

**MINUTES
BREVARD PLANNING BOARD MEETING
MAY 15, 2018**

Brevard Planning Board met for a regular meeting, Tuesday, May 15, 2018, at 6:00 PM in Council Chambers of City Hall.

Members Present: Chris Strassner
Demi Loftis, Vice Chair
John Folger
Molly Jenkins

Absent: Jimmy Perkins, Chair
Keenan Smith

Staff Present: Daniel Cobb, Planning Director
Aaron Bland, Planner
Paul Ray, Senior Code Enforcement Officer
Janice Pinson, Clerk to the Board

Others: Ross Wagers - Paragon Hotel Company
Terry Ball - Brevard Partners of Tennessee
Keith Arbogast, CFO, Brevard Music Center

I. Welcome

At 6:03 PM, Vice Chair, Demi Loftis, called the meeting to order and welcomed those in attendance.

II. Introduction of Planning Board Members

Board members and Staff introduced themselves.

III. Certification of Quorum

Vice Chair, Demi Loftis confirmed with the Clerk to the Board that a quorum of the board was present.

IV. Approval of Agenda

Motion to approve agenda as amended, removing d. Text Amendment to UDO Chapter 9, Access Management, by C. Strassner, seconded by M. Jenkins, unanimously carried.

V. Approval of Minutes

a. Minutes of the March 20, 2018 meeting, motion was made to approve by C. Strassner, seconded by M. Jenkins, unanimously carried.

VI. Public Comment

None.

VII. New Business

a. Request for an intermediate modification to Brevard Place PDD 14-197 for a property lot line adjustment

D. Cobb presented his staff report explaining the three categories of PDD modifications and identifying the requested modification as an intermediate modification, described as follows:

Intermediate modifications have a more substantial impact but do not completely change the application. Examples include changes in building design, residential lot configurations, or commercial driveway locations. These changes are reviewed by the Planning Board without a public hearing.

Background

In 2014 the Brevard Place Planned Development District (PDD 14-197) was approved as depicted on Attachment A. The request before the Board is a property line adjustment. This change is to accommodate a parking arrangement between the current owner and potential new owner for the development of an 86-room hotel.

The property owner is working with a developer of a hotel and would like to adjust a property line so that the hotel owns the land on which the guests will park. While small adjustments to property lines of “a few square feet” may be approved by the Planning Director, the change they are requesting is an additional 34,290.

This exceeds what Staff considers a few square feet. Thus, the Planning Board is the final authority on this change. The existing lot lines on both the existing masterplan (Attachment A) and the proposed adjustment (Attachment B) are shown in blue. The proposed changes are shown in red.

Policy Analysis

While this adjustment is significant in area, it does not interfere with the original spirit and intent of the previously approved masterplan and list of conditions.

D. Cobb explained that the Planning Board is the approving board for this item.

C. Strassner made a motion to approve, seconded by J. Folger, unanimously carried.

b. Brevard Partners of Tennessee Planned Development District

D. Cobb, Planning Director, explained the process of the amendment to the PDD.

P. Ray presented his staff report which is labeled Exhibit "A" and attached hereto by reference. He pointed out the key differences between the 2014 Master Plan and the new plan is a 86 room hotel.

P. Ray explained that the sign package was just presented to him prior to the meeting and that the signs are the major item to be addressed, because there will need to be modifications from the ordinance.

Ross Wagers, Paragon Hotel Company, went over his conceptual plan for the Holiday Inn Express. He explained that he owns and operates 22 other hotels. That he is in the process of purchasing the existing Holiday Inn Express and will be renovating and rebranding that hotel. It was explained that the hotel would be 42' in height and that the zoning district allows a height of 50'. That the exterior would be stucco and custom brick.

P. Ray noted that the ordinance allows for EFIS to be used as highlights but not for the primary façade.

R. Wagers explained that he is very willing to work with the City of Brevard on the plan for the hotel.

D. Loftis asked staff for some examples of conditions for construction quality that could be requested.

C. Strassner noted that conditions were already in place for the Brevard Place PDD.

P. Ray stated that EFIS could be accepted in exchange for other items such as sidewalks, connection to the bike path.

D. Loftis stated that the landscaping needed to be superior for the project.

R. Wagers stated that he is very high on landscape appeal because it draws customers.

Discussion of the ground sign requested size of 156 sq. ft. for multiple tenants was discussed, noting that the ordinance requires that the ground sign not exceed 85 sq. ft.

