MINUTES
BREVARD PLANNING BOARD – SPECIAL CALLED MEETING
MAY 17, 2016

Brevard Planning Board met for a regular meeting, Tuesday, May 17, 2016, at 7:00 PM in Council Chambers of City Hall.

Members Present:	Kimsey Jackson, Chair Demi Loftis, Vice Chair Jimmy Perkins Chris Strassner Keenan Smith Frank Porter
Members Absent:	Katie Thompson
Staff Present:	Daniel Cobb, Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary

I. Welcome and Introduction of Planning Board Members -

At 7:00 PM Chair, Kimsey Jackson, called the meeting to order and there was a moment of silent reflection. Board members and Staff introduced themselves.

II. Approval of Minutes –

a. March 15, 2016, motion to approve by D. Loftis, seconded by F. Porter, unanimously carried.

b. April 12, 2016, motion to approve by J. Perkins, seconded by C. Strassner, unanimously carried.

III. New Business-

a. Petition requesting a non-contiguous annexation, Challenge Foundation Properties of Brevard, LLC, PIN: 9507-02-3957-000; 1110 New Hendersonville Highway.

A. Bland presented his staff report, which is attached hereto, labeled Exhibit "A" and incorporated herein by reference.

After questions and discussions about the city's financial obligations to provide utilities, traffic safety, sidewalk requirements and city police staff's obligations.

D. Loftis made a motion to approve as presented with the addition that applicant appeal to the North Carolina Department of Transportation for a right turn lane for safety reasons, seconded by K. Smith, unanimously carried.

b. Zoning Map Amendment – Challenge Foundation Properties of Brevard, LLC, PIN: 9507-02-3957-000, 1110 New Hendersonville Highway

A. Bland presented his staff report and pointed out that if the property is annexed, the property will need to be zoned and that staff's recommendation is to zone: Institutional Campus (IC). He further pointed out that any motion to approve would need to include a consistency statement because it would not meet the current Land Use Plan because the plan identifies this property as mixed-use boulevard.

F. Porter made a motion to approve zoning as Institutional Campus (IC), referencing the staff recommended Statement of Consistency, which is attached hereto and labeled Exhibit "B", seconded by C. Strassner, unanimously carried.

K. Jackson, Chair made the decision to move item d. to next on the agenda based on the audience present who were there to participate on this topic.

c. Zoning Map Amendment – 6.4 Acre site located at 600 Ecusta Road, City of Brevard, PIN 8597-31-5264-000; Proposal to rezone property from Neighborhood Mixed-Use (NMX) to General Industrial Conditional Zoning District (GI CD).

K. Jackson asked staff if this request originated with City Council.

D. Cobb responded that it did.

Daniel presented his staff report, including the definition of conditional rezoning, stating that this does highlight a couple of goals of the Comprehensive Plan, but is not in total compliance with the Land Use Plan. He further shared a map of how the zoning map would look if this change is approved.

Sandra Bailey, 48 Welcome Street, requested to speak. She stated her concerns about what type of industry uses would be allowed. She and others in the audience were given the proposed use matrix for this conditional rezoning.

J. Perkins stated his concerns about the uses for this property being too broad and the need to limit them.

Josh Hallingse, Executive Director of Economic Alliance, requested to address the board. He stated that in 2015 the Economic Alliance started looking at properties and trying to identify properties for economic development. He stated that there are not a lot of properties with utilities and infrastructure available. He stated that they are in support of this effort and would appreciate the board's consideration of the rezoning.

D. Cobb explained to the board that they could add additional parking, buffer requirements or other requirements to be imposed on the property and also, remove some of the uses.

J. Perkins stated that light manufacturing of low impact would be perfect for this location and that these types of jobs are vital to the community and that the resources need to be provided.

F. Porter asked J. Hallingse if there was already a tenant for the property.

J. Hallingse stated that he could not confirm any economic development but that the property needed to get to the point that it was appealing and so that the product is competitive.

J. Perkins asked if J. Hallingse had any general thoughts on uses that were listed and a narrower or broader scope.

J. Hallingse stated that usually a broader scope is better.

F. Porter suggested adding language that would protect neighboring properties and not negatively affect their quality of life.

J. Perkins stated that he felt very strong about too many uses being included and would like to see it revised.

D. Cobb asked if the board could provide any direction.

They offered staff no specific direction.

K. Smith noted concerns about this conditional district varying from the Land Use Plan and questioned if it would conflict with the Pisgah Forest Small Area Plan.

