

MINUTES
BREVARD PLANNING BOARD MEETING
JUNE 18, 2019

Brevard Planning Board met for a regular meeting, Tuesday, June 18, 2019, at 6:00 PM in Council Chambers of City Hall.

Members Present: Jimmy Perkins, Chair
Keenan Smith
John Folger
Molly Jenkins
Chris Strassner
Stephanie Smith

Members Absent: Demi Loftis, Vice Chair

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

Others: Juan Mascaro, Vice President of Finance and Operations, CFO,
Brevard College
Burke Ulrey, Brevard College

I. Welcome

At 6:00 PM, Chair, Jimmy Perkins, called the meeting to order.

II. Introduction of Planning Board Members

Board and staff introduced themselves.

III. Certification of Quorum

Chair, Jimmy Perkins confirmed with the Clerk to the Board that a quorum of the board was present.

IV. Approval of Agenda

M. Jenkins moved to approve the agenda, seconded by C. Strassner, unanimously carried.

V. Approval of Minutes – May 21, 2019

Motion to approve as presented by K. Smith, seconded by M. Jenkins, unanimously carried

VI. Old Business

a. TXT-18-015 Sign Amendments

The board decided to table old business and hear new business first.

After discussion of the Brevard College Master Plan the board decided that holding a special workshop meeting to address the sign amendments would be more efficient.

Motion by C. Strassner to hold a special meeting to discuss sign amendments in September, the date to be decided at the August 20, 2019 meeting, seconded by M. Jenkins, unanimously carried.

VII. New Business

a. TXT-19-008 to Request Revisions to Brevard College Masterplan

Daniel Cobb, Planning Director explained the history of the Brevard College Masterplan which was adopted in 2009 and explained that they are requesting an amendment to the plan to modify it to match their plans for growth and to amend the current conditions.

He presented his staff report which included the current ordinance, Brevard College's requested changes and Planning Staff's recommended changes, which are attached hereto and labeled, Attachment C, E & F. Staff report is attached and labeled Exhibit "A".

Juan Muscaro stated that the college wants to update the plan to include future growth, additional signage and to change some of the conditions in the original master plan.

After discussion and questions by the board it was determined as follows:

1. The recommended master plan map labeled L4 needs some revisions and to better match existing plan maps.
2. That specification of lumens and better detail on the "low light" shown on the plan need to be provided.
3. The majority of the board indicated agreement that the City and College should work together to build the multiuse path/sidewalk and that an agreement needs to be reached and included in the revised plan.
4. Requested signage is larger than the current ordinance would allow and the board would like to see revisions to reduce maximum allowed ground sign(s) and the number of signs.

C. Strassner moved to table the matter until the August 20, 2019 meeting to allow time to clean up the plan map and language, seconded by K. Smith and unanimously carried.

b. Review of Updated “Official Zoning Map”

Aaron Bland, Planner, presented the proposed current official zoning map for the board’s review and approval and explained that staff would like to do this annually. Map attached and labeled, Exhibit “B”.

Motion to approve the current official zoning map as presented by M. Jenkins, seconded by C. Strassner, unanimously carried.

VII. Public Comment-None

VIII. Remarks

Daniel Cobb, Planning Director, stated that this would be his last Planning Board meeting because he has taken the position of Town Manager for Mills River. He stated that the board has been good to work with and that he would miss it.

Jimmy Perkins, Chair, told Daniel that he has done wonderful work with the Planning Department. He further said that Daniel is good at staying focused, provides excellent information and is just a good fellow and that he would be missed.

X. Adjourn

There being no further business, K. Smith moved to adjourn, seconded by C. Strassner, unanimously carried, and the meeting adjourned at 7:28 PM.

Jimmy Perkins, Chair

Janice H. Pinson, Board Clerk

STAFF REPORT

Planning Board, Tuesday, June 18, 2019

Title: Brevard College Planned Development District - TXT-19-008

The Board will consider a request of Brevard College for an amendment to its Planned Development District List of Conditions.

Speaker:	Daniel Cobb, AICP, Planning Director
Prepared by:	Daniel Cobb, AICP, Planning Director
Approved by:	Daniel Cobb, AICP, Planning Director

Background

The Board reviewed this request at its regular meeting on May 21, 2019. The item was tabled pending additional information from the applicant, which is not included.

On April 16, 2019 the City received an application from Burke Ulrey, agent for Brevard College (Applicant) for an amendment to the Brevard College Planned Development District (see Attachment A). Below is a written summary of the Applicant's justification for these changes:

"Brevard College, in consultation from CREDO Group and approved by the Board of Trustees, has undergone an extensive review of our existing 2014 master plan. Working within the confines set forth by existing plan allowances, we are asking for adjustments as presented for review and acceptance. Minor adjustments have been made to building reference names in order to more accurately describe their function. Building locations are similar but vary in actual placement and shape. Roadways and parking are better defined to reflect their definition and purpose."

