

**MINUTES
BREVARD PLANNING BOARD MEETING
JANUARY 15, 2019**

Brevard Planning Board met for a regular meeting, Tuesday, January 15, 2019, at 6:00 PM in Council Chambers of City Hall.

Members Present: Jimmy Perkins, Chair
Keenan Smith
Chris Strassner
John Folger
Molly Jenkins
Demi Loftis, Vice Chair
Stephanie Smith

Staff Present: Daniel Cobb, Planning Director
Aaron Bland, Planner
Janice Pinson, Clerk to the Board

Others: Rhett Pace, Brevard Music Center
Emily Lowery, The Haven

I. Welcome

At 6:00 PM, Chair, Jimmy Perkins, called the meeting to order.

II. Introduction of Planning Board Members

Board members and Staff introduced themselves.

III. Certification of Quorum

Chair, Jimmy Perkins confirmed with the Clerk to the Board that a quorum of the board was present.

IV. Approval of Agenda

Motion to approve agenda by K. Smith, seconded by M. Jenkins, unanimously carried.

V. Approval of Minutes

a. Minutes of the December 18, 2018 meeting, motion was made to approve by M. Jenkins, seconded by C. Strassner, unanimously carried.

VI. Public Comment – None.

VII. New Business

a. Consideration of Application for Text Amendment TXT-18-019 to Amend Brevard Music Center Planned Development District Ordinance 2009-11, Amended Ordinance 2017-23.

Daniel Cobb, Planning Director presented his staff report a portion of which is included herewith:

Background

Brevard Music Center (BMC) has submitted an application to revise a specific condition associated with their approved preliminary masterplan. The plan was originally approved in 2009, updated in 2017 and is now proposed for a new change.

Discussion

Ordinance Number 11-09 was adopted on June 15, 2009. On October 16, 2017 an amendment to the site-specific Ordinance, Masterplan and List of Conditions was adopted (Ordinance 2017-23).

The current proposed change in application TXT-18-019 (ATTACHMENT A) is to amend section 4b of the List of Conditions to allow for an extension of a deadline originally set in 2009 which is in reference to a new sidewalk.

The Music Center is required to construct a sidewalk along Andante Lane from its intersection with Probart Street. The original deadline for this was 10 years after the approval of the original ordinance. In 2017 when the amendments were approved the 10-year deadline remained the same; setting a deadline of June 15, 2019 (ATTACHMENT B).

BMC has expressed concern regarding the practicality and cost associated with constructing a sidewalk along Andante as previously agreed.

In lieu of constructing this sidewalk as part of the \$4.2 million concert hall construction as staff has requested, BMC would like to explore options to work with the city on constructing a bike path through their campus to the Bracken Preserve.

On August 20, 2018 the City Council voted and adopted a resolution (ATTACHMENT C) committing to constructing the remainder of the city's bike path system (ATTACHMENT D) within three years. Setting a deadline of June 30, 2021. Priority Number five on this list is a path along Music Camp Road.

It may be possible, and in fact, more practical to traverse the main BMC property rather than paralleling Music Camp Road. A specific alignment has not been proposed. While this

would be a deviation from the Pedestrian Plan priority map, it still achieves the same goal of extending the path from downtown Brevard to the Bracken Preserve. This project was originally approved as a planned development district. The City's ordinance recognizes modifications to these districts in one of three ways; minor, intermediate, and major modifications. The threshold for each of these is described below.

Minor modifications – Minor modifications have a negligible impact on an approved preliminary master plan. Examples include changing the spacing or species of approved landscaping plants, altering lot sizes by a few square feet, or amending utility plans. Minor modifications are reviewed, and may be approved, by the planning director.

Intermediate modifications – Intermediate modifications have a more substantial impact but do not completely change the application. Examples include changes in building design, residential lot configurations, or commercial driveway locations. These changes are reviewed by the Planning Board without a public hearing.

Major modifications – Major modifications have substantial impacts to an approved preliminary master plan. Examples include changing the intensity or mix of proposed uses or significantly increasing the amount of traffic generated by a development. Major modifications may only be authorized by means of a new conditional zoning ordinance.

The requested change is not significant in terms of development intensities or demand on city resources. However, it is a major modification as defined above due to the fact that a specific element of the 2015 Comprehensive Plan is to make a connection to the Brevard Music Center and downtown Brevard. The city's initial effort to achieve this goal was an investment of \$592,116 in the Probart Street sidewalk. Andante Lane is a private road, therefore the condition the Music Center build a connecting sidewalk along Andante to its intersection with Probart is necessary to complete this connection.

J. Perkins, Chair stated that the amendment was not in lieu of the sidewalk, but for time to explore options of a bike path vs. sidewalk.

D. Cobb responded that that was correct. He further explained that the preliminary master plan shows a sidewalk, but it is a conceptual drawing and the sidewalk could actually be on either side of Adante and that the sidewalk is to create connection to the new concert hall being constructed.

D. Loftis made a motion to adopt as recommended by Staff, seconded by C. Strassner, carried unanimously.

b. Text Amendment TXT 19-001 to amend Chapter 2, District Provisions, Use Matrix Table to include “Shelter”.

Aaron Bland, Planner presented his staff report which is attached hereto and labeled, Exhibit “A”.

After discussion, Chris made a motion to recommend approval as written including the reference of the attached Consistency Statement, seconded by D. Loftis, unanimously carried.

c. Rules of Procedure By-Laws Review

The board reviewed the Rules of Procedure with recommended minor revisions and no additional changes were recommended. D. Cobb explained that they would need to vote on them at the next meeting.

d. Election of Officers

C. Strassner nominated Jimmy Perkins as Chair, seconded by D. Loftis and unanimously carried.

K. Smith nominated D. Loftis as Vice Chair, seconded by M. Jenkins, unanimously carried.

X. Remarks

It was confirmed that the Planning Board Retreat is still on schedule for February 12, 2019 at 1:00 PM in Council Chambers. The board requested that lunch be provided or at least snacks.

XI. Adjourn -

There being no further business, C. Strassner moved to adjourn, seconded by D. Loftis, unanimously carried, and the meeting adjourned at 6:37 PM.

Jimmy Perkins, Chair

Janice H. Pinson, Board Clerk