

**MINUTES
BREVARD CITY COUNCIL
April 7, 2014 – 5:30 PM**

Comprehensive Plan Work Session

The Brevard City Council met on Monday, April 7, 2014, starting at 5:00 p.m. with a light dinner for the scheduled impact fees work session starting at 5:30 p.m. in City Council Chambers with Mayor Jimmy Harris presiding.

Present: Mayor Jimmy Harris, Mayor Pro Tem Mac Morrow, Council Members Charlie Landreth, Wes Dickson and Ann Hollingsworth.

Absent: Council Member Maurice Jones

Staff: City Manager Joe Moore, City Clerk Desiree Perry, Planning Director Josh Freeman, Assistant Planning Director Brad Burton, Planner Daniel Cobb, Planner Aaron Bland, City Engineer and Utility Director Jay Johnston, PE, and Police Chief Phil Harris.

Press: None

A. Welcome - Mayor Harris called the meeting to order and welcomed those present. The purpose of this regular scheduled work session is to discuss Comprehensive Plan's land use section and map.

B. Quorum – City Clerk certified a quorum present.

C. Agenda - Mr. Landreth moved, seconded by Ms. Hollingsworth, the Agenda be approved as presented. Motion carried unanimously.

D. Work Session Business

At Council's March 3rd work session the Comprehensive Plan's Land Use Chapter was reviewed; however, time did not permit for the review of the map. Tonight's discussion will begin with review of the map, followed by discussion of natural resources and storm water management.

Mr. Freeman explained the same review approach used at the previous work session will take place whereby Council members will review the materials while considering: Are these the right outcomes? Do you agree these are the desired outcomes? To facilitate discussion, if you agree with them, do nothing. If you disagree, place a "red" dot indicating you disagree, and, place a "yellow" dot indicating you have a question.

Comprehensive Plan, Land Use Chapter – Map (Agenda Packet, Exhibit A)

Discussion/Comments:

1. Handout: Future Land Use Descriptions (Agenda Packet, Exhibit B) was used during the discussion, along with the draft map.
2. Map is more detailed than the 2002 Land Use Plan Map. Green areas represent an overlay of the stream corridors, riparian areas 30' from the stream, and the mapped floodplain. Also identified on the map are some streams that FEMA has not deemed to be a part of the floodplain. (Example: Upper reaches of Allison Creek, Lambs Creek, etc.)
3. Compensatory Storage – Adoption of the Comprehensive Plan as drafted, would support the City's current position to have more restrictive standards within its floodplain.
4. Natural Resources Protection / Rural Conservation (NRP/RC) areas. Questioned if identifying land as NRP/RC would legislate the City into a corner, reduce opportunities for future annexation, or prohibit future development. Following discussion and upon further study of the map it was noted most of the NRP/RC

parcels already have a conservation easement, or the land is already developed, is farmland, or has considerations like creek/river, steep slopes, existing floodplain, etc.

5. Map identification of the natural resources conservation areas makes is clear where the areas are, and, it also reinforces by Policy and articulates a held value that the City values its natural resources and accepts that those areas may not be developed in the future.
6. Davidson River Village (DRV) area – Mapped in purple because Planning Board felt that despite portions of the property being within the floodplain, parcel has sufficient areas that could be repurposed and elevated to meet flood development standards.
7. Recommendation: Following map review, following areas were identified to consider incorporating into the innovation zone or mixed use: (a) Ecusta / DRV site; (b) Tract behind the Allison-Deaver House; (c) Across from the Pisgah Forest Post Office; (d) Duke Power site across from the City's Public Services; (e) Rosman Highway ETJ area; (f) Area around McLean where Pharm Agra and Moser property is located, in fact, could look at potential to go all the way to Fisher Road.
8. West Loop area. Consider identifying other than residential only. We may see a market change with the development of the west loop as it will likely bring more commercial opportunities.
9. Interest expressed to look for or make areas that would allow for high density residential; look at areas of growth potentials due to the availability of utilities and transportation.
10. Davidson River Village (DRV) – Proposed map is not necessarily consistent with the DRV Master Plan. Value in reaching out to DRV folks for discussion as they too may be re-thinking some aspects of their preliminary Master Plan.
11. Zoning Map – Once Comprehensive Plan map is developed and adopted, the City's zoning map will need to be amended in order to be consistent with the Comprehensive Plan.
12. Task: Requested staff to provide an overlay of the current zoning map with the proposed comprehensive plan map.