In 2014 the Brevard College Planned Development District (District) was established via Ordinance 2014-07 (see Attachment B). Included with this plan was a List of Conditions, which are the site-specific development standards by which development is to occur within the District (see Attachment C).

Discussion

The application before the Board is for an amendment to the Brevard College Preliminary Masterplan and List of Conditions. Since the original adoption in 2014 the Applicant has made improvements and added new construction to the campus. The proposed changes to the Masterplan include additional facilities, re-routing of the multiuse path, and renovating several structures (see Attachment D, specifically sheet L4). Sheet_XX of the current Masterplan includes existing conditions. An updated version of this sheet was not included with the application.

Furthermore, the Applicant is seeking changes to the adopted List of Conditions (see Attachment E, lines 100 and 149) regarding the multiuse path and signage. The adopted List of Conditions placed the responsibility of constructing the multiuse path across the campus upon the Applicant. Since approval in 2014 and the application received this year,

A brief list of plans includes Brevard College, Brevard Music Center, Transylvania Regional Hospital, and Davidson River Village.

Recommendation

Staff recommends approval of the attached Preliminary Masterplan (Attachment D) and Staff's version of the List of Conditions (Attachment F).

The Board's options are as follows:

- 1) Recommend approval of the requested amendments as presented;
- 2) Recommend approval of the requested amendments with modifications;
- 3) Recommend approval of the requested amendments combining options (1) and (2);
- 4) Deny the request.

Attachments

- A. Application and Site Plan
- B. Current Preliminary Masterplan
- C. Current List of Conditions
- D. Proposed Preliminary Masterplan
- E. Proposed List of Conditions – Applicant
- F. Proposed List of Conditions – Staff
- G. Emergency Access Road

EXHIBIT C

ORDINANCE NO. 2019-XX

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT:
LIST OF CONDITIONS

1. **Definitions.** Within this List of Conditions, the following terms shall have the meanings articulated:

a. "District" refers to the Brevard College Planned Development District, as depicted on the Preliminary Master Plan and future Master Plan as defined below and shown on Exhibit A, which is created by the ordinance to which this List is attached.

b. "UDO" refers to the City of Brevard Unified Development Ordinance in effect as of April 21, 2014.

2. **Future Development.**

a. ***Compliance With Final Master Plan.*** Future development within the Brevard College Planned Development District shall comply with a Final Master Plan. The applicant shall provide a complete Final Master Plan for review and approval by the Planning Board within five years of the approval of this Ordinance. Phased development endeavors clearly denoted on the Preliminary Plan, presented for review and approval in the form of construction-ready documents shall be allowed; with such development indicated on the Final Master Plan as either "underway", "proposed" or "completed." Only those uses enumerated as uses in the District, including but not limited to height, bulk, mass, intensity of use, etc. shall be authorized by the City Planning Director as the approving authority. Modifications to the Final Master Plan shall be considered in accordance with Chapter 16, Section 16.8 of the UDO.

b. ***Review of Development Proposals Within Future Development Zones.*** The Planning Board shall review applications for development within areas designated as "Future Development Zones" on the final master plan. Such development shall be considered as an intermediate modification to the final master plan and reviewed in accordance with the procedures set forth in Chapter 16, Section 16.8 of the UDO. In approving development within future development zones, the Planning Board may attach fair and reasonable conditions directly related to the standards in the ordinance creating the District or the UDO, or to protect the public health, safety and welfare; provided, however, Brevard College shall not be required to waive a vested right as a condition of final master plan approval. Except as provided in this List of Conditions or as shown on the Preliminary Master Plan, the UDO applicable standards of the UDO shall control. The Planning Board may consider proposed development within a future development zone to be a major modification and therefore deny such development on the basis that it would be visually or functionally incompatible to the surrounding area, injurious to the public health, safety, and welfare, or detrimental to the value of adjoining property and associated uses.

c. ***Appeals and Hearings Regarding Major Modifications.*** Brevard College may appeal any decision of the Planning Director or Planning Board to deny approval of a final master plan in accordance with Section 16.8.E.6 of the UDO. Brevard College is also entitled to a hearing before City Council upon a finding by the Planning Board that a final master plan constitutes a "major modification". Hearings on these matters shall be heard by City Council in accordance with Section 16.8.E of the UDO and shall be considered under quasi-judicial procedures. The burden of proof of producing evidence to

support compliance with the development specifications of the District and of the UDO shall rest with Brevard College.

