

**MINUTES
BREVARD PLANNING BOARD MEETING
MARCH 20, 2018**

Brevard Planning Board met for a regular meeting, Tuesday, March 20, 2018, at 6:00 PM in Council Chambers of City Hall.

Members Present: Chris Strassner
Demi Loftis, Vice Chair
Keenan Smith
John Folger
Donna Ross

Absent: Jimmy Perkins, Chair

Staff Present: Daniel Cobb, Planning Director
Aaron Bland, Planner
Janice Pinson, Clerk to the Board

Others: Jim Yamin, President, Workforce Housing

I. Welcome

At 6:02 PM, Vice Chair, Demi Loftis, called the meeting to order and welcomed those in attendance.

II. Introduction of Planning Board Members

Board members and Staff introduced themselves.

III. Certification of Quorum

Vice Chair, Demi Loftis confirmed with the Clerk to the Board that a quorum of the board was present.

IV. Approval of Agenda

Motion to approve agenda by K. Smith, seconded by C. Strassner, unanimously carried.

V. Approval of Minutes

a. Minutes of the February 20, 2018 meeting, motion was made to approve by K. Smith, seconded by C. Strassner, unanimously carried.

VI. Public Comment

None.

VII. New Business

Minutes, March 20, 2018

a. Zoning Map Amendment – Rosman Highway to rezone the following properties: PIN#'s: 8585-06-3317-000, 8585-06-6740-000, 8585-16-1667-000, 8585-16-2518-000, 8585-16-2371-000, 8585-06-6021-000, 8585-16-7327-000 and 8585-16-5246-000 located on Rosman Highway from General Residential (GR) to Neighborhood Mixed-Use (NMX).

Jim Yamin introduced himself as the President of Workforce Housing and explained that his proposed project is a multi-family development on an 8.9 acre site on the corner of the Rosman Highway and Nicholson Creek Road. He stated that he applied for the rezoning to Neighborhood Mixed Use (NMX) to allow for a mixed use development. He explained that he felt the project would be in a good location because there is a mix of commercial and residential uses on the busy thoroughfare and that the site is not currently served by City sewer, but his plan is to include connection to City sewer and that he feels this would be an additional benefit to the City allowing for more development on that area of the Rosman Highway.

Mr. Yamin explained that his research revealed that there is a need for quality residential rental property and that there are at least 430 income eligible households in the area. He explained that he would be using tax credit dollars to fund the project and that tenants would be required to meet 60% of the area median income.

He further explained that he plans to build 60 units and that the project would include a fitness center, playground, covered picnic area with grill and a clubhouse.

He stated that it is his hope that the board move favorably to approve the project.

C. Strassner asked Mr. Yamin what 60% of area median income is for the area and if the project was subsidized or not.

Mr. Yamin did not have that information available, but that explained that he would be using tax credits for the project and explained how that system works. He further stated proposed rents for 50-60% of area median income would be as follows: one bedroom units low \$300's; three bedroom units low \$700's.

He explained that a marketing study is in the process, and should be available in a couple of weeks, at which time he would have more detailed information.

Daniel Cobb, Planning Director, reminded the board that the application was for a rezoning of the property, and that they were not approving Mr. Yamin's project.

He further explained that Mr. Yamin would be required to apply for a satellite annexation to obtain city services at this location.

There were questions from the board about the notification process of adjoining property owners.

A. Bland explained the notification, property posting and neighborhood compatibility meeting processes.

Daniel Cobb presented his staff report which is attached here to and labeled "Exhibit A".

There was discussion on sidewalk requirements for the project, and a request as to where the property is located in relation to the Tannery property.

D. Cobb explained that the City's policy requires every developer to install public infrastructure, but in some cases it makes more sense for them to exercise their option to pay a fee in lieu. There was further discussion on different options, ex: developer could dedicate land for future bike path, etc.

D. Loftis asked is there should be increased traffic considerations from GR to NMX.

D. Cobb explained that NCDOT has standards and that he did not think that this project would trigger a traffic analysis by the State. He further shared the UDO standards for requirement of traffic analysis.

Dr. Folger made a motion to recommend approval of Staff's proposed rezoning as presented, with acknowledgement of the Consistency Statement in Attachment I, second by C. Strassner, unanimously carried.

IX. Unfinished Business

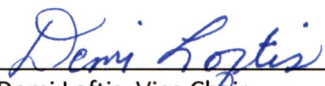
Joint meeting with Transylvania County Planning Board on May 17th at 5:30 pm has not been confirmed.

X. Remarks –

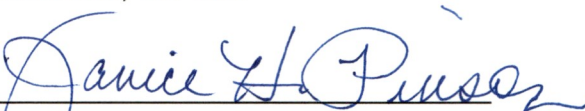
Aaron Bland made the board aware of the panel discussion on March 27th at the Rogow Room to discuss the 15 year plan for Pisgah and Nantahala.

XI. Adjourn –

There being no further business, C. Strassner moved to adjourn, seconded by K. Smith, unanimously carried, and the meeting adjourned at 6:58 PM.



Demi Loftis, Vice Chair



Janice H. Pinson, Board Secretary

STAFF REPORT

Planning Board, Tuesday, March 20, 2018

Title: **746 Rosman Highway Rezoning, REZ-18-002**

Planning Board will consider and formulate a recommendation to City Council regarding the rezoning of properties located at 746 Rosman Highway.

Prepared by: Aaron Bland AICP, Planner & Asst. Zoning Administrator

Prepared by: Aaron Bland AICP, Planner & Asst. Zoning Administrator

Approved by: Daniel Cobb, AICP, Planning Director

Background

On March 15, 2018 the Planning Department received an application for a rezoning request for a property located at 746 Rosman Highway, PIN 8585-06-6740-000. See Attachment A for application materials and B and C for location reference maps.) The proposed future use of the site is a multi-family workforce housing development with approximately 80 units of one, two, and three-bedroom apartments.

