

**MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
AUGUST 24, 2021**

Brevard Planning Board met for a regular meeting, Tuesday, August 24, 2021 at 5:30 PM.

Members Present: Reid Wood
Molly Jenkins
Greg Hunter, Vice Chair
Peter Chaveas
John Schommer
James Carli

Absent: Chris Strassner, Chair

Others: Josh Hallingse, Transylvania Economic Alliance

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

I. Welcome

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

II. Introduction of Planning Board Members

The Board introduced themselves.

III. Certification of Quorum

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

IV. Approval of Agenda

Motion to approve agenda by P. Chaveas, second by M. Jenkins, carried unanimously.

V. Approval of Minutes

a. July 27, 2021

Motion to approve as presented by M. Jenkins, second by J. Schommer, carried unanimously.

VI. New Business

a. Consideration of Text Amendment – TXT-21-007 UDO Chapter 9.3 Access Management

Paul Ray, Planning Director, presented his staff report.

After discussion the board requested that Staff add the following: secondary dwellings are required to share the main driveway; add definition for driveway – curb and gutter; define cut and driveway separations.

J. Carli requested that Staff present hypothetical examples.

M. Jenkins moved to table to allow Staff to make revisions to present at the next meeting, second by P. Chaveas, unanimously carried.

b. Consideration of Text Amendment – TXT-21-008 UDO Chapter 10.3.B Off Street Parking

Leigh Huffman, Planner, presented her staff report.

J. Carli stated that he has a problem with industrial uses putting in Walmart size parking lots.

Josh Hallingse, Director, Transylvania Economic Alliance, stated that he does not know planning, but that when he reaches out to companies, and also when he tries to help existing companies with expansions that parking can be an issue. He explained that many of the businesses looking at Brevard are family businesses, not developers. He stated that industrial businesses only want enough parking to handle their employee needs. Further, that there is not much industrial land in Brevard, and that his goal is to encourage taxable manufacturing and job creation. He said that he felt the Planning Staff had worked hard and had done a good job drafting the text amendment.

J. Carli requested more information on what businesses are requesting.

Josh Hallingse stated that the text amendment was not a one company request, and named several businesses that have approached him with parking issues.

Paul Ray, Planning Director explained that Transylvania Vocational Services is in the process of planning an expansion, and is having parking issues as well.

M. Jenkins stated that she liked the changes with limitations.

P. Chaveas stated that he could not imagine any manufacturer building more parking than was required for their employees.

M. Jenkins made a motion to approve the text amendment as recommended by Staff with reference to the consistency statement, attached hereto and labeled, Exhibit "A", second by P. Chaveas, J. Carli abstained, M. Jenkins, G. Hunter, P. Chaveas, J. Schommer, and R. Wood voted yes.

c. Consideration of Text Amendment – TXT-21-014 UDO Chapter 8 -Tree City USA

Aaron Bland, Assistant Planning Director, presented his staff report, noting that the Public Works Director gave his approval of the recommended amendments.

After a brief discussion, J. Carli moved to approve with reference to the consistency statement attached hereto and labeled, Exhibit “B”, second by P. Chaveas, unanimously carried.

d. Consideration of Text Amendment- TXT-21-016 UDO Chapter 10 – Parking Standards

Aaron Bland presented his staff report.

M. Jenkins asked about the reawakening of the Community Appearance Committee (CAC).

Staff explained that Council decided to reinstate the Technical Review Committee, but not the Community Appearance Committee. Further explaining that the CAC had no authority to impose conditions, and it was explained that there could be legal issues if we try to give CAC “teeth”.

M. Jenkins made a motion to repeal the 2015 exception to allow parking in the front in the Corridor Mixed Use (CMX) zoning district, with reference to the consistency statement, attached hereto and labeled, Exhibit “C”. R. Wood seconded, unanimously carried.

VII. Public Comment – None.

VIII. Remarks –

After a brief discussion the Board voted unanimously to hold all meetings virtually until further notice.

IX. Adjournment

There being no further business, J. Carli moved to adjourn, seconded by P. Chaveas, unanimously carried, and the meeting adjourned at 7:00 PM.

Greg Hunter, Vice Chair

Janice H. Pinson, Board Clerk