3. Land Use.

a. Allowable Land Uses. Land uses may be permitted according to the following table:

Allowable Land Uses
Dwelling-Single Family (Site-built)
Dwelling-Duplex
Dwelling-Multifamily 3-4 units/bldg, not including Condominium Buildings or multiple structures
Dwelling-Secondary
Bed and Breakfast Home
Bed and Breakfast Inns
Accessory Rental cottage / cabins
Artist Workshop
Adult / Child Day Care Home (Less than 6)
Adult / Child Day Care Center (6 or more)
Community Service Organization
Medical Services - Clinic, Urgent Care Center
Professional Services
Personal Services
Studio - Art, dance, martial arts, music
General retail consistent with the mission of Brevard College and approved special events
Restaurant
Cultural or Community Facility
Meeting Facilities
Recreation Facilities, Indoor
Recreation Facilities, Outdoor
Theater, Live Performance
Media production
Metal products fabrication, machine or welding shop
Recycling - Small collection facility
Campground/Artist Colony/Summer Camp
Colleges/Universities
Religious Institutions
Schools - Elementary & Secondary
Schools - Vocational/Technical
Wireless Telecommunication Facility-Stealth
Agriculture
Parking
Swimming Pool
Fences
Religious Meeting
Contractor's Office and Equipment Shed
Seasonal Structures
Special events

b. *Dimensional Requirements.* Structures within the Project Area shall be designed and constructed in a manner that is generally consistent with structures as shown on the Final Master Plan with respect to location, area, height, bulk, and mass. The Zoning Administrator shall refer to the normal requirements for institutional campuses in situations where dimensional requirements cannot be derived from the Final Master Plan. Setbacks and buffers shall comply with Chapters 6 and 8 of the UDO the greatest extent possible and per the Planning Board exigent circumstances concerning types of buffers and buffer locations may be resolved by the Zoning Administrator.

4. **Public Infrastructure.**

- a. Brevard College shall continue to take steps to remove all rain-attributed inflow and infiltration into the City of Brevard's sanitary sewer system from within the District.
- b. Brevard College shall survey locate and dedicate by a formal plat of dedication denoting twenty (20) foot on-center easements and accompanying dedication agreements for all public utilities currently owned and maintained by the City of Brevard on the Brevard College campus.
- c. All future water and sewer line extensions within the District shall comply with applicable standards of the North Carolina Department of Environment and Natural Resources, Brevard City Code and the standard operating practices and procedures of the Public Services Director. Brevard College shall grant such public water, sewer or stormwater easements as may be required by the Public Services Director associated with future water or sewer line extensions within the District.
- d. Brevard College shall construct a pedestrian sidewalk and pathway system within the District, as shown on the Preliminary and ultimately the Final Master Plans. Such system shall be completed within 10 years of the effective date of this ordinance.
- e. All public streets built within the Brevard College property shall be built to City of Brevard street standards. The Planning Board, in consultation with the City Engineer, is authorized to consider alternative designs for private streets within the District when such streets are not intended for dedication to the City of Brevard. Such alternative designs may address environmental considerations such as low impact design, sustainable stormwater management, and may be designed to complement the current character of the District. However, such alternative designs shall meet the spirit and intent of the City's normal street design requirements ("durable, dustless surface[s]") and shall not compromise vehicle or pedestrian safety, public service delivery, and emergency services access. All future transportation and, where applicable, pedestrian infrastructure (eg, "quads" or public gathering areas adjacent to residence facilitates or congregational areas) shall comply with all Fire Code requirements codified at that time for fire equipment and personnel access.
- f. All future subdivision of land within the District shall comply with the public road frontage requirements of the UDO, including "Estate Lots".

5. **Environmental Protection, Architectural & Lighting Requirements in Addition to the Normal Requirements of Chapters 5, 6, 8 & 11 of the UDO.**

- a. The Planning Director shall be approving authority with regard to the architectural design of structures proposed upon the Final Master Plan. The Planning Director may refer any structure to the Community Appearance Commission for review.

- b. Landscape lighting shall be low-level landscape lighting, bollards, and other non-intrusive types that will minimize the impact of the project upon the community view shed.

- c. Brevard College shall comply with the normal requirements for stormwater management, floodplain protection and development, and stream buffer protection as set forth in Chapter 6 of the UDO and as depicted on the Preliminary Master Plan.

- d. The parcel owned by Brevard College at the corner of French Broad and Market Streets designated on the Preliminary Master Plan as "future parking" shall employ parking lot landscaping and screening requirements as per Chapter 8, Sections 8.6 and 8.7 immediately upon use as a parking facility; and shall employ a durable, dustless surface built and striped to the City's parking lot standards, including some allowance for stormwater management

6. Public Safety.

- a. Prior to the submittal of the Final Master Plan, Brevard College shall install Knox Boxes on each building located on the campus, except as already arranged and accounted for at present. The opportunity for structures proximate to one another to share a Knox Box shall be at the discretion of the Fire Chief. Any newly-constructed buildings as proposed by the Preliminary Master Plan prior to the submittal of the Final Master Plan will be required to immediately secure a Knox Box to the structure.

- b. Brevard College shall designate the City of Brevard Police Department as an agent of the College for the purposes of law enforcement.

- c. Maintenance of Infrastructure. Open Space & Recreation Space, Stormwater Systems. Except for infrastructure dedicated to the City of Brevard, Brevard College shall be responsible for maintaining all infrastructure, recreation space, open space, and stormwater systems in compliance with all applicable requirements of City Code and this Ordinance, and in a manner that is consistent with the Final Master Plan.