The applicant has requested a change in zoning from General Residential 4 (GR4) to Neighborhood Mixed Use (NMU). See Attachments D and E for current and requested zoning.

Discussion

In considering a change of zoning, the Board should consider the following factors and Staff comments:

Is the request consistent with adopted land use plans?

The proposed rezoning is inconsistent with the Future Land Use Map of the 2002 City of Brevard Land Use Plan, which classifies this property as Residential – Low Density (see Attachment G), which is defined as:

These areas are lands, primarily in the ETJ, containing mostly one-family dwellings at an average density of not more than three dwelling units per acre. Much of this land is not served by both public water and sewer and lot sizes are generally adequate for an individual water supply and on-site sewage disposal. Typical lot sizes are well over one acre. A future land use designation of Residential – High Density would be much more consistent with the proposed zoning of the property, as it calls for the higher density that the proposed project, currently, envisions.

The current zoning of General Residential 4 is the most appropriate zoning district for this future land use classification.

If the Board elects to recommend in favor of the proposed rezoning, then the Board must, in its motion, acknowledge this inconsistency and provide a basis for its recommendation.

What is the relationship between the range of proposed uses and existing uses within the vicinity of the Subject Parcels?

One subject parcel currently has a single-family residential home on it and is largely undeveloped and wooded. Most surrounding properties in the immediate vicinity are single-family residential but commercial uses are as close as 200 feet along Rosman Highway. There are other non-residential uses nearby including the Sav-Mor grocery store and a church.

The proposed use is multi-family residential. However, the Board must consider all allowed uses in the NMX district when discussing the suitability of the proposed rezoning. NMX is a mixed-use, transitional district that leans towards commercial uses as opposed to leaning towards residential. NMX is a common district for properties fronting Rosman and Asheville Highways. See Attachment H for a full listing of allowable uses in NMX.

Is the size of the tract "reasonable" within the context of the proposed zoning district, the configuration of adjacent zoning districts, and surrounding land uses?

The subject property is approximately 9 acres and surrounding land uses are primarily residential with some institutional and commercial uses nearby. Spot zoning is of some concern in this instance as this request is for a single parcel completely surrounded by General Residential.

What is the balance of benefits and detriments to both the Applicant/property owner and the public at large?

The subject property is currently zoned General Residential and its land use is one single-family detached house. Upzoning the parcel would make the existing home nonconforming, but the applicant has expressed interest in redeveloping the property with multi-family housing, which would be an allowed use. The increased allowed residential density of NMX could provide the opportunity for more housing units in the City than current zoning. Upzoning would also create more commercially-zoned land along a major highway corridor.

Beyond the current intent of the applicant, the Board should consider all uses allowed in NMX, which includes commercial uses such as Banks, Credit Unions, Financial Services, Medical Services—Doctor office, General Retail, and Restaurant. Development or expansion would be subject to screening and buffering requirements intended to mitigate impacts of non-residential uses on neighboring residential properties.

Policy Analysis

The proposed zoning district of Neighborhood Mixed-Use is defined as:

The Neighborhood Mixed-Use District is coded to provide pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage

pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

The subject parcel is currently zoned General Residential 4 and is located in the City's ETJ.

The expansion of the more commercial NMX district to facilitate a new land uses and higher residential densities is consistent with aspects of the Economic Health element of the 2015 Comprehensive Plan:

OBJECTIVE 2.1: Expanded tax base. As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.

POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.

As mentioned previously, the proposed rezoning is inconsistent with the City's current land use plan (see Attachment G).

NCGS 160A-383 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the governing board. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. Staff has prepared a draft consistency statement, which is included as Attachment I.

Staff Recommendation

In order to avoid any legal issues with spot zoning Staff is offering an alternative recommendation that includes rezoning several surrounding properties in the vicinity of the subject parcel NMX as well. These properties would fill a gap in commercial zoning along Rosman Highway (see Attachment F for Staff's recommended option). This alternative would create a continuous line of commercially-zoned land fronting along the entirety of Rosman Highway within the City's planning jurisdiction.

The Planning Board's responsibility is to formulate a recommendation to Brevard City Council. The Board's options are as follows:

1. Recommend approval of the applicant's rezoning as requested.
2. Recommend approval of Staff's proposed rezoning as presented.
3. Recommend approval of either proposed rezonings with modifications.
4. Recommend the requested rezoning to a more restrictive zoning district.
5. Request additional information from Staff. The Board may take up to 45 days to formulate a recommendation to City Council, therefore the Board must forward a recommendation on or before May 4, 2018.

Fiscal Impact

The rezoning of this property will result in an increased allowable residential densities and commercial uses, which could increase the number of customers of the City's utility system as well as property tax revenues.

Attachments

- A. Application Materials
- B. Site Map
- C. Vicinity Map
- D. Current Zoning
- E. Applicant Requested Zoning
- F. Staff Proposed Zoning
- G. Future Land Use Map & Excerpt
- H. Allowable Uses Table
- I. Consistency Statement

REQUEST FOR REZONING
City of Brevard, North Carolina

Name, Address & Telephone Number of Applicant:

Jim Yamin
1534 Twisted Oak Drive
Chapel Hill NC 27516
828-351-9151

Name, Address & Telephone Number of Property Owner (if different than applicant):

Kenneth A. Smith
1022 McRae Road NW
Arlington WA 98223
425-361-6518

Location of Property:

746 Rosman Highway
Brevard NC 28712

PIN: 8585-06-6740 Present Zoning Classification: GR-4

Request Property Be Rezoned To NMX or RMX District.

Existing Use of Adjacent Properties:

North Single Family Residential

South State Highway

West Single Family Residential

East Single Family Residential

Signature of Applicant 

2/26/18
Date

Planning Department to receive the following prior to placement on BPB agenda.

