MINUTES

COUNCIL DOWNTOWN MASTER PLAN COMMITTEE

August 24th, 2016 – 4:00 PM
Administrative Conference Room at City Hall

Members Present:	Ann Hollingsworth, Chair, Council Member Heath Seymour, Heart of Brevard Executive Director Melanie Spreen, Heart of Brevard Representative Susan Threlkel, Council Appointed At-Large Member Dee Dee Perkins, Council Appointed Citizen Member Jim Fatland, City Manager Josh Freeman, Community Development/Special Proj. Director
Members Absent:	Charlie Landreth, Vice Chair, Council Member Daniel Cobb, Planning Director
Staff Present:	Aaron Bland, Planner and Assistant Zoning Administrator Kerry Lindsay, Secretary

1. Welcome & Call to Order

The meeting was called to order at 4:06 PM.

2. No Introductions

3. Certification of Quorum

Quorum was certified.

4. Review of the Minutes

Minutes were tabled until the next meeting, Staff was directed to revisit the section on parking and to record the discussion in more detail.

5. Electric Car Update

A. Bland asked that the Committee table this item until the next meeting.

6. Clemson Plaza & Caldwell Updates

J. Freeman asked that the Committee combine these items because they are so interrelated. He explained that he had recently met with Destination by Design and gone over the construction documents and the bid/construction schedule for the project. He explained that the best case scenario has construction in November through early summer. However, he cautioned that this was all based on how quickly NCDOT installs storm water renovations for the Caldwell project. There is no definitive timeline for the Caldwell project as of now, but they will likely begin at Oakdale Street and follow the topography upwards with the storm water system. Following storm water installation, they will pave. J. Fatland told the Committee that NCDOT had approved brick strips from Morgan Street to Probart St. S. Threlkel inquired about Jordan Street brick strips and J. Fatland explained that the City side of the street would have brick strip from Jordan to Broad Street. A. Hollingsworth inquired if there was any timeline for NCDOT on Caldwell and J. Freeman responded that the best case scenario has construction begin in September and takes 18-20 months until project completion.

7. Downtown Parking Lots Discussion

J. Fatland explained to the Committee that the City had looked into purchasing a portion of First Citizen Bank's landscaping strip (between the newly acquired Jordan Street parking lot and the bank) to square off the lot and make the space more functional. The group agreed that that was a positive decision.

Next, J. Fatland brought the East Main Parking lot (near the Humane Society Thrift Store) up for review. He explained that the City had a lease for 9 spaces in the lot. Of these 9, there were two currently marked off as private parking for the apartments upstairs. He stated that we pay 2600/yr for these spaces based on the property value of the spaces themselves and the building footprint of the Humane Society. This used to be a matter of a couple hundred bucks, but the property value is rising. A. Hollingsworth made a motion to discontinue the lease. J. Freeman stated that his family is involved in ownership of the lot and abstained from the vote. All other members present agreed unanimously to discontinue the lease.

A. Hollingsworth suggested that the City add signage to show that there is a lot behind the Courthouse building. J. Freeman provided some background on the issue by stating that the City had approached the County about this before and been denied. It was agreed that J. Fatland would discuss the matter with the current County Manager, Jaime Laughter.

8. Added Item- Trash Discussion

J. Fatland addressed a previous concern about trash overflows within the City by stating that he had added a few trashcans where the issue was present. D. Perkins mentioned that the trash receptacles were at least 10 years and in increasingly poor condition. She suggested a refurbishment. J. Fatland said he could rotate these out with the new cans while refurbishment was taking place. D. Perkins made a motion to do trash receptacle maintenance Downtown. This was unanimously approved

9. South Alley Alcohol Discussion
J. Freeman reminded the Committee that he had been asked to look into allowing alcoholic beverages to be served in South Alley by the surrounding businesses. He presented 3 Options. Option 1: To create a space and arrangement that allows for year round use of the area by Wine Down and Market 36/Jaime's Brasserie. This would require ALE compliances, new (smaller) tables, a clear walkable space of 4-5', and ropes to blockade the area. One potential issue is that this would give the area a very privatized look. Option 2 was to use the space only for Special Events in a similar fashion to what the Square Root Restaurant does with Times Arcade Alley. This would be done on a prearranged schedule (through cooperative efforts from the local restaurants). It would have the benefit of retaining the area for public use during all non-special event times. The 3rd Option was suggested by the owner of Jaime's & Market 36. He would like to lease the entire alley. This would have the potentially to effectively shut the alley off from public use, but it would have the potential to allow the current tables and bypass some State regulations. After much discussion, the Committee leaned heavily toward Option 2 (Special Permits) with clearly outlined regulations built into the Ordinance to prevent the space from becoming effectively privatized. They expressed a desire to keep the alleys as public spaces and were concerned at the potential for this to become a precedent for other alleys to become privatized. J. Freeman did explain that Square Root is required to do something beyond normal business operations to qualify as a Special Event. Therefore, he would expect the same in this alley. The group tabled the item until the next meeting, but they expressed that they liked the Special Event idea (especially as a trial basis).

10. Added Item- Median Lawn Mowing
S. Threlkel said she would speak with business owners from EGolf up to town to encourage mowing of the median strip through town.

11. Adjourn
The meeting adjourned at 5:20 PM on Wednesday, August 24th, 2016.

X Ann Hollingsworth
Ann Hollingsworth
Chair, Council Member

X
Kerry Lindsay
Secretary