MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
JUNE 25, 2024
COUNCIL CHAMBERS CITY HALL

Brevard Planning Board met for a regular meeting, Tuesday, June 25, 2024, at 5:30 PM, in Council Chambers at City Hall.

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

V. Approval of Minutes

Motion to approve the May 28, 2024, minutes as amended by M. Jenkins, second by J. Carli, unanimously carried.

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VI. Public Comments – None.

VII. New Business

a. Introduction of Pisgah Gateway Mixed Use Zoning District

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

Background When the Unified Development Ordinance (UDO) was adopted in 2006, new zoning districts were applied to the city's zoning jurisdiction. In the Pisgah Forest area, specifically the US 64 / US 276/ NC 280 intersection at the entrance to Pisgah National Forest, the Downtown Mixed Use (DMX) zoning district was applied to a majority of the area (see attached current zoning map detail).

Discussion The application of the downtown-focused DMX district in Pisgah Forest has posed many challenges for business and property owners in that area over the years and many have suggested that the City change the area's zoning to something more appropriate. Given that this area is the gateway into one of the area's biggest draws, Pisgah National Forest, Staff believes that it warrants a unique zoning district. This is a staff-initiated rezoning and text amendment to create such a new district, the Pisgah Gateway Mixed Use (PGX) district. Attached is the map from the recently adopted Architectural Guidelines showing the Pisgah Forest Gateway "character area." This is the geographic area that Staff is considering applying the new PGX district to; the Board should consider the scope of this area and be prepared to discuss if it is appropriate or if it needs to be modified. Staff has scheduled public engagement events in July to get comments and feedback from property and business owners in the area. Once the public engagement has been done, Staff will begin drafting the details of the new district and bring to the Planning Board for review.

Policy Analysis The Building Brevard 2030 Comprehensive Land Use Plan mentions the Pisgah gateway area several times. The most pertinent is Action Step 2.C: "Establish form-based code or overlay for Asheville Highway Corridor and Pisgah Forest area" with a plan reference of 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 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 Page 5 of 17
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." The Future Land Use Map shows the majority of this area as a Major

Activity Center. The Future Land Use Character Area Table shows NMX and CMX as the appropriate zoning districts, so Staff is recommending using the NMX district's standards as starting point for crafting the new district, with the allowed land uses, dimensional standards like setbacks, and other pertinent elements will be tailored to fit the gateway area's unique needs and challenges. Architectural standards will be codified as a part of the continuation of the Plusurbia project. Also applicable is LUH-6: "*Encourage rezonings to allow for a mix of uses in Activity Centers.* Allowing different land uses such as commercial and residential in close proximity to each other can help make a city or neighborhood more walkable and lead to reduced numbers of car trips. Major and Minor Activity Centers with both have a mix of land uses, but Major Activity Centers will be more intense with a greater nonresidential footprint."

Action This item is only being introduced to the Board at this time and no action is requested beyond a general discussion. Based on the Board's discussion and the results of the public engagement, Staff will bring draft ordinance language for the new PGX district at a future meeting. The plan is for the Planning Board to begin reviewing the new district in August with a goal of going to City Council in October.

After a brief discussion the board recommended extending the proposed zoning district to the south to capture more of what they feel is the gateway.

b. Consideration of Text Amendment TXT-24-006 UDO Chapters 5 & 13 – Underground Wiring

Aaron Bland presented his staff report and explained the reason for the text amendment; to make the ordinance clear as to when underground wiring connections will be required.

The board recommended changing item F. to new or upgraded level of connection.

Motion to approve with amendment with reference to the Consistency Statement, attached and labeled, Exhibit “A”, by J. Carli, second by P. Chaveas, unanimously carried.

IX. Remarks - None

X. Adjournment

There being no further business, M. Jenkins made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned 5:55 PM.

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Greg Hunter, Chair

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Janice H. Pinson, Board Clerk

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