☒ Completed Application
☐ Survey of Property ☐ Site Plan (optional)
☐ Metes and Bounds Description of Property
☒ List of Property Owners' names & addresses within 500' of subject property.
☒ Review Fee Paid – Receipt # 415120, Date Paid 3/15/18

Request to be heard by BPB on: 3/20/18

Planning Board's Recommendation: _____ Approve _____ Deny

City Council Action: _____ Approve _____ Deny
Ordinance Number _____ Effective Date _____

RECORD OF DEEDS 128

14

State of North Carolina,
Transylvania County

This Deed,

Made this

day of

A. D. 19

by Hazel Scott Stokes, Widow of R. L. Stokes

of Transylvania

County and State of

North Carolina

of the first part, to Allen Smith and wife, Charloia Peek Smith

of Transylvania

County and State of

North Carolina

of the second part:

WITNESSETH, That the said Party of the first part

\$10.00 and other valuable considerations

in consideration of
dollars

to her paid by Parties of the Second part

the receipt of which is hereby acknowledged, he is bargained and sold, and by these presents do

grant, bargain, sell and

convey to said Parties of the second part

here and assigns

a certain tract or parcel of land in Transylvania

County,

State of North Carolina

Brevard Township

and others, and bounded as follows, viz:

BEGINNING on a stake in the center of U. S. Highway No. 64, and runs thence N. 62° 10' E. 132 ft. leaving U. S. Highway No. 64, and running with the center line of Nicholson Creek Road to a stake in the center of Nicholson Creek Road, thence with the center line of the said Nicholson Creek Road the following courses and distances: N. 35° 50' E. 145.0 feet, to a stake; N. 17° 35' E. 145 ft. to a stake; N. 12° 05' E. 62 ft. to a stake; thence leaving the said Road and running down and with a fence N. 70° 00' W. 952 ft. to a corner fence post; thence with another fence, S. 71° 05' W. 382 ft. to an iron pipe located on the S. W. side of corner fence post; thence S. 60° 45' E. 488 ft. to a stake, said stake located S. 38° W. 8 ft. from a 10" black pine; and S. 7° E. 14 ft. from a 8" maple, and S. 71° E. 9½ ft. from a 12" Black Pine; thence S. 59° 25' E. 656 ft. to the point of BEGINNING. Containing 9.0 acres more or less.

As surveyed and platted by William Leonard, R.L.S., on November 24, 1959, copies of which said plat are on file with Kansas City Title Insurance Co., Charlotte North Carolina and with Brevard Federal Savings & Loan Assn., Brevard, North Carolina.

There is also conveyed by this deed all those certain water rights contained in that deed from R. L. Stokes and wife, to Ralph R. Fisher and wife, on May 13, 1931, by deed recorded in the office of the Register of Deeds for Transylvania County in Book 64 at page 117 and more particularly described as follows: "There is also conveyed by this tract of land a right-of-way to the stream or branch belonging to R. L. Stokes, adjoining said tract last above described, to the reservoir and the right to use said pipe lines now installed, together with the right to egress, ingress and regress along said pipe line and on said reservoir for the purpose of repairing or installing larger and more adequate pipes and reservoir and the said parties of the second part are to have the free use of said right-of-way, reservoir and pipes for the purpose of furnishing water to any building or buildings located on said ten acres.

RECORD OF DEEDS 128

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TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said Parties of the second part, their

heirs and assigns to their only use and behoof forever.

And the said party of the first part, for her self and her heirs, executors and administrators, covenant with said Parties of the Second Part, their heirs and assigns, that they are seized of said premises in fee, and have the right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, The said Party of the first part has hereunto set her hand and seal the day and year first above written.

(Revenue Stamp \$17.60)

Hazel Scott Stokes (SEAL)
(SEAL)
(SEAL)
(SEAL)

ATTEST:

STATE OF NORTH CAROLINA,

County.

I, Clerk of the Superior Court, hereby certify that and his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said being by me privately examined, separately and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the instrument, with this certificate, be registered.

Witness my hand and official seal, this day of , A. D. 19 , Clerk of the Superior Court.

STATE OF NORTH CAROLINA,

Transylvania County.

I, Mary Jane McCrory, Notary Public, do hereby certify that Hazel Scott Stokes, Widow of R. L. Stokes personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the instrument, with this certificate, be registered.

Witness my hand and Notarial seal, this 10 day of December, A. D. 19 59
(Notary Public Seal)
My commission expires the 18 day of March, 19 60 Mary Jane McCrory, N. P. (SEAL)

STATE OF NORTH CAROLINA,
TRANSYLVANIA COUNTY.

The foregoing certificate of Mary Jane McCrory, a Notary Public of Transylvania County, is adjudged to be correct. Let the instrument, with the certificate, be registered.