- d. Access by Representatives of the City. Brevard College shall provide the City with satisfactory assurance that representatives of the City shall have access to the District property so that the City may monitor and, if necessary, enforce compliance all applicable requirements of City Code, Ordinance, and the Final Master Plan.

EXHIBIT C
Ordinance No. 2014-07

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT:
LIST OF CONDITIONS

1. **Definitions.** Within this List of Conditions, the following terms shall have the meanings articulated:
- a. "District" refers to the Brevard College Planned Development District, as depicted on the Preliminary Master Plan and future Master Plan as defined below and shown on Exhibit A, which is created by the ordinance to which this List is attached.
- b. "UDO" refers to the City of Brevard Unified Development Ordinance in effect as of April 21, 2014.

2. **Future Development.**

- a. ***Compliance With Final Master Plan.*** Future development within the Brevard College Planned Development District shall comply with a Final Master Plan. The applicant shall provide a complete Final Master Plan for review and approval by the Planning Board within five years of the approval of this Ordinance. Phased development endeavors clearly denoted on the Preliminary Plan, presented for review and approval in the form of construction-ready documents shall be allowed, with such development indicated on the Final Master Plan as either "underway", "proposed" or "completed." Only those uses enumerated as uses in the District, including but not limited to height, bulk, mass, intensity of use, etc. shall be authorized by the City Planning Director as the approving authority. Modifications to the Final Master Plan shall be considered in accordance with Chapter 16, Section 16.8 of the UDO.

- b. ***Review of Development Proposals Within Future Development Zones.*** The Planning Board shall review applications for development within areas designated as "Future Development Zones" on the final master plan. Such development shall be considered as an intermediate modification to the final master plan and reviewed in accordance with the procedures set forth in Chapter 16, Section 16.8 of the UDO. In approving development within future development zones, the Planning Board may attach fair and reasonable conditions directly related to the standards in the ordinance creating the District or the UDO, or to protect the public health, safety and welfare; provided, however, Brevard College shall not be required to waive a vested right as a condition of final master plan approval. Except as provided in this List of Conditions or as shown on the Preliminary Master Plan, the UDO applicable standards of the UDO shall control. The Planning Board may consider proposed development within a future development zone to be a major modification and therefore deny such development on the basis that it would be visually or functionally incompatible to the surrounding area, injurious to the public health, safety, and welfare, or detrimental to the value of adjoining property and associated uses.

- c. ***Appeals and Hearings Regarding Major Modifications.*** Brevard College may appeal any decision of the Planning Director or Planning Board to deny approval of a final master plan in accordance with Section 16.8.E.6 of the UDO. Brevard College is also entitled to a hearing before City Council upon a finding by the Planning Board that a final master plan constitutes a "major modification". Hearings on these matters shall be heard by City Council in accordance with Section 16.8.E of the UDO and shall be considered under quasi-judicial procedures. The burden of proof of producing evidence to

support compliance with the development specifications of the District and of the UDO shall rest with Brevard College.

3. Land Use.

- a. Allowable Land Uses. Land uses may be permitted according to the following table:

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Bed and Breakfast Inns
Accessory Rental cottage / cabins
Artist Workshop
Adult / Child Day Care Home (less than 6)
Adult / Child Day Care Center (6 or more)
Community Service Organization
Medical Services - Clinic, Urgent Care Center
Professional Services
Personal Services
Studio – Art, dance, martial arts, music
General retail consistent with the mission of Brevard College and approved special events
Restaurant
Cultural or Community Facility
Meeting Facilities
Recreation Facilities, Indoor
Recreation Facilities, Outdoor
Theater, Live Performance
Media production
Metal products fabrication, machine or welding shop
Recycling - Small collection facility
Campground/Artist Colony/Summer Camp
Colleges/Universities
Religious Institutions
Schools – Elementary & Secondary
Schools – Vocational/Technical
Wireless Telecommunication Facility-Stealth
Agriculture
Parking
Swimming Pool
Fences
Religious Meeting
Contractor's Office and Equipment Shed
Seasonal Structures
Special events

b. *Dimensional Requirements.* Structures within the Project Area shall be designed and constructed in a manner that is generally consistent with structures as shown on the Final Master Plan with respect to location, area, height, bulk, and mass. The Zoning Administrator shall refer to the normal requirements for institutional campuses in situations where dimensional requirements cannot be derived from the Final Master Plan. Setbacks and buffers shall comply with Chapters 6 and 8 of the UDO the greatest extent possible and per the Planning Board exigent circumstances concerning types of buffers and buffer locations may be resolved by the Zoning Administrator.

