MINUTES
BREVARD PLANNING BOARD
DECEMBER 16TH, 2025
COUNCIL CHAMBERS CITY HALL

The Brevard Planning Board met for a regular meeting Tuesday, December 16th, 2025 at 5:30 PM in the Council Chambers at City Hall.

Members Present:	Greg Hunter, Chair Reid Wood, Vice Chair Alan Mercaldo Karen Darity Michael Hinds
Members Absent:	Jerry Yunker Peter Chaveas
Staff Present:	Madalin Baker, Board Clerk Emily Brewer, Senior Planner Paul Ray, Planning Director

I. Welcome

At 5:34 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 confirmed with the Board Clerk that a quorum from the Board was present.

IV. Approval of Agenda

R. Wood made a motion to approve the agenda. K. Darity seconded, unanimously carried.

V. Approval of Minutes

R. Wood motioned to approve the November minutes. A. Mercaldo seconded, passed unanimously.

VI. Public Comments – None

DRAFT

VII. New Business

a. Green Growth Audit Introduction Presentation

E. Brewer, Senior Planner, presented her draft implementation guide to the Board, included in Attachment A. She outlined the staff effort to prioritize environmentally conscious code, noting the green growth audit implementation guide will help in providing actionable next steps. A. Mercaldo noted his enthusiasm for E. Brewer's work and research, saying he has heard a community desire to preserve the natural character while allowing for new development, and this guide would help to strike a good balance between the two interests. M. Hinds inquired regarding the nature of the implementation guide, whether the guide would become hard and fast rules that must be followed or a recommendation framework. E. Brewer said to think of the Green Growth Audit as a recommendation to the Comprehensive Land Use Plan (CLUP), providing internal guidance in an actionable way, but not to become code until a later date.

The Board asked additional follow-up questions. E. Brewer shared that the grant supporting the research is not performance based, that in practice, it would allow for closer review of some projects and would allow for more nuance in the current requirements regarding open space. The Green Growth Audit also encourages dark sky compliant practices, which the Board expressed enthusiasm for. K. Darity noted that pedestrian safety should be a priority as well when potentially implementing dark sky compliant practices in pedestrian-heavy areas, such as downtown. E. Brewer said the Board would see a more complete draft of the Green Growth Audit Implementation Guide in their upcoming meetings.

b. 2026 Calendar
R. Wood motioned to approve the proposed 2026 meeting calendar. A. Mercaldo seconded, passed unanimously.

c. 2026 Chair & Vice Chair Elections
A.Mercaldo motioned to re-elect G. Hunter as Chair and R. Wood as Vice Chair. M. Hinds seconded, and the motion passed with four yea votes. G. Hunter abstained from voting.

VIII. Unfinished Business – None.

IX. Remarks
G. Hunter wished the Board a Merry Christmas.

DRAFT

X. Adjournment

There being no further business, R. Wood made a motion to adjourn seconded by G. Hunter, the motion carried unanimously, and the meeting adjourned at 6:45 PM.

_____

Greg Hunter, Chair

_____

Madalin Baker, Board Clerk

DRAFT