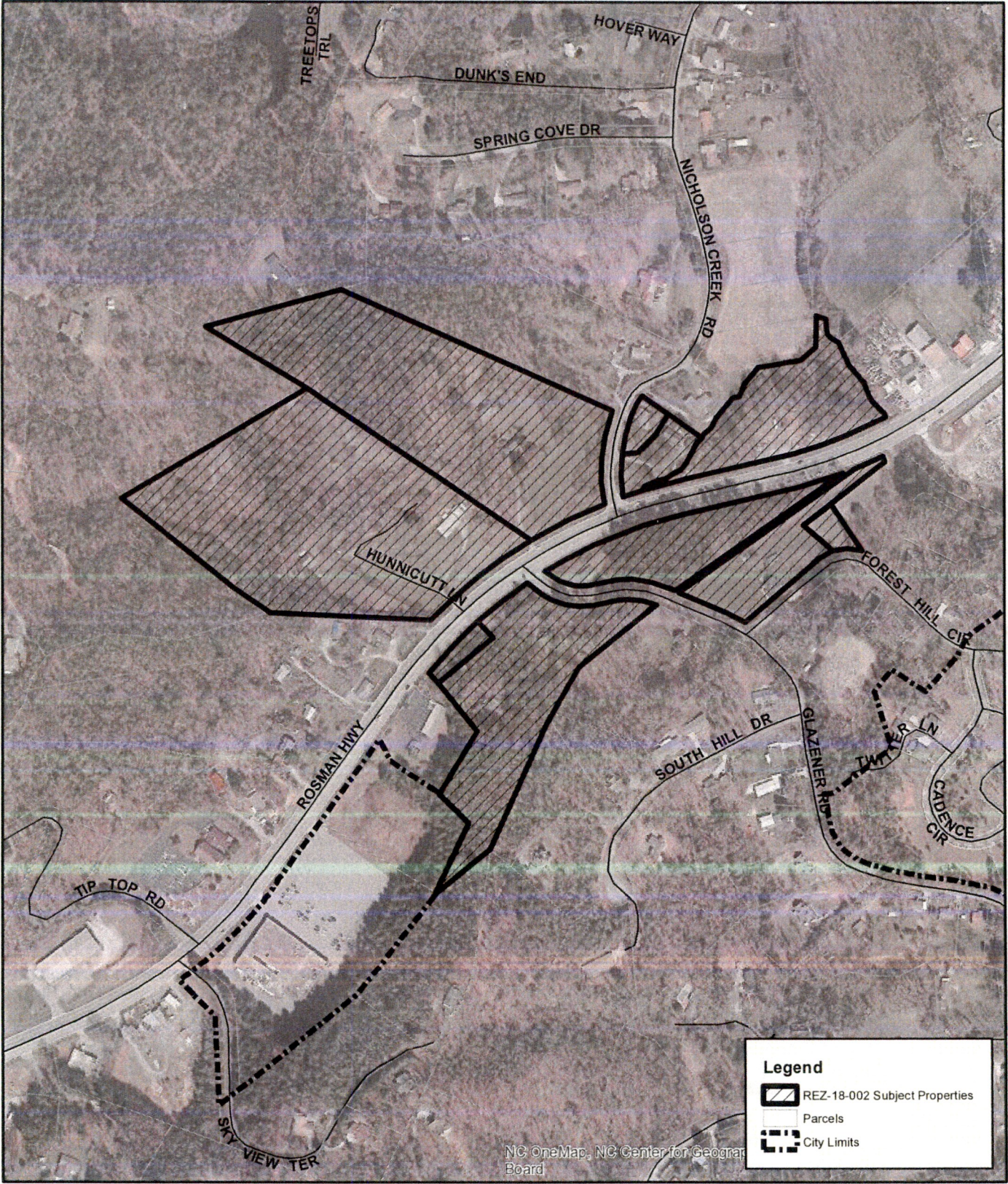
Witness my hand and official seal, this 10th day of December, A. D. 19 59

F. M. McCall, Clerk of the Superior Court.

Filed for registration on the 10 day of December, 19 59, at 1:30 o'clock

P. M., and registered in the office of the Register of Deeds for Transylvania County, North Carolina, this 10 day of December, 19 59, at 4:40 o'clock P. M., in Book 128 of Deeds, on page 14 etc.

Register of Deeds.



