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# FORM-BASED CODE COMMITTEE



## MEETING MINUTES

**March 14, 2024**

The duly advertised meeting of the Form-Based Code Committee was held on March 14th, 2024, at 2:00 p.m. in conference room 1A of the Development Resource Center Building. Chairman Jim Williamson called the meeting to order. Historic Preservation Planner Cassie Cline called the roll. Nia York swore in all those who would be addressing the Committee.

**Members Present:** David Hudson, Jake, Toner, Jim Williamson, Sarah Brogdon, Thomas Palmer, Lee Helena

**Members Absent:** Beverly Bell, Tenisha Irvin, C. Denise Shaw

**Staff Members Present:** Historic Preservation Planner Cassie Cline, Development Review Planner Akosua Cook, Admin Support Shelby Ogle, and Staff Attorney Harolda Bryson

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

**Approve Minutes:** Thomas Palmer made a motion to approve the December Minutes. Lee Helena seconded the motion. All in favor, the December Minutes were approved.

**Swearing In:** Nia York swore in people addressing the Committee.

**Roll Call:** Cassie Cline called the roll.

**Applicant(s) Present:** Wesley Keegan, David Fidati

**Akosua Cook began her presentation.**

### **OLD BUSINESS:**

- **FBC-23-31 – 1464 Market St**

**Major Modification Request(s):** 1. Construct proposed and permitted addition that will enclose and cover current signs from right of way.

a. Section 38-753(1)(B) Sign Types Ground Floor Signs- General Provisions

B. Signs on any one side of a building cannot exceed 1.5 square feet per linear foot of that building side.

E. The max size of any one building sign cannot exceed 48 sq ft.

b. Section 38-753(1)(B) Sign Types Ground Floor Signs- General Provisions

C. Ground Floor signs must be located to fit within the architectural elements, such as the lintel or sign frieze that separates the ground level from the upper facade

**Zoning:** U-CX-4 Commercial Mixed Use Zone

**Applicant Presentation:** Applicant Welsey Keegan of 1464 Market St, Owner of Tailgate Brewery, addressed the committee. The applicant stated that they have already contracted and begun construction on the proposed patio to cover the signage in question. Applicant has contracted Southern Spear who states that construction of new patio should be completed within 2 months time.

**Discussion:** A discussion was had between the Committee members and applicant. It was concluded that no vote was needed in this case, as it was a follow up regarding the previously proposed amendments. Upon completion of the patio, the applicant will update Staff so a final inspection of the sign in question can be completed.

**Community Response:** No community members were present.

**Applicant Response to Community:** No response needed.

**Committee Discussion, Motion, and Vote:** None needed.

**NEW BUSINESS:**

- **FBC-24-1 – 811 Palmetto St.**

**Major Modification Request(s):** 1. Requesting parking setback to be decreased from 10' min to 3' min on primary street

a. Section 38-716 (Building Setbacks)

(3)(A) Primary Street 10' minimum setback

**Zoning:** U-RM-3

**Applicant Presentation:** Applicant David Fidati of 298 Acorn Oaks Circle, Project Manager for Wise Construction, addressed the committee. The applicant stated that the stairs for the front of the building are not to code and currently sit at the setback limit. Applicant would like to remove the stairs and bring the face of the building to where the stairs were at the setback limit and keep the footprint of the building; therefore making more 'useable' space for more units within the building (currently 24 units in existing building space, would be an additional 6 in new building addition).

**Discussion:** A discussion was had between the Committee members and applicant. The location in question was rezoned in 2023 (14007) and one condition on the rezoning was that the applicant was to keep the original building structure. The committee advised the applicant to check with the committee who approved the rezoning for clarification on if the stairs/face of the building are expected to be maintained.

**Community Response:** No community members were present. Email from M.L. King Neighborhood Association was to be read into the record.

**Applicant Response to Community:** No response needed.

**Committee Discussion, Motion, and Vote:** The committee decided that a decision could not be made with the information and imaging provided by the application. It was recommended that the application provide better imaging for the streetscape with the proposed modifications as well as adding more information to the application. The application will also need to get clarification on the rezoning requirement of keeping the existing structure from the committee who approved it. Application requested to defer for a month to get clarification on rezoning requirement and requested imagery for the committee. No motion or vote was needed.

**Final Information:**

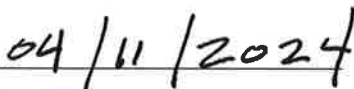
**Next Meeting Date:** April 11, 2024 (Application deadline is March 15, 2024 at 4pm).

**Other Information:** Staff will be sending out a survey to committee members to touch base on any changes needed to meetings.

**Jake Toner made a motion to adjourn. Sarah Brogdon seconded the motion.**

**All in favor, the meeting was adjourned at 2:49 PM.**

  
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Jim Williamson, Chairman

  
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Date

  
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Shelby Ogle, Admin

  
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Date