4. **Public Infrastructure.**

a. Brevard College shall continue to take steps to remove all rain-attributed inflow and infiltration into the City of Brevard's sanitary sewer system from within the District.

b. Brevard College shall survey locate and dedicate by a formal plat of dedication denoting twenty (20) foot on-center easements and accompanying dedication agreements for all public utilities currently owned and maintained by the City of Brevard on the Brevard College campus.

c. All future water and sewer line extensions within the District shall comply with applicable standards of the North Carolina Department of Environment and Natural Resources, Brevard City Code and the standard operating practices and procedures of the Public Services Director. Brevard College shall grant such public water, sewer or stormwater easements as may be required by the Public Services Director associated with future water or sewer line extensions within the District.

d. Brevard College shall construct a pedestrian sidewalk and pathway system within the District, as shown on the Preliminary and ultimately the Final Master Plans. Such system shall be funded by the City of Brevard and completed within 10 years of the effective date of this ordinance. Once complete, Brevard College will fund and maintain the lighting of said pathway/walkway within 24 months.

e. All public streets built within the Brevard College property shall be built to City of Brevard street standards. The Planning Board, in consultation with the City Engineer, is authorized to consider alternative designs for private streets within the District when such streets are not intended for dedication to the City of Brevard. Such alternative designs may address environmental considerations such as low impact design, sustainable stormwater management, and may be designed to complement the current character of the District. However, such alternative designs shall meet the spirit and intent of the City's normal street design requirements ("durable, dustless surface[s]") and shall not compromise vehicle or pedestrian safety, public service delivery, and emergency services access. All future transportation and, where applicable, pedestrian infrastructure (eg, "quads" or public gathering areas adjacent to residence facilitates or congregational areas) shall comply with all Fire Code requirements codified at that time for fire equipment and personnel access.

f. All future subdivision of land within the District shall comply with the public road frontage requirements of the UDO, including "Estate Lots".

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129 Planning Director may refer any structure to the Community Appearance
130 Commission for review.

131
132 b. Landscape lighting shall be low-level landscape lighting, bollards, and other
133 non-intrusive types that will minimize the impact of the project upon the
134 community view shed.

135
136 c. Brevard College shall comply with the normal requirements for stormwater
137 management, floodplain protection and development, and stream buffer
138 protection as set forth in Chapter 6 of the UDO and as depicted on the
139 Preliminary Master Plan.

140
141 d. The parcel owned by Brevard College at the corner of French Broad and
142 Market Streets designated on the Preliminary Master Plan as "future parking"
143 shall employ parking lot landscaping and screening requirements as per
144 Chapter 8, Sections 8.6 and 8.7 immediately upon use as a parking facility;
145 and shall employ a durable, dustless surface built and striped to the City's
146 parking lot standards, including some allowance for stormwater
147 management.

148
149 ~~d. Signage to be established in accordance with the master plan. Materials~~
150 ~~consisting of, but not limited to, Steel Stainless Steel and Aluminum. Native~~
151 ~~boulders and stonework may be used but not included in square footage~~
152 ~~calculation. Indirect backlighting with low-voltage LED may also be~~
153 ~~incorporated in design. Current double-sided, main entrance sign consisting~~
154 ~~of 52 square feet per side, will be moved in accordance with master plan to~~
155 ~~new road entrance on Neely Road. The main entrance sign is to be replaced~~
156 ~~with similar design not to exceed 150 square feet per side. Other signage~~
157 ~~along N. Broad Street, not to exceed 3 individual signs, totaling and/or~~
158 ~~averaging 240 sq. ft. between the three, spaced no closed than 250 lf. Other~~
159 ~~signage on campus will conform to master plan specifications. Banners will~~
160 ~~be allowed within the district for special events and/or permanent occasions.~~

161
162 6. Public Safety.

163
164 a. Prior to the submittal of the Final Master Plan, Brevard College shall install
165 Knox Boxes on each building located on the campus, except as already
166 arranged and accounted for at present. The opportunity for structures
167 proximate to one another to share a Knox Box shall be at the discretion of the
168 Fire Chief. Any newly-constructed buildings as proposed by the Preliminary
169 Master Plan prior to the submittal of the Final Master Plan will be required to
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172 b. Brevard College shall designate the City of Brevard Police Department as an
173 agent of the College for the purposes of law enforcement.

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175 c. Maintenance of Infrastructure, Open Space & Recreation Space, Stormwater
176 Systems. Except for infrastructure dedicated to the City of Brevard, Brevard
177 College shall be responsible for maintaining all infrastructure, recreation
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179 requirements of City Code and this Ordinance, and in a manner that is
180 consistent with the Final Master Plan.

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182 d. Access by Representatives of the City. Brevard College shall provide the City
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184 to the District property so that the City may monitor and, if necessary,
185 enforce compliance all applicable requirements of City Code, Ordinance, and
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b. "UDO" refers to the City of Brevard Unified Development Ordinance in effect as of ~~June 17, 2019~~ ~~April 21, 2014~~.

