

**MINUTES  
BREVARD PLANNING BOARD REGULAR MEETING  
SEPTEMBER 28, 2021**

Brevard Planning Board met for a regular meeting, Tuesday, September 28, 2021 at 5:30 PM. The meeting was held remotely in accordance with NC General Statute 166A-19.24. Simultaneous live audio and video was made available to the public online at <https://www.facebook.com/brevardplanning/>.

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

**Absent:** Peter Chaveas

**Others:** Matt Fusco, PLLC, Brevard College  
Juan Mascaro, Brevard College

**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, Chris Strassner, Chair called the meeting to order.

**II. Introduction of Planning Board Members**

The Board introduced themselves.

**III. Certification of Quorum**

Chair, Chris Strassner confirmed with the Board Clerk that a quorum of the Board was present.

**IV. Approval of Agenda**

Motion to approve agenda by J. Carli second by M. Jenkins, roll call vote carried unanimously.

## **V. Approval of Minutes**

a. August 24, 2021

Motion to approve with corrections by M. Jenkins, second by J. Carli, roll call vote carried unanimously.

## **VI. New Business**

### **a. Consideration Brevard College PDD Final Master Plan #29 Maintenance Facility**

Leigh Huffman, Planner presented her staff report, including a list of recommended conditions.

Matt Fusco explained that when moving from a conceptual to a final plan, things change and therefore Brevard College is requesting some minor modifications.

Motion by J. Schommer to approve with the list of conditions in Attachment E as recommended by Staff, second by M. Jenkins, roll call vote carried unanimously. (Conditions are attached and labeled, Exhibit "A").

### **b. Consideration Brevard College PDD Final Master Plan # 40 Press Box and Parking Lot**

Leigh Huffman, Planner presented her staff report, including a list of recommended conditions.

She explained that Brevard College is requesting that they be allowed 24 months to complete the parking lot paving for the Field House and Press Box parking lots. Further explaining that Brevard College should be required to sign an agreement as a condition of approval.

Matt Fusco explained the reason for the delay in paving was to be able to do all the necessary paving at one time. He further described the materials to be used to construct the Press Box and the design of same.

Leigh Huffman explained that the materials used must comply with the UDO.

C. Strassner stated that the written agreement needed to be in the form of a guaranty, legally binding, and enforceable upon default.

Matt Fusco upon being questioned explained that the fire hydrant location has to be approved by the Fire Marshall before they can move forward with the plans.

Leigh Huffman explained that this item cannot be modified that it is approved at the State level.

M. Jenkins made a motion to approve with conditions as listed in Attachment E (Conditions are attached hereto and labeled Exhibit "B", second by R. Wood, roll call vote carried unanimously.

**c. Consideration of Text Amendment – TXT-21-018 – UDO Chapter 12 – Signs**

Aaron Bland, Assistant Planning Director explained that after administering the changes made to the sign ordinance that staff has found a few things requiring further revisions. He went over the changes.

M. Jenkins made a motion to approve with reference to the consistency statement, second by R. Wood, roll call vote carried unanimously. Consistency Statement is attached hereto and labeled, Exhibit "C".

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

Paul Ray, Planning Director presented his staff report and went over the changes recommended by the Board after last month's presentation.

The Board recommended approval with the change to strike "cuts" from 9.3.A. table heading and 9.3.B.3. Motion to approve with reference to the consistency statement by G. Hunter, second by J. Schommer, roll call vote carried unanimously. Consistency Statement is attached hereto and labeled, Exhibit "D".

**VII. Public Comment – None.**

**VIII. Remarks –**

Paul Ray informed the Board that Leigh Huffman was leaving her position with the City to pursue her passion in sustainability with the City of Memphis. He stated that he was proud of her and going to miss her.

The Board wished Leigh the best of luck, and thanked her for her hard work.

## **IX. Adjournment**

There being no further business, M. Jenkins moved to adjourn, seconded by J. Carli, roll call vote carried unanimously, and the meeting adjourned at 6:31 PM.

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Chris Strassner, Chair

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Janice H. Pinson, Board Clerk