MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
MAY 28, 2024
ADMINISTRATIVE CONFERENCE ROOM CITY HALL

Brevard Planning Board met for a regular meeting, Tuesday, May 28, 2024, at 5:30 PM, in Administrative Conference Room at City Hall.

Members Present:	Greg Hunter, Chair Peter Chaveas Molly Jenkins Alan Mercaldo John Schommer James Carli Reid Wood, Vice Chair
Absent:	Peter Chaveas
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 J. Carli, unanimously carried.

V. Approval of Minutes

Motion to approve the April 23, 2024, minutes by M. Jenkins, second by J, Schommer, unanimously carried.

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VI. New Business

a. Jeff Adams, Transylvania County Planning Director, handed out a flyer and announced the kickoff meetings and requested the Board's participation in the development of the Transylvania County 2025 Comprehensive Plan. He outlined the project's schedule. He further explained that there would also be a Housing Study and survey.

b. Architectural Standards Work Session

Emily Brewer, Senior Planner, introduced Plusurbia and explained the purpose of the work session.

Juan Mullerat, Plusurbia explained that he would be giving an overview of each section of the document.
Megan McLaughlin, Plusurbia, explained that she did a deep dive into historical context, and the architectural character of Brevard. She explained her findings and gave examples of the architecture: mountain town, materials available locally that were used in construction, rock, raw wood, etc., development due to the Vanderbilt's influence, county seat and that Brevard became an industrial center.
J. Mullerat continued to explain that the document will be used to convey architectural styles to developers, and that the downtown area is unique, and depending on the area of development recommended materials and architectural styles will be available as a guide for development.
It was explained that 5 character areas were identified with the help of the Planning Department. The graphics are to be used as a guide to lead developers in a favorable direction. The goal being to strengthen existing character.

Discussion included:
1. Great document.
2. Value in having different rhythm with new infill development so as not to create bulk.
3. Keeping materials natural and not using new materials to keep the character consistent.
4. Concerns about photos used that are not examples from Brevard.
5. Probart Street labeled as part of the Rosenwald community – is this correct?
6. Concern about not creating a misconception because NC law will not allow control of architectural standards for single family residential homes.

J. Mullerat said he appreciated the feedback and would look forward to receiving more and would be happy to accept better photographic examples to use as the document is being developed if the board wants to provide them. He explained that they want to provide examples that might be better than what they could find in Brevard.

After further discussion, J. Carli moved to recommend support of a resolution to move forward with development of the document, second by J. Schommer, unanimously carried.

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IX. Remarks - None

X. Adjournment

There being no further business, A. Mercaldo made a motion to adjourn seconded by J. Carli, the motion carried unanimously, and the meeting adjourned 7:05 PM.

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Greg Hunter, Chair

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Janice H. Pinson, Board Clerk

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