

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

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

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

Members Absent: Keenan Smith

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

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

V. Approval of Minutes

a. Minutes of the January 15, 2019 and February 12, 2019 meetings, motion was made to approve both by C. Strassner, seconded by D. Loftis, unanimously carried.

VI. Public Comment – None.

VII. New Business

a. Consideration of Request for Contiguous Annexation ANN-19-001 by Feline Flores Duenes for property located at 961 Ecusta Road, PIN # 8596-49-5834-000.

Aaron Bland, Planner, presented his staff report a portion of which is included herewith:

Background

Felipe Flores & Maria Duenes (property owners, referred to as “Applicant”) request voluntary contiguous annexation of the remainder of their property at 961 Ecusta Road, PIN 8596-49-5834-000.

Discussion

Given that the property is currently within the City’s ETJ and in close proximity to parcels already receiving full City services, the financial and service delivery impacts are estimated to be manageable. There will be a modest increase in General Fund revenues for the City by means of property tax revenue. Refer to the attached annexation report for the full financial and service impact analysis.

Policy Analysis

Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-31 which authorizes cities to annex any area contiguous to its borders on receipt of a petition signed by all the owners of real property within the area proposed for annexation. The subject property qualifies for annexation under this statute.

Annexation will make both city water and wastewater service available to the property to support the current single-family house, which is experiencing issues with its aging septic system. A sewer connection will alleviate any overflow issues with the failing septic, which certainly advances goals of the 2015 Comprehensive Plan’s Environmental Health element, which promotes “measures that protect the health and sustainability of the environment and our abundant natural resources.”

Staff Recommendation

Staff recommends approval of the proposed annexation.

M. Jenkins made a motion to recommend approval of annexation, seconded by J. Folger, carried unanimously.

b. Retreat Follow-up

Daniel Cobb, Planning Director presented his staff report which is attached hereto and labeled, Exhibit “A”.

The list of the highlights of the meeting were discussed in detail.

The board would like to recommend that Council reinstate the Community Appearance Commission and allow them some decision making authority.

Daniel Cobb stated that he will ask that the item be added to City Council's Retreat Agenda and prepare a letter for the board's approval.

D. Loftis made a motion to request that staff write a letter to City Council requesting that the Community Appearance Commission be restructured and reinstated, seconded by M. Jenkins and unanimously carried.

There was discussion by the board of the best avenue to seek proper business for properties.

The Heart of Brevard was mentioned as the best avenue to seek proper businesses for properties in the downtown district.

D. Loftis stated the need to reach out to the Transylvania Economic Alliance about concerns about the development of the corridor.

The board requested that staff give them the history of prohibition of signs and billboards and expressed an interest in moving forward with the review of the rewritten ordinance as it pertains to signs. The plan is to move forward with this at the next meeting.

Gallimore Road – the board would like to further discuss when site plan and engineering are available for their review.

c. Rules of Procedure/By-Laws Review

Rules of Procedure/By-Laws were reviewed by the board at the February meeting.

M. Jenkins moved to approve as presented, seconded by C. Strassner, unanimously carried.

VIII. Unfinished Business – None.

IX. Remarks –None.

X. Adjourn

There being no further business, C. Strassner moved to adjourn, seconded by S. Smith, unanimously carried, and the meeting adjourned at 7:10 PM.

Jimmy Perkins, Chair

Janice H. Pinson, Board Clerk