MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
April 22, 2025
COUNCIL CHAMBERS CITY HALL

The Brevard Planning Board met for a regular meeting Tuesday, April 22nd, 2025, at 5:30 PM, in Council Chambers at City Hall.

Members Present:	Greg Hunter, Chair Reid Wood, Vice Chair Peter Chaveas Alan Mercaldo Karen Darity
Members Absent:	James Carli Molly Jenkins
Staff Present:	Aaron Bland, Assistant Planning Director Stephanie Holland, Planner Madalin Baker, Board Clerk

I. Welcome

At 5:31 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 from the Board was present.

IV. Approval of Agenda

A. Mercaldo made a motion to approve the agenda as written. R. Wood seconded, unanimously carried.

V. Approval of Minutes

Motion to approve March 25th, 2025, minutes by P. Chaveas, seconded by R. Wood, unanimously carried.

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VI. Public Comments – None

VII. New Business

a. Consideration of REZ-25-002: Inn at Brevard Conditional Zoning District

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

Background The Planning Department has received an application for a rezoning district for the Inn at Brevard property, located at 315 East Main Street, PIN 8586-60-6150-000. The property is currently zoned Residential Mixed Use (RMX), and the request is for a Conditional Zoning District (CZD) with a base of RMX.

Discussion The Inn at Brevard has several elements of its operation that are pre-existing, nonconforming to the current requirements of the City of Brevard Unified Development Ordinance (UDO). The most impactful of these is that overnight accommodations are not allowed in the RMX zoning district; bed and Breakfast is an allowed land use, but the Inn's operations do not fit that definition. There are other nonconforming site elements as well such as the unpaved parking lot, landscaping elements, and the parking on the Franklin Street frontage of the property. Staff will discuss these nonconformities in detail at the meeting. Because of these nonconformities, the unique and historic nature of the use/property (the main inn building is a designated local historical landmark), and the applicant's desire to add some additional uses such as a pottery studio, a conditional zoning district is an appropriate tool to ensure zoning compliance for continued use of the site as an inn done so in a way that ensures compatibility and harmony with surrounding properties. This request was sent to the City's Technical Review Committee. At the time of writing this staff report, about half the members had responded. The Fire Department and Water Treatment Plant had no comments. The Wastewater Treatment Plant did suggest two requirements: that the grease trap in the commercial kitchen be evaluated to ensure it is the proper size, and that the pottery studio install a clay sink trap.

Policy Analysis Staff believe that allowing the continued operation of the Inn at Brevard as a boutique inn, in a way that is compatible and not detrimental to surrounding properties, supports the following aspects of the Building Brevard Comprehensive Land Use Plan:

- Goal 7: Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.

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- LUH- 18: Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.
- LUH-20: Encourage the creation of well-designed complete and cohesive neighborhoods.

This property is located in the Traditional Neighborhood character area in the Future Land Use Map, for which RMX is an applicable zoning district.

Action The Planning Board shall make one of the following recommendations to the City Council with regard to a petition for a conditional zoning district:

- Grant the creation of the district as requested;
- Grant the creation of the district with a reduction of the area requested;
- Grant the creation of the district with recommended conditions;
- Continued BPB consideration of the application in order to receive further information; or
- Deny the application.

Two key areas the Board should consider are: the allowed land uses and the parking on Franklin Street. The attached recommended table of allowed uses began with the existing RMX allowed uses as a starting point, and added several "by-right" land uses as requested by the Applicant, while eliminating some allowed but unneeded land uses as a trade-off. The Franklin Street parking area is a potential safety concern and Staff welcomes the Board's thoughts on if and how that parking should be allowed to remain.

During his Staff Report, A. Bland mentioned that the owners also seem interested in utilizing a portion of the Inn as a music instruction studio. P. Chaveas asked about sound proofing for the potential music studio, and A. Bland responded the noise would not be significantly obstructive. G. Hunter mentioned requiring more buffer on the side of the site plan with the largest parking lot. The board asked questions regarding the ownership of the alley adjacent to the lot, and A. Bland shared that the ownership is not known, but functionally and historically the Inn has used it as their land. The board discussed the driveway entrance encroaching over into that alley land that isn't technically theirs as a complicating factor. A. Bland also mentioned that the Review Committee folks from the water treatment side had recommended a grease trap installed for the proposed restaurant in the Inn, and a clay trap for the plumbing in the ceramics studio also included in the proposed new plans for the Inn. The Board looked favorably upon each of those suggestions. P. Offen again

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expressed his concerns over noise in the neighborhood should possible events held run late into the night.

P. Chaveas made a motion to grant the Conditional Zoning District with the following conditions:

1. That a clay trap and grease trap are installed in their appropriate locations, in accordance with the recommendations from the Wastewater Treatment plant, and

2. That a 10-foot landscaping buffer be installed along the South property line, beginning where possible accounting for the existing driveway.

A. Mercaldo seconded the motion, and it passed unanimously.

VIII. Remarks – None

IX. Adjournment

There being no further business, R. Wood made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned at 6:12 PM.

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Greg Hunter, Chair

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Madalin Baker, Board Clerk

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