

**MINUTES
BREVARD PLANNING BOARD MEETING
MARCH 19, 2019**

Brevard Planning Board met for a regular meeting, Tuesday, March 19, 2019, at 6:00 PM in Council Chambers of City Hall.

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

Members Absent: Chris Strassner

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

Others: Jim Yamin, Workforce Homestead, Inc.

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

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

V. Approval of Minutes

a. Minutes of the February 19, 2019 meeting, motion was made to approve by M. Jenkins, seconded by D. Loftis, unanimously carried.

VI. Old Business - None

VII. New Business

a. Consideration of Application #REZ-19-001 by Workforce Homestead, Inc., Jim Yamin for Zoning Map Amendment for property currently zoned Neighborhood Mixed Use (NMX) located at 746 Rosman Highway, PIN # 8585-06-6740-000, to a Planned Development District (PDD).

Daniel Cobb, Planning Director explained the procedures for a conditional rezoning and presented his staff report to the board, which is attached hereto and labeled, "Exhibit A".

Jim Yamin, Applicant was asked why he was providing 1.75 parking spaces per unit and he explained that it is a requirement he has to meet to obtain tax credit financing. He gave a brief summary of the tax credit process and awarding of funds.

M. Jenkins asked what the rents would be for the units.

J. Yamin responded \$300-\$900.00 or maybe a bit more for the larger units.

D. Loftis asked targeted market for the project.

J. Yamin explained targeting households with 40, 50 and 60 percent of county median income but no greater than 60 percent.

Dr. Folger brought up the future expansion of Highway 64 and how this project might affect that project and the future bike path expansion.

D. Loftis asked D. Cobb if an easement could be part of the requirements of approval for future connection of the multi-use path.

D. Cobb responded that it could be a requirement.

S. Smith stated her concerns of the lack of open space and explained how it is proven to make for a happier and healthier community.

J. Yamin explained that the site will not allow for more open space and that there is not enough usable acreage to provide additional space. He explained that the payment in lieu option would make better sense for this project.

M. Jenkins pointed out that the future Tannery Park will be very accessible to this development.

K. Smith stated that he felt there was a need to incorporate more open space.

J. Yamin explained that he likes to provide big playgrounds with lots of equipment, one for children five years of age and under, and one for children over the age 5.

D. Cobb stated that the required maximum building height by right is 35 feet above grade and asked if Mr. Yamin would be able to meet this requirement.

Mr. Yamin stated that the 4 story buildings would exceed the 35 feet above grade requirement.

D. Cobb explained that there is already a standard established for building height of 50 feet above grade and Mr. Yamin agreed that 50 feet could work for this project.

There was further discussion about handicap accessibility.

After discussion M. Jenkins moved to approve the preliminary plans with the following conditions:

1. Building heights not to exceed 50 feet above grade.
2. Easement to be granted by the developer along Highway 64 sufficient for future multi use path extension/connection.
3. Retention pond to require better quality fencing- prohibited materials are: chain link, sheet metal, no wire in any form. Pond will require adequate landscape screening.
4. Items to be deleted from Allowable Land Uses: Wireless Telecommunication Facility-Stealth; Utilities – Class 1 and 2.
5. Environmental protection – project to meet current steep slope ordinance requirements.

M. Jenkins further moved to reference the Consistency Statement acknowledging that the proposed amendment is consistent with elements of the City of Brevard 2015 Comprehensive Plan. Second by D. Loftis and unanimously carried.

D. Cobb explained that the final master plan would come before the board in April 2020.

J. Yamin explained that the final master plan will reflect the amount of land disturbance required to develop.

b. Sign Ordinance (Chapter 12) Review

A. Bland presented the board with information in preparation for the rewriting of the City's sign ordinance, and supplied the board with information they requested about the authority to regulate billboard signage. Attachment labeled, Exhibit "B".

c. Community Appearance Commission and Technical Review Committee Letter

D. Cobb presented a letter addressed to Mayor Harris and City Council requesting that they consider the reinstatement of the Technical Review Committee and the Community Appearance Commission and to allow the Planning Board to work with Planning Staff to

create language for the City's Unified Development Ordinance to make the request a reality. Attachment labeled, Exhibit "C".

The board agreed that the letter would be presented at City Council's Retreat on March 22, 2019 and that Vice Chair, Demi Loftis would represent the board.

d. Development Updates

D. Cobb, Planning Director gave an overview of development updates within the City's jurisdiction and explained matters coming before the board at their next meeting.

VIII. Unfinished Business – None.

IX. Remarks

J. Perkins, Chair stated that he wanted to acknowledge and thank staff for how hard they are working.

X. Adjourn

There being no further business, D. Loftis moved to adjourn, seconded by K. Smith, unanimously carried, and the meeting adjourned at 8:16 PM.

Jimmy Perkins, Chair

Janice H. Pinson, Board Clerk