A. Bland stated that the Pisgah Forest Small Area Plan effected the intersections at Ecusta and Wilson Roads, Ecusta Road and Asheville Highway and Ecusta Road and Old Hendersonville Highway.

J. Perkins made a motion to table the item until next month, seconded by C. Strassner, unanimously carried.

d. Zoning Map Amendment – Asheville Highway Corridor between Morris Road and Ecusta Credit Union; Proposal to rezone properties located on highway frontage from General Residential (GR) and Neighborhood Mixed-Use (NMX) to Corridor Mixed-Use (CMX).

D. Cobb presented his staff report stating that Council unanimously voted to rezone the properties along the Asheville Highway beginning on the southern end at Morris Road, extending north to the planned new road near the Ecusta Credit Union, from General Residential (GR) to Corridor Mixed-Use (CMX). He referred to site map, vicinity map and current zoning map for references. He stated that the zoning could only be Corridor Mixed-Use (CMX) or Neighborhood Mixed-Use (NMX), that the board could not up the zoning.

J. Perkins stated that he liked staff's recommendation of NMX for this area, but that the topography would dictate the uses. He further stated that this area is a nice greenway into our community and that some rezoning is in order on the east side and looking through the permitted uses for Corridor Mixed-Use that it struck him that Neighbor Mixed-Use (NMX) made better sense for the east side of the road.

K. Smith stated he felt the east side was the only developable property.

John Tinsley, Thomas Woods, asked to speak and stated that he owns property directly across from Ecusta Credit Union and wanted to know how his property would be affected. What type of transportation issues will the new road present, such as, will there be a signal light or a stop sign. He stated that the road to his property runs beside the property to be considered for rezoning. He too was given a use matrix by staff to refer to for the allowed uses.

D. Cobb stated that he did not know, but that he thought there was a plan for a stop sign at this location.

F. Porter questioned what the basis was for the rezoning.

D. Cobb stated that Charlie Landreth introduced the motion and it unanimously carried.

F. Porter stated his opposition to the rezoning.

Lynn Davis from Defiance, Ohio, stated that he was there to represent his father-in-law who owns property in the proposed section to be rezoned. He stated that there had been interest in the property in the past for commercial use and that they would have been able to meet the setbacks to build on the lot and for this reason he would like to see the rezoning pass.

Marsha Taylor, stated that she owns property within the section that is proposed to be rezoned. She stated that it is very steep and actually the highest point of the properties being considered and that it would be hard to build anything without extensive grading. She said this section is a very refreshing entrance into Brevard and could only see changing the rezoning to obtain grants to beautify, but not to rezone for commercial or industrial uses. She further stated that she wanted to point out that we are the only town that she knows of that does not have signs stating that there is a noise ordinance against engine brake noise.

The board voiced concerns about the smaller tracts of land being developable.

D. Cobb reminded the board that properties can be recombined to make larger lots.

Josh Hallingse reiterated that smaller tracts could be combined. Stating that transportation needs would be changing with the new road and that Neighborhood Mixed-Use (NMX) is a good use of this property versus general residential.

C. Strassner asked how J. Hallingse felt about staff's recommendation to zone a portion of the property NMX.

J. Hallingse stated he liked the idea better than leaving the property general residential, stating there is a need to maximize density and that this property is a transportation corridor.

D. Cobb stated that there had been a lot of discussion about commercial uses, but that zoning NMX or CMX would allow for residential uses as well, such as an apartment complex.

J. Perkins questioned how driveway cuts change between zoning districts, CMX to NMX.

D. Cobb explained that the City had standards and the State also has standards and the rule is to use whichever standard is strictest.

A. Bland added that access standards are by category of road.

After further discussion, F. Porter made a motion to table for further study by staff, C. Strassner seconded, unanimously carried.

IV. Old Business – None.

V. Other Business –

K. Jackson, Chair, stated that he was disappointed that Brevard Academy property owners did not make an appearance at the meeting.

D. Cobb stated that they were notified, but did not have a tremendous amount of time to respond and that staff would accept a portion of the responsibility for them not attending the meeting.

F. Porter wanted to recognize the scout in the audience and asked that he introduce himself and state why he was present at the meeting. He introduced himself as Antonio Castro of Scout Troop 701 and stated that he was working on a couple of badges for his Eagle Scout, merit badges in citizenship and community. He was congratulated by the board.

VI. Adjourn –

There being no further business, C. Strassner moved to adjourn, seconded by J. Perkins, unanimously carried and the meeting adjourned at 8:58 PM.

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Richard K. Jackson, Chair

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Janice H. Pinson, Board Secretary