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~~b. Review of Development Proposals Within Future Development Zones. The Planning Board shall review applications for development within areas designated as "Future Development Zones" on the final master plan. Such development shall be considered as an intermediate modification to the final master plan and reviewed in accordance with the procedures set forth in Chapter 16, Section 16.8 of the UDO. In approving development within future development zones, the Planning Board may attach fair and reasonable conditions directly related to the standards in the ordinance creating the District of the UDO, or to protect the public health, safety and welfare; provided, however, Brevard College shall not be required to waive a vested right as a condition of final master plan approval. Except as provided in this List of Conditions or as shown on the Preliminary Master Plan, the UDO applicable standards of the UDO shall control. The Planning Board may consider proposed development within a future development zone to be a major modification and therefore deny such development on the basis that it would be visually or functionally incompatible to the surrounding area, injurious to the public health, safety, and welfare, or detrimental to the value of adjoining property and associated uses.~~

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under quasi-judicial procedures. The burden of proof of producing evidence to support compliance with the development specifications of the District and of the UDO shall rest with Brevard College.

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a. Allowable Land Uses. Land uses may be permitted according to the following table:

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Community Service Organization
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Studio - Art, dance, martial arts, music
General retail consistent with the mission of Brevard College and approved special events
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Meeting Facilities
Recreation Facilities, Indoor
Recreation Facilities, Outdoor
Theater, Live Performance
Media production
Metal products fabrication, machine or welding shop
Recycling - Small collection facility
Campground/Artist Colony/Summer Camp
Colleges/Universities
Religious Institutions
Schools - Elementary & Secondary
Schools - Vocational/Technical
Wireless Telecommunication Facility-Stealth
Agriculture
Parking
Swimming Pool
Fences
Religious Meeting
Contractor's Office and Equipment Shed
Seasonal Structures
Special events

b. *Dimensional Requirements.* Structures within the ~~Project Area~~ District shall be designed and constructed in a manner that is generally consistent with structures as shown on the ~~Final~~ Preliminary Master Plan with respect to location, area, height, bulk, and mass. The ~~Zoning Administrator~~ Planning Director shall refer to the normal requirements for Institutional Campus zoning districts ~~es~~ in situations where dimensional requirements cannot be derived from the ~~Final~~ Preliminary Master Plan. ~~Setbacks and~~ Buffers shall comply with Chapters 6 and 8 of the UDO the greatest extent possible. ~~The and per the~~ Planning Director may make adjustments to these standards in recognition of streambank protection, floodplains, or steep slopes. Other modifications shall be approved by the Planning Board. ~~Board request circumstances concerning types of buffers and buffer locations may be resolved by the Zoning Administrator.~~

4. ~~Public~~ Infrastructure.

a. Brevard College shall ~~Remove continue to take steps to remove~~ all rain-attributed inflow and infiltration into the City of Brevard's sanitary sewer system from within the District within two (2) years of the effective date of this Ordinance.

b. Brevard College shall survey locate and dedicate by a formal plat of dedication and accompanying dedication agreements ~~determining~~ twenty (20) foot on-center easements ~~and accompanying dedication agreements to the City of Brevard~~ for all public utilities located within the District currently ~~owned and maintained by the City of Brevard on the Brevard College campus within two (2) years of the effective date of this Ordinance.~~

c. All future water and sewer line extensions within the District shall comply with applicable standards of the North Carolina Department of Environment and Natural Resources, Brevard City Code and the standard operating practices and procedures of the Public Services Director. Brevard College shall grant such public water, sewer or stormwater easements as may be required by the Public Services Director associated with future water or sewer line extensions within the District

d. Brevard College shall construct a multituse path pedestrian sidewalk and pathway system within the District, as shown on the Preliminary and ultimately the Final Master Plans. ~~Such system shall be completed within 10 years of the effective date of this ordinance.~~

i. The multituse path as shown on the Preliminary Masterplan (sheet L4, Exhibit B) shall be constructed of asphalt and maintain a minimum of ten (10) feet in width throughout the District.

1. The multituse path shall be completed by June 30, 2021.
2. Upon completion Brevard College shall prepare a formal plat of dedication and accompany dedication agreement for a 20' on-center easement to the City of Brevard.

ii. Sidewalks shall be constructed of concrete or other hard surface and be a minimum of five (5) feet in width.

1. Sidewalks shall be installed as development occurs.
2. All sidewalks depicted upon the Preliminary Masterplan shall be completed within five years of the effective date of this Ordinance.

~~4~~iii. The emergency access road south of J.A. Jones Library and Experiential Learn Commons and north of Bryan-Moore Science Hall, running east towards Alumni Drive (see Exhibit D) shall be

constructed to support a minimum vehicular weight of 65,000lbs and maintain a minimum of eighteen (18) feet of width, free of landscaping or other permanent obstructions.

- e. All public streets built within the Brevard College property shall be built to City of Brevard street standards. The Planning Board, in consultation with the City Engineer, is authorized to consider alternative designs for private streets within the District when such streets are not intended for dedication to the City of Brevard. Such alternative designs may address environmental considerations such as low impact design, sustainable stormwater management and may be designed to complement the current character of the District. However, such alternative designs shall meet the spirit and intent of the City's normal street design requirements ("durable, dustless surface[s]") and shall not compromise vehicle or pedestrian safety, public service delivery, and emergency services access. All future transportation and, where applicable, pedestrian infrastructure (e.g., "quads" or public gathering areas adjacent to residence facilitates or congregational areas) shall comply with all Fire Code requirements codified at that time for fire equipment and personnel access.

