MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
DECEMBER 17, 2024
COUNCIL CHAMBERS CITY HALL

Brevard Planning Board met for a regular meeting, Tuesday, December 17, 2024, at 5:30 PM, in Council Chambers at City Hall.

Members Present:
Greg Hunter, Chair
Reid Wood, Vice Chair
Alan Mercaldo
James Carli
Molly Jenkins
Peter Chaveas
Karen Darity

Staff Present:
Paul Ray, Planning Director
Aaron Bland, Assistant Planning Director
Emily Brewer, Senior Planner
Stephanie Holland, Planner
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 P. Chaveas, unanimously carried.

V. Approval of Minutes

Motion to approve November 19, 2024 minutes by M. Jenkins second by J. Carli, unanimously carried.

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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 P. Chaveas, unanimously carried.

V. Approval of Minutes

Motion to approve November 19, 2024 minutes by M. Jenkins second by J. Carli, unanimously carried.

VII. New Business

a. Consideration of Text Amendment TXT-24-007 UDO Chapter 12 Signs

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

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Background: The chapter of the City of Brevard Unified Development Ordinance (UDO) that addresses signs, Chapter 12, was overhauled in 2020 in response to the US Supreme Court case Reed et al. v. Town of Gilbert. Following this rewrite, minor amendments were made to the sign chapter in 2021 and 2022 to increase clarity and continue to follow ever-changing best practice recommendations from the American Planning Association and the UNC School of Government.

Discussion: This is another Staff-initiated text amendment that is intended to reduce confusion for both applicants and administrators, eliminate conflicts, and ensure the sign ordinance meets the City's traffic safety and aesthetic goals in regulating signage, very similar to the 2021 and 2022 amendments. Some of the highlights of this round of amendments include: shortening the amount of time political signs can be displayed to match NC General Statutes; specifying what temporary signs require a permit; material requirements for permanent ground signs; removing duplicative language; and updating mural language to better reflect the City's Public Art Policy. Staff will review all amendments at the meeting.

Policy Analysis: Historically, the intent of the City's sign regulations has been first and foremost a safety concern. A secondary purpose is to ensure that signs are permitted in a manner that is consistent with land use and zoning objectives and regulations. Aesthetic and community character are also key considerations. The Building Brevard Comprehensive Land Use Plan does not discuss signage specifically. However, there are many mentions and actions related to safe transportation and maintaining Brevard's sense of place, including Goals #2 and #4:

> 2. Encourage a development pattern that respects Brevard's sense of place and prioritizes livable communities.
>
> 4. Create a built environment that prioritizes a safe, active, multi-modal transportation system and community health and wellness

Following discussion, the board recommended amending the language in **12.8.5 Special Event Signage A.3**. to remove "deposit will be forfeited" and replace with "sign(s) will be forfeited."

Motion to approve with reference to the consistency statement, attached hereto and labeled Exhibit "A", by M. Jenkins. R. Wood Second. All voted in favor except A. Mercaldo voted nay.

b. Project Update Architectural Standards

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

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Staff will update the Board on the ongoing architectural standards revisions, recent state law changes that impact its applicability, and give the Board a timeline for their upcoming review of the new standards.

Emily Brewer, Senior Planner, presented important highlights from NC Senate Bill 382.

c. Election of Officers 2025

Board nominated G. Hunter and R. Wood to continue to serve. Motion to approve officers by P. Chaveas, seconded by M. Jenkins. The motion carried unanimously.

d. Meeting Schedule 2025

Meeting Schedule for 2025 revised as follows, due to November and December holidays. The previously scheduled November 25th 2025 meeting shall be held November 18th, 2025. The previously scheduled December 23rd, 2025 meeting shall be held December 16th, 2025. Motion to approve revisions to the 2025 Meeting Schedule by P. Chaveas, second by M. Jenkins, unanimously carried.

IX. Remarks

Many thanks to Janice for her years of service and a Merry Christmas and Happy Holidays to all.

VI. Public Comments – None

X. Adjournment

There being no further business, J. Carli made a motion to adjourn seconded by M. Jenkins, the motion carried unanimously, and the meeting adjourned 6:25 PM.

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Greg Hunter, Chair

_____
Madalin Baker, Board Clerk

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