MINUTES
BREVARD PLANNING BOARD MEETING
NOVEMBER 19, 2019

Brevard Planning Board met for a regular meeting, Tuesday, November 19, 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 H. Pinson, Board Clerk
Others:	Rachel Hall, Transylvania County Historical Society

I. Welcome

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

II. Introduction of Planning Board Members

The Board and Staff introduced themselves.

III. Certification of Quorum

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

IV. Approval of Agenda

Dr. Folger requested that two (2) items be added to the agenda as follows: Discussion of Brevard Music Center bike path and Parking Problem.

D. Loftis moved to approve the amended agenda, seconded by K. Smith, unanimously carried.

V. Approval of Minutes – October 15 and 22, 2019

Motion to approve both sets of minutes as presented by M. Jenkins, seconded by D. Loftis, unanimously carried.

VI. New Business

a. Consideration of Request for Contiguous Annexation ANN-19-002 by Transylvania County Historical Society (Allison Deavor House) for property located at 2753 Asheville Highway, PIN #8597-56-4170-000.

A. Bland, Planner presented his staff report and explained that the request was a straight forward annexation. That the biggest reason for the request was to insure that law enforcement duties be designated. That there will be no significant changes to revenue because the property is tax exempt, but that the water rates would be lowered to inside rates if the rezoning was approved.

Rachel Hall, Transylvania Historical Society explained that they want to make sure the response times are decreased because of past problems with vagrants at the house, and because there is a school operating out of the barn on the property.

Motion to approve as presented by D. Loftis, seconded by M. Jenkins, unanimously carried.

b. TXT-19-011 Text Amendment to amend UDO Chapters 2.3.B and 19.3 Establish Build to Line for Downtown.

A. Bland presented his staff report and explained that the text amendment was staff initiated to ensure that the downtown area, if destroyed, would be built back the way it is today, and to make sure that our downtown always feels like a downtown; to preserve what we have and better define the district.

After a discussion of the best area of downtown to include, the Board determined that they wanted to table for further discussion at their next meeting.

A. Bland offered to email a map of the downtown area with the "Heart of Brevard" district designated for their review and customization to what they feel is the best area to include, and possibly create an overlay district.

Motion to table by M. Jenkins, seconded by D. Loftis, unanimously carried.

VII. Old Business

a. UDO Chapter 12, Signs, Amendments Update

A. Bland presented revisions to the sign ordinance for the Board's review and approval. He asked if they were ready to move forward with another workshop to discuss part 2 of the sign ordinance revisions.

Paul Ray notified the board that he presented a six month moratorium on electronic signs to City Council and it was approved.

After discussion the Board wants staff to pursue the following at the next workshop:

1. Make sure to cover illuminated signs
2. Give more thought to limitations on size of window signs
3. Elimination of billboards – Staff to investigate State Regulations and prior UDO.

A. Bland shared that he felt the workshop went great, and that the Board did a great job.

The Board decided to schedule another workshop meeting for January 8, 2020 beginning at 5:00 PM to begin reviewing part 2 of the sign ordinance revisions.

b. Brevard Music Center Bike Path/Sidewalk -

The item was added to the agenda by Dr. Folger for an update on the matter.

A. Bland explained that the Brevard Music Center was given an extension to revise their plans, and that there is nothing new to report on the matter.

c. Parking Problem

The item was added to the agenda by Dr. Folger.

Dr. Folger suggested a transit system to help move people from point a to point b to help remedy the parking problem.

J. Perkins stated that he did not feel the need for a transit system now, but that it might be necessary in the future. He stated that there are a lot of privately owned parking lots downtown, and that he feels the City should work with the churches and other private lot owners to try to remedy the parking problem.

It was asked if the parking garage idea had died.

A. Bland explained that it had not, and that it was very much alive.

He explained that financing of the construction of a parking garage would take substantial funds, and that one of the ideas for providing evidence of revenue to get a loan to build the garage is paid parking, and that it very much in the early stages of research and information gathering.

A. Bland said that the article in the Transylvania Times made it sound much more of a done deal than it is. The idea is to make something big happen without straining the budget for other things.

J. Perkins stated that City Staff is soliciting input on the matter, and that everyone needs to understand the issue better. He further commented that keeping the courthouse downtown is a major factor driving the issue.

VII. Public Comment-None

VIII. Remarks-

K. Smith informed the Board that he would be unable to attend the December 17, 2019 meeting due to prior commitments.

K. Smith stated that he was happy to see the text amendment on the build to line.

S. Smith expressed her support of walkability.

J. Perkins spent a few minutes explaining his views on the parking matter. He further stated that he was not opposed to the parking deck, but felt that there are ways to capture existing private lots to fill the need.

A. Bland stated that not enough parking is a good problem to have.

A. Bland gave the following updates on items that the board recommended action on to City Council: Finkl rezoning was denied by Council as recommended by the board. Silversteen rezoning was approved as recommended by the board. TRC reinstatement was approved as recommended by the board.

X. Adjourn

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

Jim Perkins

Jimmy Perkins, Chair

Janice H. Pinson

Janice H. Pinson, Board Clerk