



**Forest Acres Planning Commission
Minutes
August 15, 2017 6:00 P.M.
Forest Acres Council Chambers
5205 N. Trenholm Rd.**

1. Call to order - determination of a quorum.

Joe Gentry, Chair, called the meeting to order at 6:00 P.M. and a quorum was determined by the presence of Ellis Creel, Will Dillard, Jack Cantey, Pendleton Grove, and Joe Gentry. Ralph Bailey and John Boylston were absent.

2. Approval of Previous Meeting Minutes: May 16, 2017, June 14, 2017, July 18, 2017

The Planning Commission addressed the minutes from July 18, 2017. Mr. Cantey made a motion to approve without amendment; seconded by Mr. Dillard. With no discussion, the motion passed unanimously.

Mr. Gentry elected to table discussion of the May and June minutes until later in the meeting.

3. Continued Discussion of update to the Forest Acres Comprehensive Plan

Mr. Williams, City Administrator, noted that the version of the Comprehensive Plan before the Commission is a version with staff edits and updated data elements from the Central Midlands Council of Governments (CMCOG). Staff edits are represented by yellow highlights and strikethroughs; these represent Mr. Williams' recommendations as the City's planning director based on his knowledge of the city and its identity.

The Commission went through the first 7 sections of the plan sequentially (stopping at section 8, Land Use). The Commission discussed the major changes suggested by the City Administrator concurring with most of them. There was significant discussion around the following items:

- Striking out the entire first bullet point on p.16 ("Develop a detailed land inventories..."). The consensus was to eliminate it.
- Climate adaptation and resilience (pp. 18-19); The Commission agreed to put a period after "century" and eliminate the rest of the sentence (and make minor adjustments so that the new sentence is grammatically correct).
- The difficulty of clearing drainage channels throughout Forest Acres because property lines tend to be drawn to the middle of the creeks and waterways, without maintenance easements (vis-à-vis Section 4/2/6 Natural Hazards).

- Developing a Climate Action Plan (p. 29) to encourage fuel-efficient usage of vehicles. This had been eliminated in staff edits, but there was some interest in retaining it in altered form with respect to city vehicles only. Ultimately, the Commission determined that this initiative is accomplished passively without need for explicit reference in the Comprehensive Plan.
- Mr. Gentry fielded concerns of members of the audience. Several spoke, noting that their concerns related to future land use (section 8) and the corresponding map. Mr. Gentry noted (and several Commission members reiterated) that the future land use map is merely a guide and is not legally binding; what is legally binding is the current Zoning Map. Any changes to zoning would have to go through normal notice procedures and action by City Council. The Planning Commission discussed the need to have a separate meeting just for considering the Future Land Use map. Mr. Gentry emphasized his conviction that all sides need to have representation in *specific* land use questions (i.e., about *specific* parcels) and that those should be reserved for that future meeting about the Future Land Use map.
- The status of Sweet Seasons and the city's Christmas tree lighting (pp. 30-31) given that the site (top of Richland Mall parking deck) is no longer an option. The Commission decided to keep reference to the Christmas tree lighting without mentioning a specific location for future years.
- Eliminate top bullet point on p. 48

With exceptions noted above, the Planning Commission accepted the changes proposed by staff.

The Planning Commission decided to move forward additional meeting(s) dealing with the rest of the plan without allowing public comment. The last meeting in the series (after a draft is completely reviewed) would be a meeting regarding the edited plan including Future Land Use map, during which public comment would be allowed. The next meeting was scheduled for Wednesday August 23, 2017.

The Commission emphasized that the parcel-by-parcel 2009 Future Land Use map should be available as a large blown-up version at the meetings. Further, staff will display an electronic version on the screens in the Council chambers. This map would be used to make updates to the 2016 plan.

On a motion by Mr. Cantey, seconded by Mr. Creel, the June 14, 2017 meeting minutes were approved unanimously. Mr. Gentry deferred approval of the May minutes until a future meeting.

4. Adjourn

Mr. Cantey made a motion to adjourn.

Respectfully Submitted,

Andrew D. Smith, Asst. City Administrator/Finance Director
(Administrative support of Planning Commission)