

**MINUTES OF THE
FOREST ACRES SPECIAL CITY COUNCIL MEETING
June 15, 2015**

Mayor Frank Brunson and Council members, Ginger Dukes, Curt Rye, Jr., Beau Powell, and Shell Suber were present, along with Assistant City Administrator Jake Broom, 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
2. **REZONING PUBLIC HEARING**: Request to rezone east side of Sunnyside Drive (H&M Real Estate Holdings, LLC) (TMS 13907-01-09 and 13907-03-32, and 34) from PUBLIC AND SEMIPUBLIC DISTRICT (P-1) to Planned Development District (PDD) for Belmont Place, a mixed use development of office/professional uses and 44 residential properties (2 additional within City of Columbia). **(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 THE EASTERN SIDE OF SUNNYSIDE DRIVE (TMS 13907-01-09, TMS 13907-03-32 and TMS 13907-03-34).)**

Attorney Holloway stated that the purpose of the public hearing was to entertain questions, comments or concerns regarding the request to rezone the east side of Sunnyside Drive for a proposed mix used development. Attorney Holloway gave in detail the allowed development in a PDD district.

Applicant's attorney Robert Fuller presented the proposed Belmont Place PDD, a mixed-use development of office/professional uses and forty-four residential properties (two within the City of Columbia). Approximately four acres would be developed into a sixty-four bed Memory/Alzheimer's care residential facility providing patients with twenty-four hour care. About five acres of the property would be developed as residential townhomes and fourteen residential cottage lots. The balance of the property would be developed as single-family residential neighborhood.

Attorney Holloway asked if any of the audience had questions. A City of Columbia resident asked if the storm water runoff that is potential from the creek on the property. Attorney Holloway answered that Richland County would have to complete a study and plan that will not cause any runoff from the development of the property. Mr. Fuller said that the storm water study had been completed, approved and on file with Richland County. Attorney Holloway said that the study is a matter of public record.

Resident Jo Robinson asked if the trees have been considered. Mr. Fuller responded that a landscaping survey has been conducted and there would be no clear cutting and any trees that can be accommodated by the development site plan will be preserved.

Mr. Holloway asked if any parties present wanted to speak in favor of the change. Eighteen residents, two of which are residents of the City of Forest Acres spoke in favor of the rezoning change.

Mr. Holloway opened the hearing to a presentation by those opposing the rezoning request. Mr. Tobias made a presentation for the opposition. Eleven audience members spoke in opposition of the project. Mr. Holloway counted fifty-four persons in opposition, of which sixteen were actual residents of Forest Acres.

Developer Randy Jones spoke in rebuttal of the opposition. Mr. Toby Ward spoke in rebuttal of those in favor. With nothing further Attorney Holloway closed the public hearing on the rezoning request at 7:15 p.m.