

MINUTES OF THE FOREST ACRES CITY COUNCIL MEETING February 13, 2018

Mayor Frank Brunson, Mayor Pro-Tem Curt Rye, Council members, Ginger Dukes, Beau Powell, and Shell Suber were present, along with City Administrator Shaun Greenwood, Assistant City Administrator/Finance Director Andy Smith, Police Chief Gene Sealy and City Attorney Lee Holloway.

Mayor Frank Brunson called the meeting to order at 5:15 p.m.

1. Invocation and Pledge of Allegiance

Ms. Ginger Dukes led the invocation and introduced Boy Scout Troop 10 from Eastminster Presbyterian Church to lead the Pledge of Allegiance. (In attendance: Troop leader Walker Williams and Troop members: Walker Williams, Price Wilson, Sam Dubose, Mac James, Turner Parcell, and Frank Robinson)

Public Hearings:

1. AN ORDINANCE FOR THE CITY OF FOREST ACRES, STATE OF SOUTH CAROLINA, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF FOREST ACRES, BE AMENDED BY REVISING SECTION 21.4.2 (ZONING MAP) OF SAID CODE; PROVIDING FOR A CHANGE IN THE DISTRICT BOUNDARIES OF THE CITY ZONING MAP FOR 5838 SPRING COURT (TMS 14209-03-012).

Attorney Holloway stated that the purpose of the public hearing was to entertain questions, comments or concerns regarding the request to rezone the above-named property from C-3 to C-1. Attorney Holloway described the permitted uses allowed under existing zoning and under the C-1 zoning.

Mr. Holloway asked applicant Larry Eleazor to explain to Council and the public the reason for the request. Mr. Eleazor stated that he would like the option of subdividing the property to potentially sell one half to an interested owner that would like to build a church and sell the other half as residential. Mr. Eleazor added that he was also open to selling the property as one parcel.

With there being no parties present speaking in favor or opposition to the request, Attorney Holloway closed the public hearing at 5:28p.m.

Break

2. AN ORDINANCE FOR THE CITY OF FOREST ACRES, STATE OF SOUTH CAROLINA, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF FOREST ACRES, BE AMENDED BY REVISING SECTION 21.4.2 (ZONING MAP) OF SAID CODE; PROVIDING FOR A CHANGE IN THE DISTRICT BOUNDARIES OF THE CITY ZONING MAP FOR 1514 BRENTWOOD DRIVE (TMS 14009-02-01); 1510 BRENTWOOD DRIVE (TMS 14009-02-25); 1500 BRENTWOOD DRIVE (TMS 14009-02-24); AND 1450 BRENTWOOD DRIVE (TMS 14009-02-23); AND AMEND THE EXISTING PLANNED DEVELOPMENT DISTRICT ZONING FOR 4132 FOREST DRIVE (TMS 14009-01-14); 4114 FOREST Drive (TMS 14009-01-02 AND 14009-1-15); AND 4018 FOREST DRIVE (TMS 14009-01-16).

Attorney Holloway stated that the purpose of the public hearing was to entertain questions, comments or concerns regarding the request to rezone the above-named properties. Attorney Holloway described the permitted uses allowed under existing zoning and under the allowed development in a PDD district.

Frank Cason with Cason Development Group introduced himself and his colleagues on the proposed mixed-use project. He noted that they were looking forward to cleaning up an eye-sore in Forest Acres with a high-end development. He noted that they are a small development group based in Columbia that focuses in part on in-fill redevelopment and that several of the employees drive by the property every day going to work. He noted that he's aware of the concern that rezoning (particularly from residential to something with a commercial component) can generate. He noted that they've held

meetings with stakeholders, including neighbors on Brentwood and adjoining properties on Greenhill. He noted that they've proposed a conceptual plan to the City and that their intent would be to develop the project with an eye to managing it well into the future.

The plan includes the following:

- Commercial space will be between 14,000 – 15,000 square feet including thirteen townhomes. The commercial space will be divided among three smaller buildings in order to keep in the general scale of the neighborhood.
- There are currently eight driveways, that number would be reduced to three.
- A dry detention pond would be added to accommodate stormwater runoff.
- Landscaping would accommodate the integrity of the neighboring area.

