

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

The Brevard City Council held a special called joint work session with the Brevard Planning Board 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 P.M. in the Council Chambers of City Hall with Mayor Jimmy Harris and Planning Board Chairman Kimsey Jackson presiding.

City Council Members Present - Mayor Jimmy Harris, Mayor Pro Tem Mac Morrow, Council Members Maurice Jones, Ann Hollingsworth, Charlie Landreth and Wes Dickson. (Mr. Dickson joined the meeting in progress at 5:45 p.m.)

Planning Board Members Present – Chairman Kimsey Jackson, Demi Loftis, Jimmy Perkins, Seyl Park, Frank Porter, Katie Thompson and Chris Strassner

Staff Present – Interim City Manager and Finance Director Jim Fatland, Planning Director Daniel Cobb, Planner Aaron Bland, Planning Admin. Service Manager Janice Pinson, HR Specialist/Deputy Clerk Jill Murray and City Clerk Desiree Perry.

Press – Derek McKissock, Transylvania Times

Others – City Council Candidate Gary Daniel

A. Welcome and Call to Order – Mayor 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.

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 present.

C. Approval of Agenda – Agenda accepted as presented.

D. Presentation – Form Base 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 to illustrate and describe areas that will be considered when working with Brevard's staff and Council in the process of creating the Form Based Code. (Power-point on file.) 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 pedestrian traffic, as well as, 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 years.

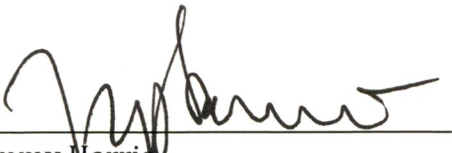
Recent discussions and information provided to Council back in December, 2014, from Mr. Joe Minicozzi, Urban 3 LLC, along with the information offered by Mr. Ed McMahon of the Urban Land Institute, in the community presentation of, "The Dollars and Sense in Protecting Community Character" will be beneficial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

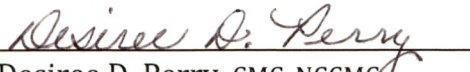
Briefly discussed: Value in allowing increased density where appropriate; determine if the community desires to function as a car or pedestrian form, can't be both - while both are considered, one has to be the goal; and, an increased interest in development and re-development is beginning to take place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

Council and Planning Board 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 P.M.

There being no further business, Planning Board member Mr. Perkins moved, seconded by Ms. Loftis, the special called meeting of the Planning Board be adjourned. Motion carried and the meeting adjourned at 7:07 P.M.


Jimmy Harris
Mayor


Desiree D. Perry, CMC, NCCMC
City Clerk

Minutes Approved: August 17, 2015

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