

**MINUTES
BREVARD CITY COUNCIL
Work Session
December 1, 2014 – 5:30 PM**

The Brevard City Council met in the Transylvania County Library Rogow Room on Monday, December 1, 2014, at 5:30 p.m. for the scheduled work session with the Mayor Jimmy Harris presiding.

Present: Mayor Jimmy Harris, Mayor Pro Tem Mac Morrow, Council Members Wes Dickson, Maurice Jones, and Ann Hollingsworth.

Absent: Council Member Charlie Landreth

Staff: City Manager Joe Moore, City Clerk Desiree Perry, Deputy Clerk Jill Murray, Planning Director Josh Freeman, Assistant to the City Manager LeAnn McCraw, Assistant Director of Long Range Planning Daniel Cobb and Planner Aaron Bland.

Others: County Commission Chairman Mike Hawkins, Chamber of Commerce President Jeremy Owen, Former City Council Member Dee Dee Perkins and TC Director of Economic Development Mark Burrows

Press: Derek McKissock, Transylvania Times

A. Welcome - Mayor Harris called the meeting to order and welcomed those present to the regular scheduled work session.

B. Quorum – City Clerk certified a quorum present.

C. Agenda – Mr. Jones moved, seconded by Ms. Hollingsworth, the Work Session Agenda be approved as prepared. Motion carried unanimously.

D. Work Session Discussion Topic – Comprehensive Plan

Special Presentation by Mr. Joe Minicozzi, Urban 3, LLC. “Fiscal Impact of Land Use Regulations.

Planning Director Josh Freeman shared at City Council’s October 26th and November 3rd work session discussions of the draft Comprehensive Plan Land Use chapter, the issue of density, including density within context of walkability, has been a core topic. Tonight’s special presentation will look at the issue of density in context of economic evaluation. Also presented tonight will be an introduction of Form-Based Codes that will be further discussed at City Council’s December 15th meeting.

Mr. Freeman introduced guest speaker, Mr. Joe Minicozzi, of Urban 3, LLC.

Mr. Minicozzi started by extending his appreciation to Brevard Planners Aaron Bland and Daniel Cobb who compiled and prepared much of Brevard’s data and slides that will be included in tonight’s presentation.

Mr. Minicozzi presented a variety of power point slides that illustrated and described the importance for the City to compile up-to-date data, and to then take a look at what the data reveals with respect to property tax values per acre. Presentation included:

- Data showing Brevard downtown area has the greater property tax base per acre than in other areas of Transylvania County;
- Described benefit to community to have more dense multi-use structures in their downtown area;

- Stressed the importance to compile and look at real data/figures when assessing a development proposal, such as “dense vs sprawl”, including costs for extending infrastructure and time needed to recover those costs;
- Encouraged sharing accurate data to citizens at large to allow them to better understand benefit of focus upon property tax revenue and not just retail tax revenues;
- Consider thinking differently about requiring a developer to provide off-street parking, or as much off-street parking, as has been required in order to encourage dense development that will have a greater property tax value;
- A city consideration could be providing off-street parking (pay to park) and/or encourage private/public parking partnerships;
- Importance to discuss and negotiate with NCDOT officials questions or concerns Staff or Council has with respect to Brevard’s corridors and streetscapes, as win-win solutions are frequently found;
- Suggested City to look for pockets of development potentials along or throughout Brevard’s corridor; and,
- Described and briefly discussed Form-Base Code / Zoning.

A copy of Mr. Minicozzi’s presentation can be viewed at the following URL: <http://www.cityofbrevard.com/363/Joe-Minicozzi-Special-Presentation>. A printed copy of the slides presented are on file with the Agenda Packet materials.

City Council members discussed among themselves and with Mr. Minicozzi various aspects from the presentation, and they expressed interest in Staff providing them more information on Form-Based Code/Zoning.

Council members extended their appreciation to Mr. Minicozzi for his presentation.

F. Adjourn – There being no further discussion, Mr. Morrow moved, seconded by Mr. Jones, the meeting be adjourned. Motion carried and the meeting adjourned at 8:41 p.m.

s/_____
Jimmy Harris
Mayor

s/_____
Desiree D. Perry, CMC, NCCMC
City Clerk

Minutes Approved: December 15, 2014