- f. All future subdivision of land within the District shall comply with the public road frontage requirements of the UDO, including "Estate Lots".

5. Environmental Protection, Architectural & Lighting Requirements in Addition to the Normal Requirements of Chapters 5, 6, 8 & 11 of the UDO.

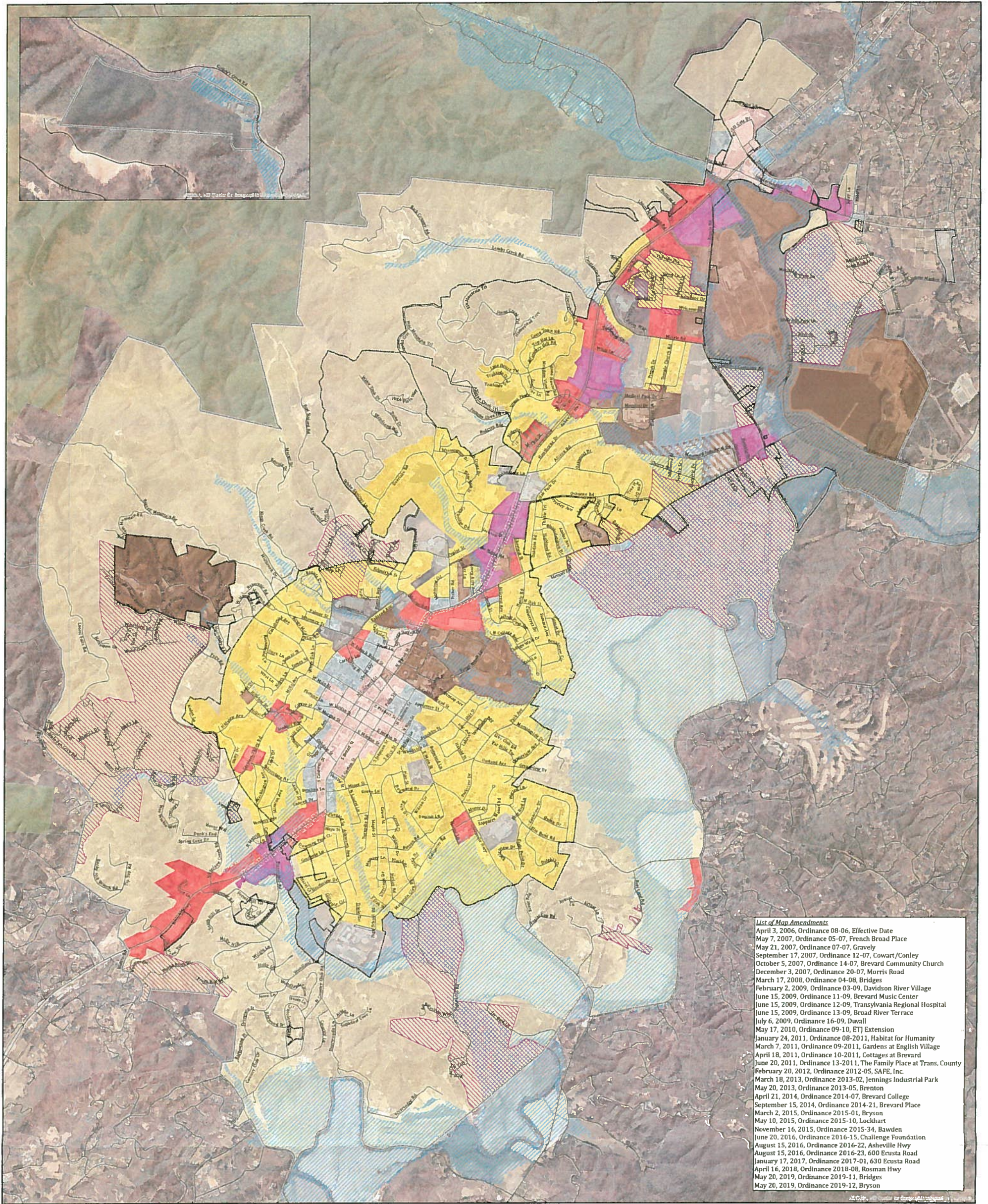
- a. The Planning Director shall be approving authority with regard to the architectural design of structures proposed upon the Final Master Plan. The Planning Director may refer any structure to the ~~Community Appearance Commission~~ Planning Board for review.
- b. Landscape lighting shall be low-level landscape lighting, bollards, and other non-intrusive types that will minimize the impact of the project upon the community view shed.
- c. Brevard College shall comply with the normal requirements for stormwater management, floodplain protection and development, and stream buffer protection as set forth in Chapter 6 of the UDO and as depicted on the Preliminary Master Plan.
- d. The parcel owned by Brevard College at the corner of French Broad and Market Streets designated on the Preliminary Master Plan as "future parking" shall employ parking lot landscaping and screening requirements as per Chapter 8, Sections 8.6 and 8.7 immediately upon use as a parking facility; and shall employ a durable, dustless surface built and striped to the City's parking lot standards, including some allowance for stormwater management.