Council member Dukes asked if the Cason Group had at any point considered patio homes/gated community for the property keeping it all residential. Mr. Cason said with the PDD across the street the Cason Group is more inclined to develop the property with commercial space and townhomes for marketability.

Council member Powell asked what buffers would be placed against Greenhill. Mr. Cason stated a privacy fence would surround the rear of the property backing up against Greenhill Road as well as taller trees included in the landscaping plan. Lighting would be installed facing down into the parking lot and not in direct sight to the any rear neighbors. Mr. Powell asked what type of tenants were desired for the commercial space. Mr. Cason responded they are wanting to have medical offices and light retail. The plan includes forty-eight parking spaces. Mr. Powell asked what type of signage is proposed. Mr. Cason stated their desire is one single monument sign on Forest Drive as opposed to multiple on Brentwood. Mayor Brunson asked about the types of restaurants due to the limitations on parking spaces. Mr. Cason said he'd rather have higher end businesses and limiting restaurants due to the parking limitations.

Attorney Holloway asked if any of the audience had questions. Several members of the public asked varied questions regarding parking at the proposed development, the residential portion being rentals, entry/exit of the proposed development, traffic count studies, and the types of businesses that would be able to move into the development. All questions were answered by Mr. Cason, Mr. Burnett, Mr. Wilson, and Attorney Holloway.

Mr. Holloway asked if any parties present wanted to speak in favor of the zoning change. Following multiple residents and non-residents speaking in favor, sixteen resident audience members stood in favor of the rezoning.

Mr. Holloway asked if any parties present wanted to speak in opposition of the zoning change. Following multiple residents and non-residents speaking in opposition, twenty-nine resident audience members stood in opposition of the rezoning.

With nothing further, Attorney Holloway closed the public hearing on the rezoning request at 7:10 p.m.

Break

Mayor Frank Brunson called the regular city council meeting to order at 7:20 p.m.

2. Approval of Minutes:

- a. City Council Meeting held January 9, 2018
On a motion by Mr. Rye seconded by Mr. Powell, Council unanimously approved the previous meetings minutes.

3. Mayor's Issues & City Projects:

- a. TPAC Report – Jack Oliver
No report given.
- b. Responses to Community Forum Items –
No items to report.

4. New Business:

- a. Request for donation from Sexual Trauma Services
Mr. Greenwood reported he had received correspondence via USPS from Sexual Trauma Services requesting a donation of \$1000.00. Funds are not available due to already having been overmatched.
- b. Request by the Hewitt Foundation to place “Little Free Library” in Citadel Park
Mr. Greenwood reported that the Hewitt Foundation contacted him about putting in a “Little Free Library” in Citadel Park at no cost to the city.
On a motion by Ms. Dukes seconded by Mr. Rye, Council unanimously approved the installation of the library in Citadel Park.
- c. Request for Hospitality tax funds by the Forest Acres Restaurant and Merchant Association to continue tourism advertisements
A presentation made by FARMA representatives Jack Oliver and Drew Hampton regarding an advertising budget total of \$81,600. The breakdown includes social media and television media. Mr. Oliver said he is in talks with a property owner for venue use and at this point Sweet Seasons is the only event planned. A pseudo Rooftop Rhythm is being discussed but not currently being planned at this time.
On a motion by Mr. Rye seconded by Ms. Dukes, Council unanimously approved the hospitality fund budget of \$81,600.
- d. Discussion of City Ordinance requiring SC SLED background check for peddlers and solicitors
Mr. Greenwood asked Chief Sealy to inform Council about expanding the background checks currently required from peddlers/solicitors to apply for a permit to solicit in the city. Chief Sealy stated that a SLED check is solely by name and for the state of South Carolina. Any indiscretions/crimes outside of the state would not be included. The only sure way to gain a comprehensive background check would be for the city to require the individuals at their own expense to have their fingerprints run through the Federal Bureau of Investigations. This type of comprehensive check is Chief Sealy's recommendation.

