MINUTES
BREVARD PLANNING BOARD
JUNE 21, 2016

Brevard Planning Board met for a regular meeting, Tuesday, June 21, 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 Katie Thompson
Staff Present:	Daniel Cobb, Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary
Others:	Demetri Baches, Metrocology John T. Barnes, Urban 3

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. May 17, 2016, motion to approve by F. Porter, seconded by D. Loftis, unanimously carried.

The Board made the decision to amend the agenda to move New Business: Form Based Codes Update to last on the agenda in order to accommodate the public present at the meeting and to move Old Business: a. Annual Sign Chapter Review to be discussed after the Zoning Map Amendment items were heard.

III. New Business-

a. Form Based Codes Update – Demetri Baches gave a presentation and update on the Form Based Codes project. He emphasized that the most important part of the project is the zoning map.

K. Smith asked if there was a timeline. Demetri Baches stated that the document should be written and vetted through the Board along with a draft zoning map by late December, before the holidays. He stated that there are 9 chapters and the Board will be reviewing 6.

D. Cobb announced the first input session on the topic would be held the next day at Brevard College in MG125 from 10AM-12PM and 6-8 PM.

IV. Old Business –

a. Annual Sign Chapter Review – Review of UDO Chapter 12, continued from March 15, 2016 meeting.

D. Cobb stated that a review of the sign ordinance began earlier this year and that recent Supreme Court decisions relating to signs clearly have an impact on local sign regulations.

A. Bland presented his staff report which was a detailed discussion on the Supreme Court's decision on the Reed et al v. Town of Gilbert, Arizona, et al case. He explained that the court's decision clearly invalidated some distinctions based on the message content of signs, which are common in sign ordinances across the country and will require adjustments to many local ordinances, some state statutes, including Brevard's regulations, and that Staff is seeking direction from the Board.

There was discussion by the Board and general consensus that the glaring legal issues need to be addressed by an attorney first, and that if the Board is to undertake the whole sign ordinance that they take a look at the most critical pieces and then look at how it effects everything else.

It was also noted that the Form Based Codes project will take care of part of the problems.

D. Cobb stated that they have what they need to get started.

b. 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), continuation from May 17, 2016 meeting.

D. Cobb presented his staff report including presenting maps of current zoning, proposed zoning and recommended zoning and explained the reasoning behind Staff's recommendations. This report is attached hereto, labeled Exhibit "A" for reference.

J. Perkins stated that he had a long discussion with Council Member, Charlie Landreth as to his reasons for recommending this rezoning. C. Landreth explained to J. Perkins that the recommendation was economic development driven because of the new road (Davidson River Village Connector Road). He said that C. Landreth stated that he made the motion for Corridor Mixed Use (CMX) zoning but did not have strong feelings about the property being zoned Corridor Mixed Use (CMX). They also discussed the value of the greenway and that new development be aesthetically pleasing and that there was not a big difference between Corridor Mixed Use (CMX) and Neighborhood Mixed Use (NMX) zoning. J. Perkins stated that he would not feel comfortable about some of the uses allowed in CMX for this area and preferred Staff's recommendation of NMX, and further agreed with staff that the west side of the Asheville Highway remain as currently zoned General Residential (GR).

K. Jackson brought up that the new road was located incorrectly on the map and this was duly noted.

D. Loftis made a motion to adopt Staff's recommendation for rezoning, seconded by J. Perkins, unanimously carried.

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), continuation from May 17, 2016 meeting.

D. Cobb presented his staff report which is attached hereto and labeled Exhibit "B" for reference. He explained that the use table had been revised with explanation text and listed the current zoning, original recommended conditional zoning and then Opt.1 and Opt. 2 and a blank Opt. 3 for the Board's decision.

Josh Hallingse explained that the Economic Development Alliance is searching for companies within target markets as follows: advanced niche manufacturing, beverage, food and organics, outdoor gear manufacturing, creative services, including manufacturing with a retail component and also, financial services data center would be a good use to bring a high volume of employment to the area. He further said that the property uses need to be restrictive but somewhat flexible to be able to market the property effectively.

K. Smith asked why indoor and outdoor recreation uses were not listed as an allowed use. J. Hallingse replied that they did not feel that this was a good use for this parcel.

J. Perkins stated that he was initially concerned about too broad of uses being allowed for this property but that he felt that Option 1 or 2 would be acceptable.

D. Loftis questioned the reasoning behind not including hotels, motels, and residential uses in the conditional zoning. J. Hallingse explained that they did not see this as an accommodations space, because the city is deficient in light manufacturing properties.

Josh Hallingse explained that the county is deficient of manufacturing properties and to market the property at the highest level and that they feel that the best use of the property would be light manufacturing because utilities are available to this site, which is not always the case.

F. Porter asked J. Hallingse if Option 1 was in keeping with the overall direction of the county for economic development. He responded, yes.

F. Porter made a motion to adopt Option 1 as presented by Staff, seconded by J. Perkins and unanimously carried.

F. Porter stated that Staff did a good job on the presentation.

V. Other Business –

a. Meeting schedule

D. Cobb proposed that the July meeting be cancelled due to the fact that it is customary that Council does not meet in July. C. Strassner made motion to cancel the July meeting, seconded by F. Porter, unanimously carried.

F. Porter addressed the Chair stating that he had polled a majority of the Board about moving the meeting time to 6:00 PM. F. Porter made a motion to hold all future meetings beginning with the next meeting at 6PM, seconded by D. Loftis. There was discussion as to reservations about this being a possible inconvenience for the public and as to whether or not it was an inconvenience to any present Board members. Upon vote the motion carried unanimously.

VI. Adjourn –

There being no further business, C. Strassner moved to adjourn, seconded by F. Porter, unanimously carried and the meeting adjourned at 8:46 PM.

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Richard K. Jackson, Chair

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Janice H. Pinson, Board Secretary