

MINUTES
BREVARD PLANNING BOARD
Special Called
Joint Planning Board and City Council Work Session
August 3, 2015 – 5:30 PM

The Brevard Planning Board held a special called joint work session with the Brevard City Council for the purpose of hearing a presentation on Form Based Code. The joint work session was held on Monday, August 3, 2015, at 5:30 PM in the Council Chambers of City Hall with Planning Board Chairman Kimsey Jackson and Mayor Jimmy Harris presiding.

Planning Board Members Present:	Kimsey Jackson, Chair Demi Loftis, Vice Chair Katie Thompson Jimmy Perkins Seyl Park Frank Porter Chris Strassner
City Council Members Present:	Mayor Jimmy Harris Mayor Pro Tem Mac Morrow Maurice Jones Ann Hollingsworth Charlie Landreth Wes Dickson (Mr. Dickson joined the meeting at 5:45PM)
Staff Present:	Jim Fatland, Interim City Manager & Finance Director Daniel Cobb, Interim Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary Desiree Perry, City Clerk Jill Murray, Deputy Clerk/HR Specialist
Others:	Derek McKissock – Transylvania Times Gary Daniels, City Council Candidate

A. Welcome and Call to Order –

Mayor Jimmy Harris called the meeting to order, welcomed those present, introduced Council members, and explained tonight's Work Session is a joint meeting with Brevard Planning Board to hear a presentation on Form Based Code. Special Called Meeting has been properly noticed and is open to the public.

Kimsey Jackson, Chair, also called the meeting to order and the Planning Board members were introduced.

B. Certification of Quorum –

The City Clerk certified a quorum of City Council present. A quorum of Brevard Planning Board was also in attendance.

C. Approval of Agenda –

Agenda was accepted as presented.

D. Presentation – Form Based Code –

Mr. Cobb introduced Mr. Demetri Baches of Metrocology. The purpose for tonight's joint work session is to hear Mr. Baches' presentation on Form Based Code (FBC). Last fiscal year the City budgeted \$50,000 for the Form Based Code project. Five request for proposals were received; of the five received Staff believes the one received from Metrocology best suits the City's needs as their Proposal includes addressing the technical side of the code, as well as, a strong outreach to the community. Tonight is the kick-off meeting for the Project.

"A form-based code (FBC) is a way to regulate development that controls building form first and building use second, with the purpose of achieving a particular type of "place" or built environment based on a community vision." ¹

Mr. Baches provided a power-point presentation (power point on file) to illustrate and describe areas that will be considered when working with Brevard's staff and Council in the process of creating Form Based Code. Considerations include: (a) zoning vs design, (b) coding vs design, (c) engineering vs design, and (d) economic, environmental and social. Components of both residential and commercial will be sensitive to design and density in areas best suited for vehicle traffic. He explained a goal is for the City to act like a master developer – looking at all components – resulting in a fine tuned master plan for Brevard. Development of the Form Based Code will take approximately two (2) years.

Recent discussions and information provided to Council back in December, 2014, from Joe Minicozzi, Urban 3 LLC, along with the information offered by Mr. Ed McMahon of the Urban Land Institute, in the community presentation of, "The Dollars and Sense in Protecting Community Character" will be beneficial to the City in the Form Based Code process.

Briefly discussed: Value in allowing increased density where appropriate; determine if the community desires to function as a car or pedestrian form, cannot be both – while both are considered, one has to be the goal; and, an increased interest in development and re-development is beginning to take place in Brevard and what, if any, stop-gap measures could be done over the next couple of years as the Form Based Code is being put into place.

Planning Board and Council members thanked Mr. Baches for his presentation.

E. Adjourn-

There being no further business, Ms. Hollingsworth moved, seconded by Mr. Landreth, the City Council special called meeting be adjourned. Motion carried and the Council meeting was adjourned at 7:07 PM.

There being no further business J. Perkins moved, seconded by D. Loftis, the special called meeting of the Planning Board be adjourned. Motion carried and the meeting adjourned at 7:07 PM

R. Kimsey Jackson, Chair

Janice H. Pinson, Board Secretary

Minutes Approved: _____

¹ Part 1: What is Form-Based Code? by Mary Madden and Joel Russell, December 5, 2014.
<http://plannersweb.com>