

**MINUTES  
BREVARD PLANNING BOARD MEETING  
SEPTEMBER 17, 2019**

Brevard Planning Board met for a regular meeting, Tuesday, September 17, 2019, at 6:00 PM in Council Chambers of City Hall.

**Members Present:** Jimmy Perkins, Chair  
Demi Loftis, Vice Chair  
Keenan Smith  
John Folger  
Molly Jenkins  
Stephanie Smith

**Members Absent:** Chris Strassner

**Staff Present:** Aaron Bland, Planner  
Paul Ray, Interim Planning Director  
Janice Pinson, Clerk to the Board

**Others:** Connie Chase, Fisher Realty, Agent for Lillian Finkl

**I. Welcome**

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

**II. Introduction of Planning Board Members**

**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**

D. Loftis moved to approve the agenda, seconded by M. Jenkins, unanimously carried.

**V. Approval of Minutes – August 20, 2019**

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

## **VI. New Business**

**a. Consideration of Application #REZ-19-004 by Connie Chase, Agent for Lillian Finkl for Zoning Map Amendment for property currently split zoned Corridor Mixed Use (CMX) and Residential Mixed Use (RMX), request that both parcels in their entirety be zoned Corridor Mixed Use (CMX) located on New Hendersonville Highway and Deavor Road, identified by PIN #'s 8597-64-2864-000 and 8597-64-1942-000.**

Aaron Bland, Planner presented his staff report which is attached hereto and labeled Exhibit "A".

Connie Chase, Agent for Lillian Finkl submitted a hand out to the board representing her reasons for the request, attached hereto and labeled Exhibit "B". She explained her reasons for requesting the rezoning.

There was board discussion about the disruption to the Deavor Road residential community if the rezoning was granted and how to make the rezoning work on a lesser scale to prevent this disruption.

Connie Chase agreed to bring back an amended request to the October meeting for less area so as not to disrupt the Deavor Road residential neighborhood with commercial development.

After further discussion, D. Loftis made a motion to table the matter until the October meeting for more information from the Applicant, seconded by K. Smith, unanimously carried.

**b. Consideration of Application #REZ-19-006 by Edith S. Nelson Trustee, et al and Builders First Source Southeast Group, LLC for Zoning Map Amendment for property currently zoned Corridor Mixed Use (CMX) to be zoned General Industrial (GI) located at 1242 Ecusta Road and identified with the following PIN #'s: 8596-48-8377-000; 8596-58-4200-000; 8596-58-2166-000; 8596-58-2307-000; 8596-58-4006-000 and 8596-58-3354-000**

Aaron Bland presented his staff report attached hereto and labeled Exhibit "C".

S. Smith stated her concerns about limited architectural standards in the GI (General Industrial) zoning district and the effects of the rezoning on the future development of the area.

K. Smith asked if there could be conditions on the property if someone else were to purchase it later.

A. Bland responded that there could not be conditions put on the property for future development. He pointed out to the board that the property is already being used as a

lumber yard, and the request is to allow them to expand because under their current zoning they cannot add any additional structures to the parcel.

J. Perkins and M. Jenkins noted that it is already a lumber yard, that is ready to expand operations, and that they would hate to see bureaucracy stand in the way of their progress. That it seemed reasonable to grant the request.

D. Loftis stated that sometimes she feels that the board's hands are tied, and stressed the importance to have vision of what we want Brevard to look like moving forward. She used downtown Greenville, SC as an example of how 3 or 4 people had a vision and made it happen creating what it is today.

The members of the board all expressed the importance of vision for how Brevard will look moving forward.

M. Jenkins noted that everyone has to be proactive in making their voice heard by City Council and to be involved to make things happen.

M. Jenkins made a motion to recommend approval to City Council of the rezoning as requested, including the consistency statement, seconded by S. Smith, unanimously carried.

## **VII. Old Business**

### **a. TXT-19-006 Reinstate TRC**

Aaron Bland requested that this matter be tabled until the October 15, 2019 meeting.

Motion by D. Loftis to table the TRC discussion until the October 15, 2019 meeting, seconded by M. Jenkins, unanimously carried.

## **VII. Public Comment-None**

## **VIII. Remarks- None**

## **X. Adjourn**

There being no further business, M. Jenkins moved to adjourn, seconded by K. Smith, unanimously carried, and the meeting adjourned at 7:18 PM.

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Jimmy Perkins, Chair

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Janice H. Pinson, Board Clerk