MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
September 24, 2024
COUNCIL CHAMBERS CITY HALL

Brevard Planning Board met for a regular meeting, Tuesday, September 24, 2024, at 5:30 PM, in Council Chambers at City Hall.

Members Present:	Greg Hunter, Chair Reid Wood, Vice Chair Alan Mercaldo James Carli
Absent:	Molly Jenkins John Schommer Peter Chaveas
Staff Present:	Aaron Bland, Assistant Planning Director Paul Ray, Planning Director 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 R. Wood, second J. Carli, unanimously carried.

V. Approval of Minutes

Motion to approve the June 25, 2024 and August 27, 2024 minutes by G. Hunter second by J. Carli, unanimously carried.

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VI. Public Comments –

Jeff Adams, Transylvania County Planning Director asked the board to take the online Public Transportation survey.

VII. New Business

a.Consideration of Request for Contiguous Annexation ANN-24-002 by Jason Shepherd for property located at 35 Verdery Avenue further identified by PIN# 8585-28-6101-000.

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

Background In July Jason Shepherd ("Applicant") submitted a request for voluntary continuous annexation for property located at 35 Verdery Avenue, further identified by PIN 8585-28-6101-000.

Discussion The parcel is zoned GR8 and is partially inside the city's corporate limits already and the petition is to annex the remainder of the parcel. As the lot is currently vacant, the financial and service delivery impacts are estimated to be minimal.

After a brief discussion the board recommended approval as presented, motion by A. Mercaldo, second J. Carli, unanimously carried.

b. Consideration of REZ-24-001 and TXT-24-008 PGX -Pisgah Gateway Zoning District Draft Document.

Aaron Bland presented his staff report a portion of which follows:

Background At the Board's June 25th meeting, Staff announced that work had begun on a new and distinct zoning district for the "gateway" area at the entrance of Pisgah National Forest, to be called the Pisgah Gateway Mixed Use District, or PGX for short. Staff and the Board discussed the potential geographic scope of this new district as well as the rationale for creating it. Creating a new district for this area has been contemplated for some time. The Pisgah Forest Small Area Plan, though never formally adopted, called for changing the zoning from DMX in 2016, noting that "the Pisgah Forest Area requires a different form and character than downtown Brevard." Staff held public engagement events in July to hear comments and feedback from property and business owners in the area. Following this public engagement, Staff began drafting the details of the new district. This item was to be discussed at the Board's August meeting, but there was no quorum, so the meeting was not held. Staff asked for feedback following this to incorporate into the draft for this month's meeting. **Discussion** Staff has drafted all the new regulations that would apply to the PGX district throughout the UDO and will present these proposed amendments to the Board. The creation of this district will work hand-in-hand with the upcoming architectural

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standards update. This update will include context-specific architectural regulations for the PGX district that are in harmony with the district's proximity to, and functionality as the entrance into, the Pisgah National Forest. **Policy Analysis** Action LUH-10 of the Land Use & Housing section of the 2030 Building Brevard Comprehensive Land Use Plan speaks directly about creating a new zoning district in the Pisgah gateway area: ***LUH-10: Establish zoning overlay districts for the Asheville Highway Corridor and Pisgah Forest Area.*** *The purpose of the overlay districts is to establish stricter standards and* Page 20 of 74 *to improve multimodal safety and convenience when accessing places for goods, services, housing, and employment through a predictable pattern of development and architectural design. The corridor should accommodate a variety of residential and nonresidential uses in addition to highway-oriented commercial. The areas are important gateways to the City and the Pisgah National Forest, and aesthetic considerations should be included into overlay district standards. Form-based elements may include building form, site access requirements, parking location or design, block structure, frontage, and public space requirements.*

After a lengthy discussion the board moved as follows:

Motion to approve REZ-24-001with the exception that the properties along Deavor Road remain split zoned with the portion facing Deavor Road to remain zoned Residential Mixed Use (RMX) motion to approved by A. Mercaldo, second by R. Wood, motion passed 3 to 1 with J. Carli voting "nay".
Motion to approve TXT-24-008 with the following revisions: 2.7.2 Setbacks for Principal Structures PGX front yard setback to be "edge of right-of-way" and Table 2.2.A Land Use Matrix be amended to allow Places of Worship in PGX zoning district. Reference to the Consistency Statement, which is attached hereto and labeled, Exhibit "A", by J. Carli, second by A. Mercaldo, unanimously carried.

c. Future Overlay Districts Introduction Discussion

Aaron Bland explained that Staff are working on updating the UDO Architectural Standards and creating overlay districts to apply the new architectural standards based on the information obtained through Plusurbia's study of Brevard. New design standards for the downtown, corridor mixed use and Lumberyard areas will be developed for their review and recommendations. He announced that there will be an input session at 185 King Street to gather information from the area's occupants on the 30th.

IX. Remarks - None

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X. Adjournment

There being no further business, J. Carli 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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