



FORM-BASED CODE COMMITTEE

MEETING MINUTES

July 11, 2024

The duly advertised meeting of the Form-Based Code Committee was held on July 11th, 2024, at 2:00 p.m. in conference room 1A of the Development Resource Center Building. Chairman Jim Williamson called the meeting to order at 2:01 p.m..

Roll Call: Admin Support Shelby Ogle called the roll.

Members Present: Beverly Bell, Sarah Brogdon, Reginald Ruff, David Hudson, Jim Williamson, Lee Helena, Thomas Palmer, Tenesha Irvin

Members Absent: Alex Reyland

Staff Members Present: Development Review Planner Akosua Cook, Admin Support Shelby Ogle, Staff Attorney Harolda Bryson

Swearing In: Admin Support Shelby Ogle swore in people addressing the Committee.

Applicant(s) Present: David Fidati, Joshua Rudisen, Tom Marshall

Rules and Regulations: Chairman Jim Williamson explained the rules and procedures, order of business, Form-Based Code Intent, and principles and purpose.

Approve Minutes: Chairman Jim Williamson presented the June 13th, 2024 Meeting Minutes to be voted on. No amendments need to be made. *David Hudson* motioned to **APPROVE** the June minutes. *Thomas Palmer* seconded the motion. **All in favor. The motion carries 8-0.**

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

- **FBC-24-9 – 724 N. Market St.: Increase in Building Stories**

Development Review Planner Akosua Cook presented to the Committee.

Major Modification Request(s):

1. Requesting increase in building stories from 3 to 4 for a total of 50'.

- a. Sec. 38-717 (5) Height and Mass
 - i. U-CX-3, 3 stories/50' max.

Zoning: U-CX-3 (Commercial Mixed Use Zone)

Applicant Presentation: Applicant David Fidati of 298 Acorn Oaks Circle presented to the Committee that he is the project manager for Wise Construction who is the entity responsible for this project. He stated that there was a project that received approval for the same modification request just north of this project. He presented to the Committee that they wanted to keep the parking on-site to keep from cluttering up the streets that are already narrow and parking is already scarce. He stated that the neighborhood meeting went really well and the community expressed concerns over the sidewalks only and had no issue with the increase in stories.

Community Response: No community members were present - there were 2 emails presented to the Committee from community members.

Applicant Response to Community: No response.

Discussion: The Committee asked the Applicant some questions in regards to the site plans and the parking. They asked the Applicant about what each story of the proposed building will house. They asked if the proposed project was all residential and the Applicant stated that it was. The Committee inquired about the entrances into the proposed building as well as how the upper levels of the building will be accessed. There was some discussion about other aspects of the project and the site plan.

Board Motion and Vote:

- David Hudson made a motion to **APPROVE** case #: FBC-24-9 - 724 N. Market St. as submitted, for an increase in building stories from 3 to 4 for a total of 50' with the precedent being set before with another project having the same modification approved.

Tenesha Irvin seconded the motion.

All in favor. The motion carries 8-0.

- FBC-24-10 - 207 Spears Ave.: Entrance Location, Front Door Placement

David Hudson recused himself from this case.

Development Review Planner Akosua Cook presented to the Committee.

Major Modification Request(s):

1. To locate the front doors facing the interior parking lot, not the primary street.
 - a. Sec. 38-698 Measurements and Exceptions / Rules for All Zones (5) Public Realm
 - i. E. PEDESTRIAN ACCESS
 1. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed.
2. Entrance facing interior parking area.
 - a. Sec. 38-732 (6) PUBLIC REALM - Pedestrian Access
 - i. (G) Entrance facing primary street: Required.

Zoning: E-IX-3 (Industrial Mixed Use Zone)

Applicant Presentation: Applicant Joshua Rudisen of 1410 Cowart St. representing Artech who are working with the property owners on the proposed project presented to the Committee that the project is for patients who have graduated out of their program and need additional supervision while they integrate back into society. They presented to the Committee that there are other apartments on the same property that received a modification similar to the ones requested. With this modification, the staff at the property need to be able to monitor the patients living at the proposed apartments to better support them.

