

**MINUTES  
BREVARD PLANNING BOARD REGULAR MEETING  
MAY 23, 2023  
CITY COUNCIL CHAMBERS**

Brevard Planning Board met for a regular meeting, Tuesday, May 23, 2023, at 5:30 PM, in Council Chambers at City Hall.

**Members Present:** Greg Hunter, Chair  
Reid Wood, Vice Chair  
James Carli  
Molly Jenkins  
Alan Mercaldo  
John Schommer

**Absent:** Peter Chaveas

**Staff Present:** Aaron Bland, Assistant Planning Director  
Emily Brewer, Senior Planner  
Janice H. Pinson, Board Clerk

**I. Welcome**

At 5:30 PM, Greg Hunter, Chair called the meeting to order.

**II. Introduction of Planning Board Members**

The Board introduced themselves.

**III. Certification of Quorum**

Chair Greg Hunter confirmed with the Board Clerk that a quorum of the Board was present.

**IV. Approval of Agenda**

Motion to amend the agenda to move Public Comment prior to Unfinished Business by R. Wood, second by M. Jenkins, unanimously carried.

**V. Approval of Minutes**

Motion to approve April 25, 2023, minutes M. Jenkins, second by R. Wood, unanimously carried.

## **VI. Public Comment**

The following were allowed to make public comments in reference to application for rezoning REZ-21-004 by Tore's Properties, LLC. A list is attached hereto and labeled, Exhibit "A".

Bonnie Schaffer, Bedford Place. Ms. Schaffer submitted a petition signed by 32 neighbors, a copy of which is attached hereto and labeled, Exhibit "B". The original is being turned over to the City Clerk because it is addressed to the Mayor and City Council. She stated that her planned community has been in existence since 2010, that it has green space, views and vistas and that you enter and exit the community off Osborne Road. She does not feel the plan will reach the goal of improving the community.

Susan Miller, Bedford Place, 56 Knight Court, referenced the areas of the new Comprehensive Land Use Plan that she felt applied to the application. She stated that preserving Brevard and its neighborhoods, sense of place and livable communities is part of the CLUP and that Bedford Place is a long established neighborhood.

Beth Clauss, 5 West Danbury Lane, Bedford Place, Ms. Clauss moved here a year ago. She is concerned about the long-term aesthetic character. She said the board should learn what neighboring communities are doing and consider smaller communities. She stated that growing a large population base will increase transportation capabilities and that Old Hendersonville Highway needs major upgrades to make it safe for all travel types.

Betsy Anderson, Bedford Place is concerned that her property will be negatively impacted. That Brevard is a charming town with country appeal, and she wants that to remain.

Don Loveland, 91 E. Danbury , Bedford Place- Mr. Loveland wants to insure that his community is protected from future development unappealing to the neighborhood close to him.

Sue Loveland, Bedford Place – She stated that an area on Osborne Road was rezoned for Hidden Pond and that they were assured that it would be for affordable housing for fire, police, teachers, and it is not so.

Fred Weaver, a resident on Osborne Road for 26 years, he has concerns that the City's sewer system cannot handle the greater density that would be created, and he has concerns about increased traffic.

There being no further requests for public comment, G. Hunter, Chair, closed public comment.

## **VII. Unfinished Business**

a. Consideration of Application for rezoning, REZ-21-004 by Tore's Properties, LLC for property currently zoned General Residential (GR) located on Highway 64 and Osborne Road, PIN# 8596-26-6331-000.

Aaron Bland, Assistant Planning Director, presented his staff report a portion of which is attached hereto and labeled, Exhibit "C".

Tore Borhaug, Applicant stated that he wanted to build in phases, that he has 8 lots laid out and that he can have 16 duplexes by right on the parcel under the current zoning. Phase 2 would make a total of 16 lots or 21 lots if rezoning to RMX passes. If not approved, he will build what he can by right. He reminded the Board that he asked for 4 acres to be rezoned and that they increased it to the whole neighborhood. He stated that the board knows what the issues are as far as workforce housing is concerned.

There was discussion about the housing type differences and density between the general residential and residential mixed use zoning districts. RMX allows multifamily that is not allowed in GR and RMX allows 15 units per acre, but that the allowable uses are very similar.