6. Public Safety.

- a. Prior to the submittal of the Final Master Plan, Brevard College shall install Knox Boxes on each building located on the campus, except as already arranged and accounted for at present. The opportunity for structures proximate to one another to share a Knox Box shall be at the discretion of the Fire Chief. Any newly-constructed buildings as proposed by the Preliminary Master Plan prior to the submittal of the Final Master Plan will be required to immediately secure a Knox Box to the structure.
- b. Brevard College shall designate the City of Brevard Police Department as an agent of the College for the purposes of law enforcement.

c. Maintenance of Infrastructure, Open Space & Recreation Space, Stormwater Systems. Except for infrastructure dedicated to the City of Brevard, Brevard College shall be responsible for maintaining all infrastructure, recreation space, open space, and stormwater systems in compliance with all applicable requirements of City Code and this Ordinance, and in a manner that is consistent with the Final Master Plan.

d. Access by Representatives of the City. Brevard College shall provide the City with satisfactory assurance that representatives of the City shall have access to the District property so that the City may monitor and, if necessary, enforce compliance all applicable requirements of City Code, Ordinance, and the Final Master Plan.



- List of Map Amendments**
- April 3, 2006, Ordinance 08-06, Effective Date
 - May 7, 2007, Ordinance 05-07, French Broad Place
 - May 21, 2007, Ordinance 07-07, Gravelly
 - September 17, 2007, Ordinance 12-07, Cowart/Conley
 - October 5, 2007, Ordinance 14-07, Brevard Community Church
 - December 3, 2007, Ordinance 20-07, Morris Road
 - March 17, 2008, Ordinance 04-08, Bridges
 - February 2, 2009, Ordinance 03-09, Davidson River Village
 - June 15, 2009, Ordinance 11-09, Brevard Music Center
 - June 15, 2009, Ordinance 12-09, Transylvania Regional Hospital
 - June 15, 2009, Ordinance 13-09, Broad River Terrace
 - July 6, 2009, Ordinance 16-09, Duwall
 - May 17, 2010, Ordinance 09-10, ETJ Extension
 - January 24, 2011, Ordinance 08-2011, Habitat for Humanity
 - March 7, 2011, Ordinance 09-2011, Gardens at English Village
 - April 18, 2011, Ordinance 10-2011, Cottages at Brevard
 - June 20, 2011, Ordinance 13-2011, The Family Place at Trans. County
 - February 20, 2012, Ordinance 2012-05, SAFE, Inc.
 - March 18, 2013, Ordinance 2013-02, Jennings Industrial Park
 - May 20, 2013, Ordinance 2013-05, Brenton
 - April 21, 2014, Ordinance 2014-07, Brevard College
 - September 15, 2014, Ordinance 2014-21, Brevard Place
 - March 2, 2015, Ordinance 2015-01, Bryson
 - May 10, 2015, Ordinance 2015-10, Lockhart
 - November 16, 2015, Ordinance 2015-34, Bawden
 - June 20, 2016, Ordinance 2016-15, Challenge Foundation
 - August 15, 2016, Ordinance 2016-22, Asheville Hwy
 - August 15, 2016, Ordinance 2016-23, 600 Ecusta Road
 - January 17, 2017, Ordinance 2017-01, 630 Ecusta Road
 - April 16, 2018, Ordinance 2018-08, Rosman Hwy
 - May 20, 2019, Ordinance 2019-11, Bridges
 - May 20, 2019, Ordinance 2019-12, Bryson

City of Brevard Zoning Districts

- General Industrial
- Corridor Mixed Use
- Downtown Mixed Use
- Neighborhood Mixed Use
- Residential Mixed Use
- General Residential (8)
- General Residential (4)
- Institutional Campus
- Special District
- Special District Overlay
- Corridor Sign Overlay District
- Manufactured Home Overlay District

- Streets
- Corporate City Limits
- Regulatory Jurisdiction
- Parcels
- Pisgah National Forest
- Special Flood Hazard Area

*Note: The Special Flood Hazard Area is shown for informational purposes only. Please refer to the Flood Insurance Study (FIS) or the Flood Insurance Rate Maps (FIRMs) for Transylvania County, NC and incorporated Areas, dated October 2, 2004, or the online Flood Risk Information System (FRIS) at <https://fris.nc.gov/fris/> for site specific flood hazard information.



I hereby certify that this is the Official Zoning Map of the City of Brevard, NC, referred to in Chapter 1, Section 1.1 & 1.11 of the City of Brevard Unified Development Ordinance, adopted by the Brevard City Council on April 3, 2006 and subsequently amended.

Jimmy Harris, Mayor _____ Date _____
Jill Murray, City Clerk _____ Date _____

**Official Zoning Map
City of Brevard,
North Carolina**



Date: June 14, 2019
City of Brevard Planning Department
95 West Main Street, Brevard, NC

EXHIBIT "B"