

**MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
AUGUST 18, 2020**

Brevard Planning Board met for a regular meeting, Tuesday, August 18, 2020 at 5:30 PM in Council Chambers of City Hall.

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

Members Absent: Greg Hunter

Staff Present: Paul Ray, Planning Director
Aaron Bland, Assistant Planning Director
Kaitland Finkle, Planner
Leigh Huffman, Planner
Janice H. Pinson, Board Clerk

Others: Charles Crane, Applicant

I. Welcome

At 5:35 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

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

V. Approval of Minutes –

a. June 25, 2020 Special Called Meeting – Motion to approve with revisions M. Jenkins, seconded by D. Loftis, unanimously carried.

VI. New Business

a. REZ-20-002 – Consideration of Application for Rezoning by Charles Crane, Owner, property located at 31 West Morgan Street, PIN #'s 8586-40-2694-000, 8586-40-2720-000 and 8586-40-1782-000 present zoning classification is Downtown Mixed Use (DMX) request to rezone to Residential Mixed Use (RMX) zoning classification.

Kaitland Finkle, Planner presented her staff report a portion of which follows:

Background

On May 11, 2020 an application was submitted by property owner Charles Crane requesting a map amendment (rezoning) for three parcels, PINs 8586-40-1782-000, 8586-40-2720-000, and 8586-40-2694-000, on W. Morgan Street, currently zoned Downtown Mixed-Use (DMX). The request is to rezone the parcels to Residential Mixed-Use (RMX).

Discussion

All three parcels have frontage on W. Morgan Street. The westernmost parcel is a corner lot which also has frontage on Duckworth Avenue. There is a single-family dwelling on the easternmost parcel, at 31 W. Morgan Street. This use is currently nonconforming as single-family dwellings are prohibited in DMX. If the parcel were rezoned to RMX, the use would become conforming.

DMX is the City's downtown zoning district and is meant to be utilized "for the traditional downtown area" (UDO 2.1.B.4). In contrast, RMX is a residential-focused district that "is intended to provide for areas of higher density residential development in close proximity (within ½—¼ mile) to existing and planned commercial centers such as the Downtown Mixed Use District" (UDO 2.1.B.2).

Policy Analysis

The 2015 Comprehensive Plan encourages development of underutilized land and infill development as follows:

Described within Element 2 - Economic Health and Livable Communities:

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

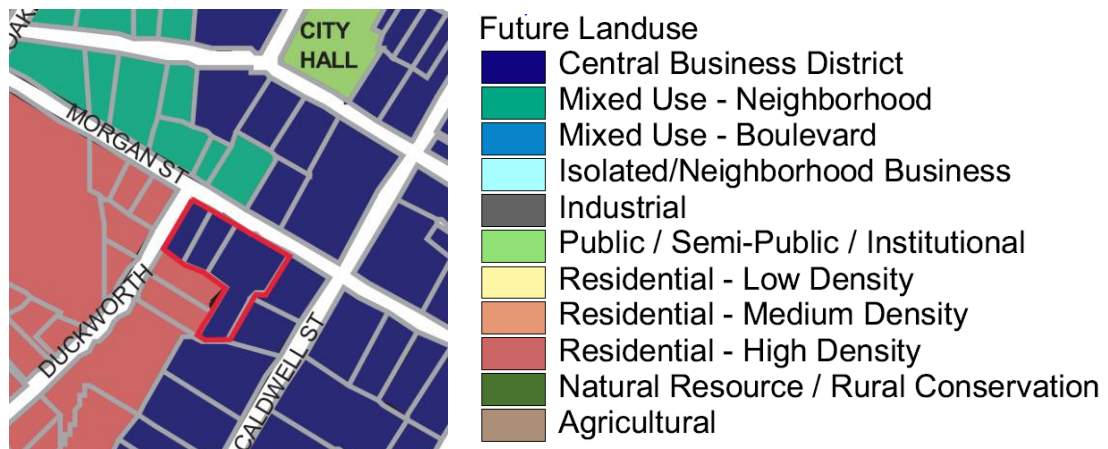
POLICY 2.1.B: Collaborate with partner organizations and developers to financially support the City's goals for infill development and redevelopment.