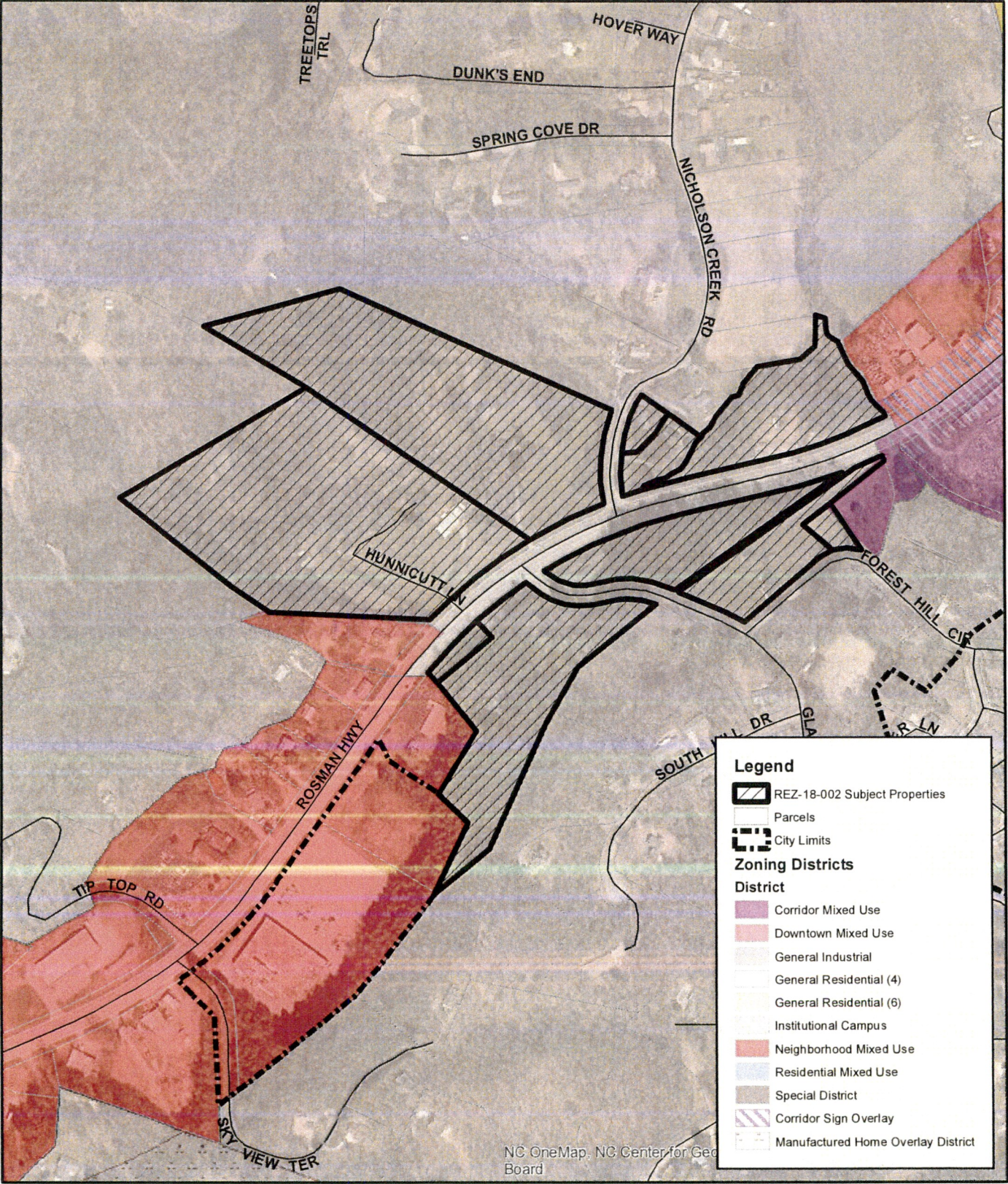
Rezoning Request REZ-18-002
Site Map

1 inch = 400 feet



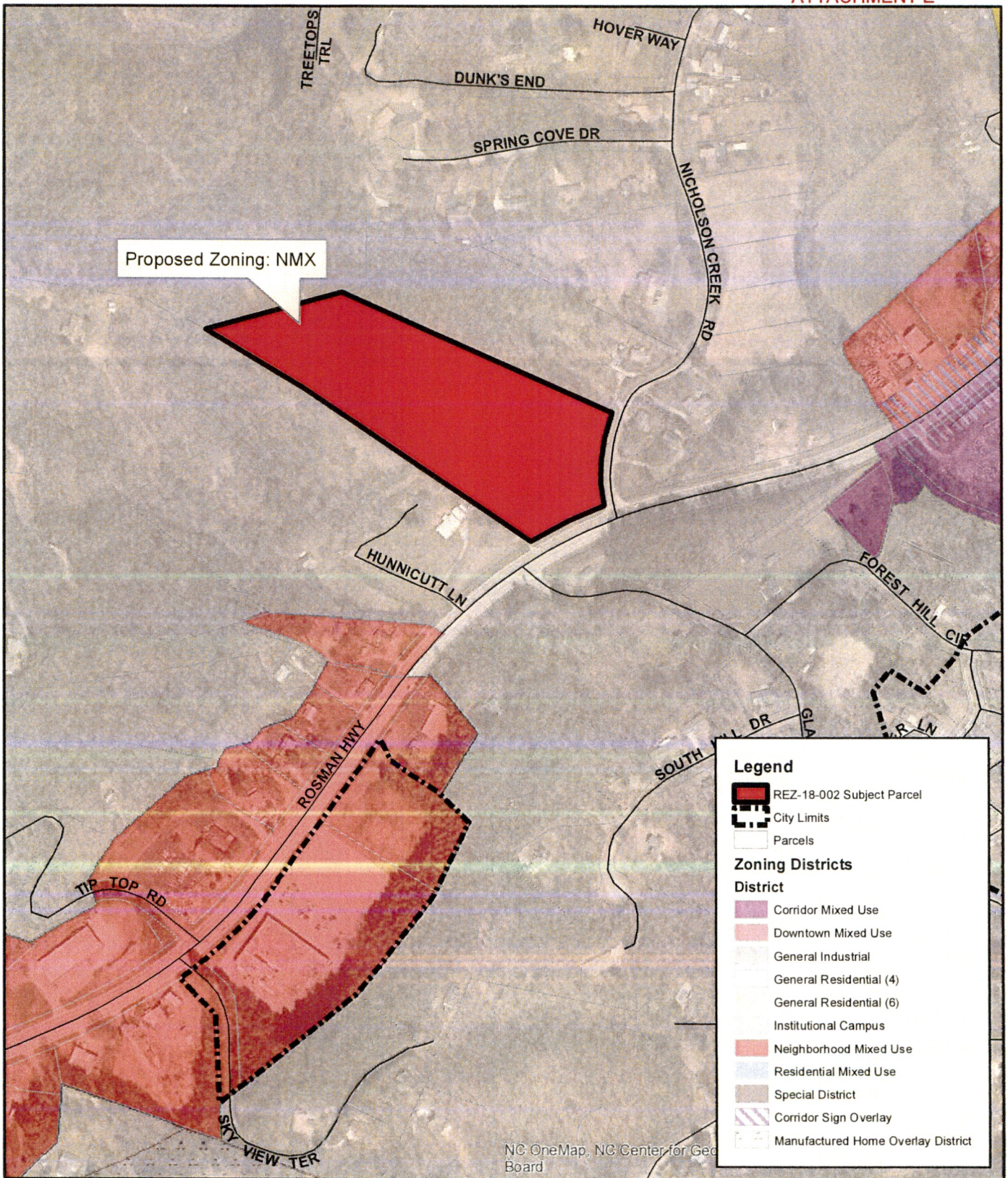
Rezoning Request REZ-18-002
Vicinity Map

