MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
APRIL 23, 2024
CITY COUNCIL CHAMBERS

Brevard Planning Board met for a regular meeting, Tuesday, April 23, 2024, at 5:30 PM, in Council Chambers at City Hall.

Members Present:	Greg Hunter, Chair Reid Wood, Vice Chair Peter Chaveas Molly Jenkins Alan Mercaldo John Schommer
Absent:	James Carli
Staff Present:	Paul Ray, Planning Director Emily Brewer, Senior Planner Aaron Bland, Assistant Planning Director 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

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

IV. Approval of Agenda

Motion to approve the agenda by A. Mercaldo, second M. Jenkins, unanimously carried.

V. Approval of Minutes

Motion to approve the March 26, 2024, minutes by P. Chaveas, second by A. Mercaldo unanimously carried.

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VI. New Business

a. Consideration of Request for Contiguous Annexation ANN-24-001 by Pisgah Hospitality for property located on the corner of Lambs Creek Road and Highway 64 and further identified by PIN#s 8597-11-0513-000, 8597-01-8529-000, 8597-01-6950-000, 8597-02-9059, 8597-12-0348-000, 8597-11-0886-000, 8597-11-1969-000.

Aaron Bland, Assistant Planning Director, presented his staff report a portion of which follows:

Background Representatives of Pisgah Hospitality LLC ("Applicant") have submitted a request for voluntary continuous annexation for multiple properties located at the intersection of Asheville Highway and Lambs Creek Road, further identified by PIN's: 8597-01-8529-000; 8597-01-6950-000; 8597-02-9059-000; 8597-12-0348-000; and a portion of 8597-11-1969-000.
Discussion The subject properties are located within the City's Extra-Territorial Jurisdiction (ETJ) adjacent to the corporate limits and other parcels owned by Pisgah Hospitality LLC that are already inside the City's corporate limits. The Applicant wishes to annex these parcels so that the entire project site for the luxury vacation rental development called Station Brevard is inside the city limits. The development will include a 36-room lodge, 18 rental cabins, with an adjacent entertainment venue and restaurant.
Policy Analysis Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-31 which authorizes cities to annex any area contiguous to its borders on receipt of a petition signed by all the owners of real property within the area proposed for annexation. The subject property qualifies for annexation under this statute.
Fiscal Impact The City service delivery impacts are estimated to be minimal given the site is already in the ETJ and City Fire District. The financial impacts are estimated to be a net positive for the City; see Attachment 3 for full financial impact details which is attached hereto and labeled, Exhibit "A".

Pisgah Hospitality developer, Brice Bay, explained that they are in due diligence with the construction lender and explained the challenges of borrowing money at this time. That they feel the project is in a great place with high interest from investors. That the site plan has been approved but that plans for the vertical project are still in process.

He is hoping to launch a new brand in Brevard for this project which will be regionally significant.

He explained that their reasons for requesting annexation are to acquire City services, primarily sewer service. That they want to be a part of the community and that the project will create revenue for the community. He further stated that their hope is to start construction by the end of the year if not sooner, and feel that in 20 months they could be up and going.

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When asked if the project will be built in phases, or all at once he explained that they plan to build the cottages and entertainment area first and a pad for the lodge. The lodge being the last phase of the project.

M. Jenkins moved to recommend approval of the annexation, second by J. Schommer, unanimously carried.

Motion by R. Wood to move Public Comment to hear from the public now, second by G. Hunter, unanimously carried. There were no comments from the public.

IX. Old Business

a. Continuation of TXT-24-005 Consideration of Text Amendment Group Development and Subdivision

Emily Brewer, Senior Planner, presented her staff report a portion of which follows, and went over the recommended additional revisions.

Background & Discussion The *Building Brevard 2030* Comprehensive Land Use plan calls for "a development pattern that respects Brevard's sense of place and prioritizes livable communities." The Unified Development Ordinance establishes procedures and standards for the development and subdivision of land within its corporate limits and extra-territorial jurisdiction. This staff-initiated text amendment began as a comprehensive review of the City's subdivision regulations, which govern how a property may be divided in order to:
• Provide for the orderly growth and development of the City and its extra-territorial jurisdiction;
• Protect and enhance property ownership and land values;
• Maintain conditions essential to the public's health, safety, and general welfare;
• Facilitate adequate provision of public services; and
• Facilitate the further re-subdivision of larger tracts into smaller parcels of land for development.

During this process, Staff considered when the regulations should encourage subdivision of land and when subdivision wouldn't be necessary. The scope of this effort was expanded to examine development patterns, more generally, in the UDO. This includes revised group development regulations, where more than one principal structure is permitted on a property. This initiative has been discussed by Planning Board at many recent meetings:

• On October 24th, Staff introduced the challenges in administering the subdivision regulations and opportunities for improvement.
• On January 23rd, Staff shared a revised framework for the text amendment which included subdivisions and group developments to allow for creative ways to increase density while still ensuring health, safety, and welfare is achieved.
• On February 27th, the Board reviewed a draft of the group development regulations, which contain some of the major changes proposed as part of this amendment.

• On March 26th, the Board reviewed the proposed changes and unanimously recommended in favor of adoption.
Since after the Board's full review and recommendation, Staff identified some additional revisions.
• Revisions to the location of off-street parking for group developments where there is more than one principal structure;
• Removal of buffer requirements for residential group developments and special use permits; and
• Removal of the connectivity index measurements for new neighborhood development.

There was lengthy discussion about concerns about too much parking area at street frontage and that the buffer and landscaping requirements be adequate along street frontage. After questions and concerns were discussed, the recommended revisions were that only 40% parking be allowed at street frontage for group developments and that buffer and landscaping can be required along street frontage.

Motion to approve adoption of amendments as revised by the Board with reference to the Consistency Statement, which is attached and labeled, Exhibit "B", by M. Jenkins, second by A. Mercaldo, votes were all in favor except G. Hunter voted, "nay".

IX. Remarks – None.

X. Adjournment

There being no further business, A. Mercaldo made a motion to adjourn seconded by R. Wood, the motion carried unanimously, and the meeting adjourned 6:45 PM.

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Greg Hunter, Chair

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Janice H. Pinson, Board Clerk

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