Lasater. Motion carried unanimously. The staff must prepare an analysis and recommendation for the Council's consideration.

Closing Remarks-

J. Freeman discussed with the Board some of the items that are upcoming on the next month's Planning Board agenda, including the UDO Assessment, along with new concerned codes for kennels in a Neighborhood Mixed Use district, more Text Amendments and the continued discussion of the updated Davidson River plans.

Other Business: None

There being no further business before the Board, a Motion was made and seconded to adjourn. Meeting was adjourned at 8:07 PM.

Karla Atkinson, Chair

Callie Nef, Acting Secretary