1 inch = 1,000 feet



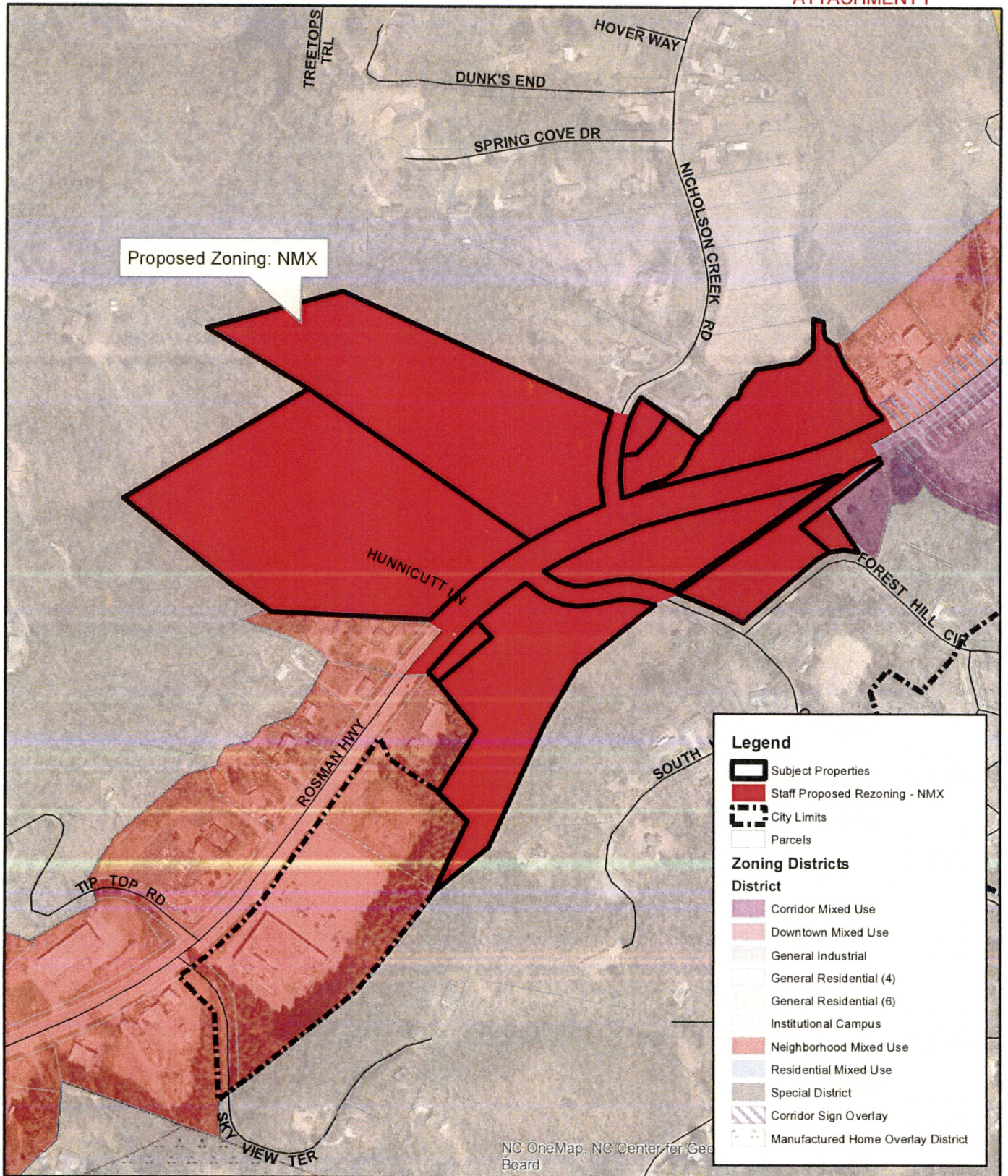
Rezoning Request REZ-18-002
Current Zoning

1 inch = 400 feet



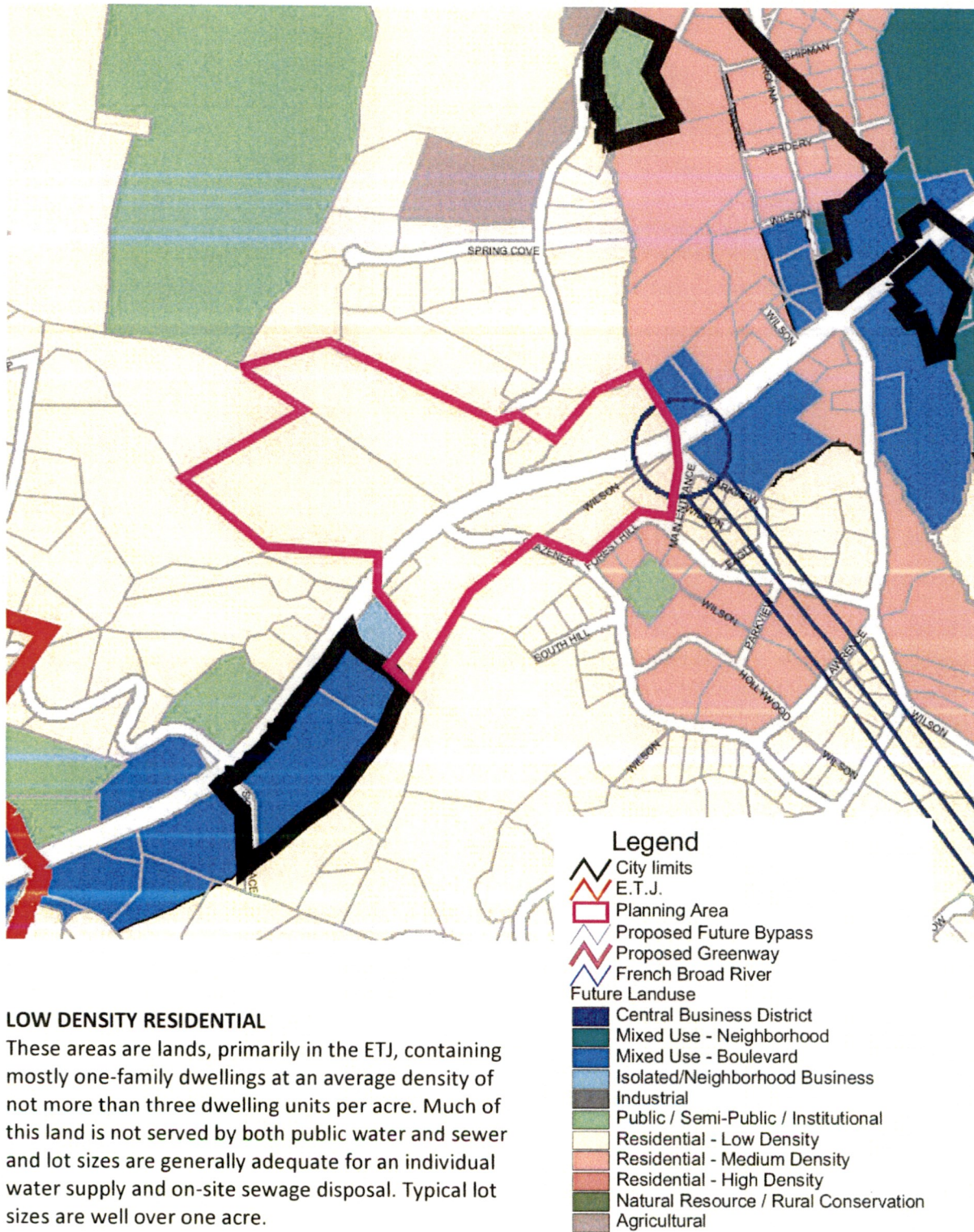
Rezoning Request REZ-18-002
Applicant Request