Described within Element 4 - Livable Communities:

OBJECTIVE 4.1: Increased efficiency of land uses to help stabilize and grow the City's tax base.

POLICY 4.1.A: Evaluate and amend development ordinances to facilitate infill development on vacant and under-developed parcels, as well as revitalization of developed parcels.

The 2002 Comprehensive Land Use Plan designates all three properties as Central Business District, which is equivalent to the current zoning of Downtown Mixed-Use.



Recommendation

Staff believes the current DMX zoning is rational given the proximity to downtown and to reserve space for the natural progression of commercial development over time. However, rezoning to RMX would bring the existing use of a single-family dwelling into conformity and provide more options for residential development on the two vacant parcels.

Mr. Crane introduced himself and thanked the board for hearing his request.

He explained that he purchased the property with the thought that he would build a garage or building to house his antique vehicles, but learned after the fact that the type of building he wanted to build would not be allowed.

He stated that he is trying to sell the property and the current zoning has made it harder to market. Further stating that there was interest in the property, but the zoning prohibited the use the buyer wanted to pursue.

J. Perkins, Chair stated that he had a problem with dissolving the zoning designation of Downtown Mixed Use (DMX) for the property. He said that the Caldwell Street upgrades really do make that strip of land ripe for redevelopment.

D. Loftis, Vice Chair stated that she feels a vibrant downtown is important to the future of Brevard and that we should not chip away at the areas zoned for these uses, and leave some opportunities out there for development.

After general discussion by the Board, M. Jenkins made a motion to recommend denial of the rezoning referencing the Consistency Statement which is attached hereto and labeled, Exhibit "A".

The motion carried unanimously.

Mr. Crane thanked the board for the opportunity to hear his request.

b. TXT-20-008 – Consideration of Text Amendment to amend UDO required motorcycle parking ratios.

Aaron Bland, Assistant Planning Director presented his staff report which is attached hereto and labeled Exhibit "B".

After discussion the board agreed that they would like to see revisions to the proposed changes as follows:

Give some form of stormwater management credit for electric charging stations with a cap on the number of charging stations. Also, a cap on proposed #4 allowing - 4 bike spaces for 1 parking space.

M. Jenkins made a motion that staff make revisions and bring back to the board for review, seconded by D. Loftis, unanimously carried.

c. TXT-20-006 – Consideration of Text Amendment to amend UDO and Code of Ordinances to comply with NCGS 160D and 160A-75.

Kaitland Finkle, Planner presented her staff report which is attached hereto and labeled, Exhibit "C".

C. Strassner made a motion to approve, seconded by M. Jenkins, unanimously carried.

d. Schedule October workshop meeting to discuss future changes allowed under NCGS 160D.

Leigh Huffman, Planner explained that there are 160D changes that MAY be adopted and that there are a lot of language differences that need to be revised in UDO Chapter 16, Administration in order to make it more user friendly for staff, boards and applicants.

The Board agreed to call a special called workshop meeting on October 8, 2020 and weather permitting to hold the meeting at the Depot.

VIII. Public Comment – None.

IX. Remarks-

D. Loftis voiced her concerns about the “free vac” signs at the new W4 Carwash.

Staff explained that the sign was allowed by right according to the current ordinance. That the ground sign and canopy sign calculations can be combined and a smaller ground sign permitted to allow for larger canopy signage.

After discussion, C. Strassner stated that it made sense to revise the ordinance to separate canopy signage from ground signage allowances in the future. The board agreed that they would like to add to a future agenda to discuss in more detail.

J. Perkins, Chair began a discussion on exploring alternative ways to meet moving forward during the pandemic. The board showed concerns about the current space being adequate. The board requested that staff explore hybrid options for zoom meetings moving forward.

A. Bland gave an update on the recent City Council meeting items that have involved the Planning Board.

X. Adjourn

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

Jimmy Perkins, Chair

Janice H. Pinson, Board Clerk