There was discussion about the lack of sewer availability in the proposed rezoning area, and that the UDO would require the developer to provide adequate water and sewer.

Tore Borhaug explained that he would connect to the sewer line that comes down Osborne Road and to the waterline on Old Hendersonville Highway. He said his geo tech engineer found that the ground water is so close to the ground that a septic system would never be approved and further that the soil conditions would financially prohibit him from building a high-rise structure. He explained that he felt it was time to make a decision, because he has been waiting and not knowing makes planning very difficult.

J. Carli stated that maybe a larger area could be considered at a later time, and that he feels like the area needs to be explored in more detail to make that determination.

G. Hunter stated that he is concerned about spot zoning.

J. Carli said that he feels this would be the first step in the rezoning of other properties.

Motion by J. Carli to change the zoning identified as "Activity Center" without split zoning any parcels, and the neighboring cornfield parcel to RMX with reference to the consistency statement, second by J. Schommer.

A. Bland noted that the consistency statement would need to be revised because it includes a larger area.

The motion was amended to stop the rezoning area at the Old Hendersonville Highway, second by J. Schommer, unanimously carried.

The revised Consistency Statement is attached hereto and labeled, Exhibit “D”.

### **VIII. New Business**

a. Consideration of Text Amendment TXT-23-005, Consideration of Text Amendment to UDO Chapter 16.9 Administrative Modifications.

A. Bland presented his staff report, which is attached hereto and labeled, Exhibit “E”.

After a brief discussion, J. Carli moved to approve as written with reference to the Consistency Statement, which is attached hereto and labeled, Exhibit “F” seconded by A. Mercado, unanimously carried.

b. TXT-23-004 – Discussion of Text Amendment UDO Chapter 10 Parking Standards.

Emily Brewer presented her staff report and presentation to start the discussion on changes to UDO Chapter 10 Parking Standards, a portion of which follows:

#### **Background & Discussion**

Parking regulations in development ordinances are meant to ensure the provision of off-street parking is proportionate to the land use by establishing minimum and/or maximum amounts of parking. These regulations can also be used to incentivize and encourage development that prioritizes multimodal transit options and other adopted goals from the City’s comprehensive plan.

Staff will lead a discussion with Planning Board to understand the opportunities and constraints related to the parking requirements for developments in Brevard.

#### **Policy Analysis**

The *Building Brevard 2030* Comprehensive Land Use Plan explicitly calls out parking requirement amendments as a critical action to better link land use with transportation:

- ***ATCH - 9: Right-size parking requirements and develop incentives for multimodal access and alternative approaches to meeting parking demand.***

Parking is a complex issue that affects virtually every aspect of a city’s function, including land use, transportation, economic development, community health and wellness, and public safety. As such, this action step supports many of the Plan’s overarching goals and objectives:

- **GOAL 2:** Encourage a **development pattern** that respects Brevard's sense of place and prioritizes **livable communities**.
- **GOAL 4:** Create a built environment that prioritizes a **safe, active, multi-modal transportation system** and community health and wellness.
- **GOAL 7:** Support economic vitality and **grow the tax base**, cultivate local businesses, and attract sustainable industry.
- **GOAL 8:** Plan for **efficient, equitable, and resilient infrastructure** and services that maintain and improve quality of life throughout the city.

### **Recommendation**

No action requested at this time, as this is intended to be an informal work session.

The SWOT analysis of current parking situation presented is attached hereto and labeled, Exhibit "G".

The discussion on this matter will continue at the next meeting.

### **IX. Remarks**

G. Hunter, Chair stated that when people come before the Board, we need to listen that they need to be heard and that this is a better opportunity for them to engage because City Council is a more formal setting.

A. Mercaldo stated that it was good to hear Tore's plans first-hand. That we need to continue to explore the areas where we can facilitate higher density.

### **X. Adjournment**

There being no further business, M. Jenkins moved to adjourn, seconded by J. Schommer, carried unanimously, and the meeting adjourned 7:56 PM.

---

Greg Hunter, Chair

---

Janice H. Pinson, Board Clerk