1 inch = 400 feet



Rezoning Request REZ-18-002
Staff Proposed Zoning

1 inch = 400 feet



2.2. - Use categories and tables of permitted uses.

C. Use matrix. The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.

1. "P" denotes those uses that are permitted "by right."
2. "—" denotes those uses that are not permitted within the given district.
3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in Chapter 16. Additional standards for certain uses requiring a special use permit are set forth in Chapters 3 and 5 of this ordinance.
4. "PS" denotes those uses that are permitted with additional standards, which are set forth in Chapter 3.
5. "GD" denotes those uses may be permitted as a Group Development in accordance with the provisions set forth in Chapter 16.
6. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.

BASE DISTRICT	GR	RMX	NMX	DMX	CMX	IC	GI
Residential							
Dwelling—Single Family (Site-built) ^(a)	P	P	—	—	—	P	—
Dwelling—Duplex	P	P	P	—	—	P	—
Dwelling—Town Home or Condominium Structure	GD	P	P	P	P	P	
Dwelling—Multifamily 3—4 units/bldg, not including Condominium Buildings or multiple structures	SUP	P	P	P	P	P	—
Dwelling—Multifamily more than 4 units/bldg	—	P	P	P	P	P	—
Dwelling—Secondary	PS	PS	PS	PS	PS	PS	—
Family Care Home (Less than 6 residents)	P	P	P	P	P	P	—
Home Occupation	PS	PS	P	P	P	P	—
Housing Service for the Elderly	SUP	P	P	P	P	P	—
Live-Work Units	Please see Subsection (e) below						—
Manufactured Home (single unit) ^(b)	MHD	MHD	MHD	MHD	MHD	MHD	
Manufactured Home Park	SUP	SUP	—	—	—	—	—
Recreational Vehicle	—	—	—	—	—	—	—
Lodging							
Bed and Breakfast Home	PS	PS	PS	PS	PS	PS	—
Bed and Breakfast Inns	SUP	PS	PS	PS	PS	PS	—
Accessory Rental Cottage/Cabins ^(c)	PS	PS	PS	—	—	—	—
Hotels/Motels/Inns	—	—	—	P	P	P	—
Rooming or Boarding House	—	—	P	P	P	P	—
Recreational Vehicle Park	—	—	—	—	—	—	—

Office/Service							
Animal Services	—	—	P	P	P	P	P
Artist Workshop	—	P	P	P	P	P	P
ATM	—	—	P	P	P	P	—
Banks, Credit Unions, Financial Services	—	—	P	P	P	P	P
Business Support Services	—	SUP	P	P	P	P	P
Adult/Child Day Care Home (Less than 6)	PS	PS	PS	PS	PS	PS	—
Adult/Child Day Care Center (6 or more)	—	PS	PS	PS	PS	PS	PS
Community Service Organization	—	SUP	P	P	P	P	P
Drive Thru Service	—	—	SUP	SUP	P	—	—
Equipment Rental	—	—	—	—	P	—	P
Funeral Homes	—	—	PS	PS	PS	PS	—
Group Care Facility (6 or more residents)	—	P	P	P	P	P	—
Government Services	—	P	P	P	P	P	P
Kennels	—	—	SUP	—	PS	—	PS
Medical Services—Clinic, Urgent Care Center	—	SUP	SUP	P	P	P	—
Medical Services—Doctor office	—	P	P	P	P	P	—
Post Office	—	—	P	P	P	P	—
Professional Services	SUP	P	P	P	P	P	P
Personal Services	—	P	P	P	P	P	—
Studio—Art, Dance, Martial Arts, Music	—	P	P	P	P	P	—
Vehicle Services—Major Repair/Body Work	—	—	—	—	PS	—	PS
Vehicle Services—Minor Maintenance/Repair ^(d)	—	—	SUP	SUP	PS	PS	PS
Retail/Restaurants							
Accessory Retail	—	—	—	—	—	—	PS
Alcoholic Beverage Sales Store	—	—	SUP	P	P	—	—
Auto / Mechanical Parts Sales	—	—	—	P	P	—	P
Bar/Tavern/Night Club	—	—	SUP	P	P	—	—
Drive-Thru Retail/Restaurants	—	—	SUP	SUP	PS	—	—
Gas Station	—	—	SUP	SUP	PS	—	PS
General Retail	—	—	P	P	P	P	—
Restaurant	—	—	P	P	P	P	P
Shopping Center - Neighborhood Center	—	—	GD	GD	GD	—	—
Shopping Center - Community Center	—	—	—	—	GD	—	—

