

**MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
MARCH 15, 2016**

Brevard Planning Board met for a regular meeting, Tuesday, March 15, 2016, at 7:00 PM in Council Chambers of City Hall.

Members Present: Demi Loftis, Vice Chair
Frank Porter
Katie Thompson
Jimmy Perkins
Chris Strassner
Keenan Smith

Members Absent: Kimsey Jackson, Chair

Staff Present: Daniel Cobb, Planning Director
Janice H. Pinson, Board Secretary

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Vice Chair, Demi Loftis, called the meeting to order and there was a moment of silent reflection. Board members and staff introduced themselves.

II. Approval of Minutes –

a. February 16, 2016, Frank Porter moved to approve as amended, seconded by C. Strassner unanimously approved.

III. New Business

a. Updated 2016 Meeting Schedule. Josh Freeman requested that Planning Board move their meeting to April 12, 2016 for the presentation of the Pisgah Forest Small Area Plan to allow for the plan to be presented to council at their April meeting. The board requested that they be allowed to check their calendars, and that the matter be handled by email.

IV. Old Business –

a. Annual Review Sign Chapter 12.9.J

F. Porter recommended that this matter be moved ahead on agenda. This item was tabled to a later date, due to the complexity of the matter and to allow Staff appropriate time to draft text amendments for the entirety of Chapter 12.

b. Short Term Rentals

Daniel Cobb presented his staff report which included the recommended revisions made by the board to the ordinance and the permit application form.

F. Porter made a motion to approve with changes, seconded by J. Perkins.

K. Thompson stated her concerns about the effect short term rentals could have on the Railroad Avenue district due to their zoning, and recommended that the Neighborhood and Downtown Mixed Use Districts (NMX, DMX) be required to obtain a special use permit in order to operate a short term rental in these zoning districts.

F. Porter withdrew his motion.

K. Thompson made a motion that the Use Matrix be revised to require Short-Term Rentals (Host-Absent) in the NMX and DMX zoning districts be required to obtain a Special Use Permit (SUP), seconded by K. Smith, unanimously carried.

K. Smith made a motion to remove 12.9, Signs allowed with permits, and to revise 3.34.2 to read: "Signs: no signs permitted." seconded by J. Perkins and unanimously carried.

K. Thompson pointed out an inconsistency in the parking requirements, in that they only apply to Homestays, and requested that Staff correct.

A. Bland, stated that staff was aware of the inconsistency and would rectify.

The Board requested that the screening requirements, as they apply to Homestays be clearer.

F. Porter made a motion to approve moving forward to Council with all of the changes and discussion presented by the board, seconded by J. Perkins, unanimously carried.

V. Other Business – None.

VI. Adjourn –

There being no further business, J. Perkins moved to adjourn, seconded by C. Strassner unanimously carried, meeting adjourned at 8:05 PM.

Demetria B. Loftis, Vice Chair

Janice H. Pinson, Board Secretary