C. Strassner stated that he felt like there are things being requested that make him a little nervous, but that he felt safety in knowing that the current ordinance would offer some protection as to building surfaces and signage sizes.

M. Jenkins asked if there were any concerns about traffic impacts.

R. Wagers explained that he contacted the North Carolina Department of Transportation and that they are not requiring a traffic impact study.

D. Cobb displayed and explained the UDO access management requirements to the board. He explained that they can require a traffic impact study, but that it falls below the UDO requirements.

There was further discussion about signage.

R. Wagers stated that they are willing to reduce the size of the multi-tenant ground sign to meet the ordinance standard of 85 sq. ft.

D. Cobb noted that the board is allowed to table for 30 days.

C. Strassner moved to approve the amendment to Brevard Partners of Tennessee PDD with the change that the ground sign will comply with the 85 sq. ft. UDO requirement, seconded by J. Folger, unanimously carried.

c. Consideration of Text Amendment to Unified Development Ordinance Chapter 19, Definitions, Section 19.3

D. Cobb, Planning Director, presented his staff report, which is attached hereto, labeled Exhibit "B". He explained that park models are recreational vehicles and are prohibited within the City's jurisdiction. The text amendment would change the ordinance to allow park model recreational vehicles upon all Institutional Campus zoned properties for up to 90 days, but would allow only one (1) per parcel.

K. Arbogast, CFO for Brevard Music Center explained that their program has expanded over the last year and they are looking for ways to bring more housing to campus. He explained that everyone on campus eats meals together which makes it difficult to house faculty off campus. The park model they have in mind is made of wood, consist of 400 sq. ft. and would be hooked to temporary power for the camp season.

D. Cobb explained that the definition was very narrowly tailored for the IC zoning district, which includes the hospital, school campuses and summer camps.

After discussion about concerns that the wheels be removed and skirting be in place, and whether the unit would be permanent or temporary in nature.

K. Arbogast explained that he had done research on park models and found a company in South Carolina that could meet their needs. He explained that it would provide for safe, effective, aesthetically appealing and affordable temporary housing for faculty. That it would only be used during the camp season. He further explained that they would like to add more in the future.

D. Cobb explained that the amendment is worded to only allow one unit per parcel.

M. Jenkins asked if there was a way to approve for the Brevard Music Center, but not others.

D. Cobb stated no. That amending the UDO would allow in the City and the Brevard Music Center could then amend their master plan to allow recreational vehicles, but that the amendment would have to apply for all parcels within the Institutional Campus (IC) zoning district.

After further discussion, C. Strassner moved to continue to a future meeting to allow Brevard Music Center time to change their request, and make clarifications, seconded by M. Jenkins, unanimously carried.

e. Consideration of Text Amendment to Unified Development Ordinance Chapter 6, Environmental Protection, Section 6.8

A. Bland presented his staff report for a staff initiated test amendment to Chapter 6 Environmental Protection to include flood protection language in the Unified Development Ordinance. Staff report is attached hereto and labeled, Exhibit "C".

M. Jenkins moved to approve as presented, seconded by C. Strassner, unanimously carried.

VIII. Unfinished Business

None

IX. Remarks –

Daniel Cobb, Planning Director, made the following announcements:
NCDOT Project R-5800 Asheville Highway Public Meeting May 17 stating that everyone is invited to attend.
NCDOT Project R-5799 – Highway 276-64 Pisgah Forest meeting will be May 24th 4-7 PM.
Joint meeting with Transylvania County Planning Board which was to be held this month will be held at a later date, it conflicted with the NCDOT meeting. Staff supports the joint meetings and he stated that it is a practice worth maintaining.

A. Bland announced as part of the City's 150th Celebration – "The Ramble" event will be held this Saturday from 12-4, which is a tour of historic home within the City.

Daniel Cobb explained that he City will be hiring a consultant to help apply for the 2019 Build grant to help fund downtown development.

He informed the Board that Council Chambers will be undergoing renovations in July, and therefore they will probably need to cancel their July meeting. The Board decided to table this until their June meeting.

X. Adjourn –

There being no further business, M. Jenkins moved to adjourn, seconded by C. Strassner, unanimously carried, and the meeting adjourned at 7:34 PM.

Demi Loftis, Vice Chair

Janice H. Pinson, Clerk to the Board