Community Response: No community members were present and wished to speak.

Applicant Response to Community: No response.

Discussion: The Committee asked the Applicant about if the property is considered a campus or not and if the design could allow for a door to be added to the front facade of the building at a later date if desired. The Committee also questioned the Applicant on if the property is fully fenced or not and they discussed the placement of the access door. They also discussed the placement options for the door and how the intent of the Form-Based Code could be met. After much discussion, the Applicant requested to defer the case.

Deferral request made by Applicant - Deferral APPROVED by Chairman Jim Williamson.

- FBC-24-11 - 730 Chestnut St.: Modification to the Sign Requirements

Development Review Planner Akosua Cook presented to the Committee.

Major Modification Request(s):

2. Requesting modification of projecting sign requirements to allow for 20' in max sign height, 184 max SF, 9.2' in max sign width, and 45' in max sign height from sidewalk (measured from top of sign).
 - a. Section 38-753 (Sign Types) (2) Projecting Signs
 - i. (d) Projecting signs are limited to the following dimensions (See table)

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Building Height (in stories)	Max Square Footage (Per Building Side)	Max Sign Height	Max Spacing from Building Façade	Max Sign Width	Min Height from Sidewalk	Min Height from Parking Lot or Driveway	Max height from Sidewalk (measured from top of sign)	Min Distance from Another Projecting Sign
4 - 12	20 SF	8'	16"	3'	9'	14'	24'	20'
3	16 SF	7'	16"	3'	9'	14'	24'	20'
2	12 SF	7'	16"	2'	9'	14'	3' below top of building façade	20'
1	12 SF	7'	16"	2'	9'	14'	3' below top of building façade	20'

Zoning: D-CX-12 (Commercial Mixed Use Zone)

Applicant Presentation: Applicant Tom Marshall of 720 Chestnut St. presented to the Committee that they are wanting to keep the historic features of the building and the community. They want to replicate the original look of the sign and already had to go through the historic commission. Their intent is to stick true to the history of the area and the building features.

Community Response: No community members were present and wished to speak.

Applicant Response to Community: No response.

Discussion: The Committee asked the Applicant some questions in regards to how the sign will be manufactured as well as if it is illuminated and what it is made out of. The Applicant stated that there are similar signs on other buildings in the area. The Committee then spent some length of time discussing the actual dimensions of the sign and not the dimensions of the sign and the space from the wall. The Applicant stated that the proposed sign is much smaller than the original sign that was on the building. The Committee then spent more time discussing with the Applicant about how the sign is proposed to be made and the intent of the proposed design.

Board Motion and Vote:

- David Hudson made a motion to **APPROVE** case #: FBC-24-11 - 730 Chestnut St. as submitted, for a modification of projecting sign requirements to allow for 20' in max sign height, 184 max SF, 9.2' in max sign width, and 45' in max sign height from sidewalk (measured from top of sign) with the following conditions:
 - Based on historic precedent and previous modification being approved for another sign in the district.
 - Dimensions shall be as submitted on the site plan and shall not exceed what is shown on site plan.

Reginald Ruff seconded the motion.

7 in favor. Lee Helena abstains. The motion carries 7-0, with 1 abstention.

OTHER INFORMATION

Next Meeting Date: August 8th, 2024 (Application deadline is July 12th, 2024 at 4pm).

Other Information: Development Review Planner Akosua Cook presented to the Committee potential time change options for the meetings. It was decided that Akosua would send out a survey to get the best times for the Committee members and it will be discussed at the next meeting.

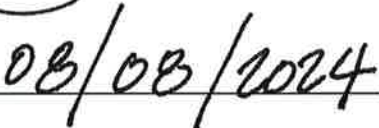
David Hudson motioned to adjourn the meeting.

Thomas Palmer seconded the motion.


All in favor, meeting was adjourned at 3:48 p.m..



Jim Williamson, Chairman



Date



Shelby Ogle, Admin



Date