Administrator Greenwood stated that no action by council is required at this time. A final draft will be brought to council at a later date.
- e. Memorandum of understanding with COMET regarding emergency services
Administrator Greenwood said that the document ensures that if there was some type of disaster that would require COMET to assist with transporting victims to or from shelters, etc. then they would be able to request federal funds to help with expenses.
On a motion my Mr. Rye seconded by Ms. Dukes, Council unanimously authorized Administrator Greenwood to sign and implement the document.
- f. Reappointment of Andy Smith as COMET representative
On a motion by Mr. Rye seconded by Ms. Dukes, Council unanimously approved Mr. Smith's reappointment.

5. Old Business:

No old business to report.

6. City Administrator Report:

a. Interior repairs to police building

Mr. Greenwood reported after identifying necessary repairs in the police department three bids were obtained. Sandlapper Development and Construction completed the work repairs. The cost was below the threshold of council's approval. Sandlapper completed the repairs to FAPD and Administration's approval.

b. Survey of Forest Lake Place properties

Mr. Greenwood stated he does want to engage a survey company to ensure the properties various uses are explored accurately. He will provide more information will it becomes available.

c. New HVAC unit for City Hall

Mr. Greenwood reported that the HVAC unit at City Hall has ceased functioning due to age. An estimate for both repair in the amount of \$2,500 and an estimate for full replacement in the amount of \$7,250 have been received.

On a motion by Mr. Rye seconded by Ms. Dukes, Council unanimously agreed that the unit should be replaced as opposed to repaired and approved the estimate of \$7,250.

d. Update on Linbrook and Deerfield properties

Mr. Greenwood reported Code Enforcement is moving forward with Attorney Holloway to put liens on the uninhabitable/derelict properties.

7. Finance Director Report:

Assistant City Administrator/Finance Director Smith stated that the city's budget is performing as expected for this period in the fiscal year that revenues and expenditures are consistent with the same period in prior years. Mr. Smith said that at this point in the year we are collecting business license fees and property taxes.

8. Police Chief's Report:

Chief Sealy said that he will defer his yearly police report to March.

Two of the four new police vehicles council previously authorized have been ordered.

The mobile speed signs are in use in various locations and FAPD is getting positive comments from residents.

There are ongoing discussions with SCDOT for additional speed limit signs around the city.

Columbia Police Department was able to make arrests in conjunction with a tragic motor vehicle accident by permitted use of the newly installed cameras in the Two Notch/ Pinebelt area.

9. Community Forum:

a. Rita Shipman asked for clarification regarding the next steps and timeframe for the hydronic furnace issue. Mayor Brunson said that the city will continue to monitor the furnace as needed and if any evidence comes forward then the matter will be revisited. Administrator Greenwood added that thus far the city's opinion remains unchanged concerning the issue and he himself along with Code Enforcement will continue to monitor the furnace randomly.

b. Resident Mary Reynolds commented about the television advertisements. She asked council to consider a more diverse campaign in the future.

10. Council Items:

Ms. Dukes informed Council and the audience that AC Flora's baseball team is ranked in the nation's top 25 best high school teams in the country.

11. Executive Session:

- a. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by Attorney-Client privilege
- b. Discussion of negotiations related to the construction of new City Hall

12. Adjourn:

With no action taken in Executive Session on a motion by Mr. Rye seconded by Ms. Dukes at 8:05 p.m., the meeting was adjourned.

Respectfully submitted,

Maria Queen
Administrative Assistant
City of Forest Acres

Residents/Non-Residents present for Brentwood/PDD Public Hearing:

Questions/Comments

Pete Balthazor
Michael Marsha
Trey Sturkie
Sherrie Love
Michael Storm
Annette Storm
Pat Owens
John Barnes
Ben Ingram
Jeff Crane
Jack Oliver
Chris Long
Tim McDonald
Ralph Owens
Claudia Baker
Larry Collins
John Goodwin
Carol Cash

Sixteen (16) residents were in favor of the rezoning

Twenty-nine (29) residents were in opposition of the rezoning