~~ At 6:52 p.m. Mayor Harris called for a recess; meeting resumed at 7:00 p.m. ~~

Comprehensive Plan - Natural Resources (Agenda Packet, Exhibit C)

Mr. Bland read aloud the four outcome statements and asked Council to provide their comments.

1. Outcome #1 – “quality of life” should read, “quality of place”.
2. Outcome #2 and #3, Water Quality - Consolidate.
3. Outcome #4 – Carbon footprint. Important issue. Brevard has not defined its carbon footprint, and questioned if we have sufficient data to support a proposed policy.
4. Comprehensive Plan document should be our City brochure and advance all of the good things we are doing now, outline what we have achieved, our goals (what we are heading for), and that we are striving to be a green community interested in reducing waste, etc.
5. Outcome 1 – Policy and Action Steps Review
 - a. Policy 1 – Intent is our community will use natural resources for economic development.
 - b. Need to identify what the resources are and what the strategy is.
 - c. The policy statements do not speak to conserving and saving.
 - d. Policy statements to specify what is important, and, how we achieve the outcome. Point is we want economic growth to take place in a way that we also preserve our natural resources.
 - e. Communicate to the outside world that our natural resources are rooted in our community value; paint a picture of our community with our woods and water.
 - f. Chapter is about stewardship, not economic development.
6. NaA4.

- a. Planning Board was thinking of Bracken Mountain. Seems to be a natural fit to work with the Pisgah National Forest staff on Bracken Mountain.
 - b. Need to take a holistic approach. Must have conversation with the County and advocate that parks and recreation is a community-wide effort.
7. NaA5 - Delete. Allow non-profits to take lead.

~~ At 8:20 p.m. Mr. Morrow was excused from the meeting and he plans to return. ~~

8. Policy #3 and #4 – Seem to be in conflict and should be better clarified; watershed is both inside and outside our jurisdiction.
9. NaA11 & 12 – Combine; may want a policy about stormwater.
10. NaA14 – Not a very strong action statement.
11. NaA18 – If intended to speak to walkability, have action statement clearly state so.

~~ At 8:29 p.m. Mr. Morrow returned to the meeting. ~~

12. NaA22 – “Establish the feasibility...” not evaluate. Suggested this action item be included in this year’s coming budget.
13. NaA24 – Park & Ride – Review when looking at the Transportation Chapter; will have more information before discussing or deciding if it needs to remain here.
14. NaA26 – Planning staff to reword.

Comprehensive Plan – Stormwater Management (Agenda Packet, Exhibit D)

Mr. Freeman introduced Mr. Michael Goforth, PE, who will be assisting him and Mr. Johnston with the presentation of slides and discussion of stormwater management.

Discussion / Comments:

- 1. Was suggested the City should probably have a developer provide a written maintenance schedule for their stormwater system management.
- 2. Funding Options slide – Fees are proportional to impact of impervious surface. In future, would need to break down City by the various watersheds; understand what would need to be done to address stormwater to protect water quality; estimate costs, then develop that into a CIP, similar to what we have for water and sewer.
- 3. City has never had funding or staffing for stormwater management.
- 4. Stormwater System – Most municipalities, irrespective of who puts it in, they (property owner/developer) pay into the system either monthly or annually.
- 5. Consensus: Council still committed to “do no harm”. An owner/developer needs to design and install what is needed to handle their stormwater.
- 6. Like streets are evaluated and prioritized in a methodical manner for repairs/maintenance, we need to do likewise for stormwater management.

Next Steps

Staff will come back with another draft on Natural Resources; next chapters for review will be Recreation, Transportation and Economic Development.

E. Adjourn – There being no further discussion, Mr. Landreth moved, seconded by Mr. Morrow, the meeting be adjourned. Motion carried and the meeting adjourned at 10:07 p.m.

s/ _____
Jimmy Harris
Mayor

s/ _____
Desiree D. Perry, CMC, NCCMC
City Clerk

Minutes Approved: May 19, 2014