

**MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
OCTOBER 20, 2020**

Brevard Planning Board met for a regular meeting, Tuesday, October 20, 2020 at 5:30 PM. The meeting was held remotely in accordance with NC General Statute 166A-19.24. Simultaneous live audio and video was made available to the public online at <https://www.facebook.com/brevardplanning/>.

Members Present: Chris Strassner, Chair
Greg Hunter
Molly Jenkins
James Carli

Members Absent: John Folger
Demi Loftis, Vice Chair
Stephanie Smith

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

I. Welcome

At 5:43 PM, Chair Chris Strassner, called the meeting to order.

II. Introduction of Planning Board Members

The Board and Staff introduced themselves. Roll call was taken by the Chair. Present: Chris Strassner, Molly Jenkins, Greg Hunter, James Carli.

III. Certification of Quorum

Chair, Chris Strassner confirmed with the Board Clerk that a quorum of the Board was present.

IV. Approval of Agenda

Motion by M. Jenkins to approve the agenda as presented, seconded by J. Carli, roll call vote, carried unanimously.

V. Approval of Minutes

a. September 15, 2020

b. October 8, 2020

Motion to approve both sets of minutes by G. Hunter, second by M. Jenkins, roll call vote carried unanimously.

VI. New Business

a. Consideration of Request for Contiguous Annexation ANN-20-001 by Jackson Wine for property located on Fisher Road and further identified by PIN #'s: 8586-64-0931-000, 8586-64-0994-000 and 8586-64-0857-000.

A. Bland, Assistant Planning Director presented his staff report a portion of which follows:

Background

In August the City Clerk received an application (included as Attachment A) from Jackson Wine, (referred to as "Applicant") requesting voluntary contiguous annexation of three parcels (see Attachments B, C, and D) on Fisher Road, PINs 8586-64-0931-000, 8586-64-0994-000, & 8586-64-0857-000.

Discussion

Given that these properties are currently within the City's ETJ and in close proximity to parcels already receiving full City services, the financial and service delivery impacts are estimated to be manageable. Refer to the attached annexation report (included as Attachment E) for the full financial and service impact analysis.

Policy Analysis

Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-31 which authorizes cities to annex any area contiguous to its borders on receipt of a petition signed by all the owners of real property within the area proposed for annexation. The subject property qualifies for annexation under this statute.

Facilitating infill development is a repeated priority of the 2015 Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the proposed annexation.

After a brief discussion about when development triggers the requirement of a sidewalk. J. Carli stated that he would like to continue the discussion at a later date.

Motion by J. Carli to approve, second by G. Hunter, roll call vote carried unanimously.

b. TXT-20-012 – Storage of Outdoor Vehicles

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

After discussion about several concerns – environmental protection, buffer requirements, setback requirements off of water sources and dark sky compliance.

Motion by J. Carli to table, second by M. Jenkins, roll call vote carried unanimously.

c. TXT-20-015 – Condominiums

K. Finkle, Planner presented her staff report explaining that the only recommendations were for changes as outlined in Exhibit “B” attached hereto.

Motion to approve with reference to the Consistency Statement by M. Jenkins, second by J. Carli, roll call vote carried unanimously.

d. TXT-20-016 – Condemnations

K. Finkle presented her staff report explaining that the language in Chapter 18, Building Regulations, of the City’s Code of Ordinance was enacted 40 years ago.

Staff is recommending that changes to the language be made in accordance with NCGS 160D to bring up to date.

Motion to recommend approval with reference to the Consistency Statement (Exhibit “C”) by G. Hunter seconded by M. Jenkins, roll call vote carried unanimously.

VIII. Public Comment – None.

IX. Remarks

J. Carli asked what the procedure is for tabled matters. It was explained by Staff that the item is usually before them again at the next regular meeting, unless other items take priority.

K. Finkle announced that the Comprehensive Plan virtual kickoff meeting will be held October 27th and that there are 4 drop-in sessions planned. The board will be provided with this information with hopes that they can stop by and provide comments, but in addition there will also be a survey available to take and share for feedback during the time of COVID.

X. Adjournment

There being no further business, M. Jenkins moved to adjourn, seconded by J. Carli, roll call vote carried unanimously, and the meeting adjourned at 7:02 PM.

Chris Strassner, Chair

Janice H. Pinson, Board Clerk