Vehicle/Heavy Equipment Sales - Outdoor	—	—	—	—	PS	—	PS
Vehicle/Heavy Equipment Sales - Indoor	—	—	PS	PS	PS	—	PS
Entertainment/Recreation							
Amusements, Indoor	—	—	SUP	P	P	SUP	P
Amusements, Outdoor	—	—	SUP	SUP	P	—	P
Cultural or Community Facility	SUP	P	P	P	P	P	—
Meeting Facilities	—	SUP	P	P	P	P	—
Recreation Facilities, Indoor	SUP	SUP	SUP	P	P	P	P
Recreation Facilities, Outdoor	SUP	P	P	P	P	P	P
Theater, Movie	—	—	—	P	P	—	—
Theater, Live Performance	—	SUP	SUP	P	P	P	—
Manufacturing/Wholesale/Storage							
Inert Debris Storage or Disposal Facilities	—	—	—	—	—	—	PS
Junkyard	—	—	—	—	—	—	SUP
Laboratory—Medical, Analytical, Research and Development	—	—	—	—	SUP	SUP	P
Laundry, Dry Cleaning Plant	—	—	—	—	SUP	P	P
Manufacturing, Light	—	—	—	—	SUP	—	P
Manufacturing, Neighborhood	—	—	P	P	P	P	P
Manufacturing, Heavy	—	—	—	—	—	—	SUP
Media Production	—	—	P	P	P	P	P
Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	P	—	P
Mini-Warehouses	—	—	—	—	SUP	—	P
Recycling—Small Collection Facility	—	—	—	—	SUP	SUP	P
Research and Development	—	—	—	P	P	P	P
Storage—Outdoor Storage Yard as a Primary Use	—	—	—	—	SUP	—	P
Storage—Warehouse, Indoor Storage	—	—	—	—	SUP	—	P
Wholesaling and Distribution	—	—	—	—	P	—	P
Civic/Institutional							
Campground/Artist Colony/Summer Camp	SUP	SUP	SUP	—	—	SUP	—
Cemeteries	PS	PS	PS	PS	PS	PS	—
Colleges/Universities	—	—	SUP	P	P	P	—
Hospital	—	—	—	P	P	P	—
Jail	—	—	SUP	SUP	P	P	P

ATTACHMENT H

Public Safety Station	SUP	SUP	P	P	P	P	P
Religious Institutions	SUP	P	P	P	P	P	—
Schools—Elementary and Secondary	SUP	P	P	P	P	P	—
Schools—Vocational/Technical	SUP	P	P	P	P	P	P
Infrastructure							
Wireless Telecommunication Facility—Stealth	P	P	P	P	P	P	P
Wireless Telecommunication Facility—Tower	—	—	—	—	SUP	—	PS
Utilities—Class 1 and 2	P	P	P	P	P	P	P
Utilities—Class 3	—	—	—	—	—	—	P
Miscellaneous Uses							
Adult Establishment	—	—	—	—	—	—	SUP
Outdoor Firing Range	—	—	—	—	—	—	SUP
Indoor Firing Range	—	—	—	SUP	SUP	SUP	SUP
Agriculture	P	—	—	—	P	P	P
Parking	PS	P	P	P	P	P	P
Swimming Pool—Residential Accessory Use	PS	PS	PS	PS	PS	PS	—
Swimming Pool—Primary Use	—	SUP	SUP	PS	PS	PS	—
Fences	PS	PS	PS	PS	PS	PS	PS
Human Crematories	—	—	PS	PS	PS	P	P
Temporary Uses and Structures							
Carnivals or Circus	—	—	—	—	PS	PS	PS
Farmers Market	—	—	PS	PS	PS	PS	—
Religious Meeting	PS	PS	PS	PS	PS	PS	PS
Contractor's Office and Equipment Shed	PS	PS	PS	PS	PS	PS	PS
Seasonal Structures	PS	PS	PS	PS	PS	PS	PS
Satellite Real Estate Sales Office	PS	PS	PS	PS	PS	PS	PS
Special Event	PS	PS	PS	PS	PS	PS	PS
Temporary Vendors	—	—	PS	PS	PS	—	—
Vending Pushcarts	—	—	—	PS	—	—	—
Mobile Food Vendors	—	—	PS	PS	PS	PS	PS

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS**

NCGS 160A-383 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the governing board. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

The Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

2015 Comprehensive Plan, Element 2: Economic Health:

OBJECTIVE 2.1: Expanded tax base. As the City of Brevard's primary source of financial capital, the City will take proactive measures to stabilize and grow the tax base.

POLICY 2.1.A: Modify zoning regulations to encourage and allow greater density and intensities of land use within its jurisdiction.

2012 City of Brevard Vision Statement:

Foster economic diversity while enhancing the quality of life in an environmentally friendly way by creating an environment that promotes and encourages businesses, and business owners, attracted to and utilizing our natural assets of woods and water and our cultural/historic assets of music, arts, and outdoor recreation.

The Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **inconsistent** with the following elements of the City's adopted plans and policies:

The 2002 City of Brevard Land Use Plan, Future Land Use Map recommends use of this property for Residential – Low Density.

The Plan text contains the following language describing the Residential – Low Density land use category:

These areas contain mostly one-family dwellings at an average density of not more than three dwelling units per acre and are mostly zoned R-1. Much of this land may not be served by public water and sewer and lot sizes should be adequate for an individual water supply and on-site sewage disposal. Typical lot sizes are 10,000 square feet or more. Agriculture occurs here and should continue to be allowed. Within this category opportunities for traditional, compact, rural commercial/community centers should be allowed to serve the daily needs of the surrounding community. Some of these areas, with their low-density development are prime candidates for conservation easements or the purchase/transfer of development rights to maintain their rural character.