



**Forest Acres Planning Commission
Minutes
January 15, 2018 6:00 P.M.
Forest Acres Council Chambers
5205 N. Trenholm Rd.**

I. Call to order

- 1. Determination of a Quorum**
- 2. Statement of Notification**

Mr. Joe Gentry called the meeting to order at 6:04PM and noted that there was a quorum. Mr. Gentry, Mr. Ralph Bailey, Ms. Beronica Whisnant, Mr. Ellis Creel, Mr. Will Dillard, Mr. Jack Cantey, and Mr. Stephen Powell were present.

Mr. Gentry and Mr. Shaun Greenwood, City Administrator, noted that proper public notice had been given for this meeting.

II. Approval of Minutes

- 1. December 18, 2018**

Mr. Cantey made a motion to approve the minutes as written; Mr. Dillard seconded. Motion passed, unanimously.

III. New Business

- 1. Rezoning request - Mr. Gentry**

A request by the owner to rezone property at 3440 Pine Belt Road (TMS 14106-01-09) from Residential District (R-1) to a General Commercial District (C-3).

- a. Opening Statement**

Mr. Greenwood noted that this parcel is next to a parcel that the Planning Commission previously recommended to City Council for rezoning to C-3. He further noted that City Council at their last meeting voted affirmatively to rezone that parcel, so that parcel is now C-3.

Mr. Greenwood showed the Commission the current zoning of parcels adjacent to the one on tonight's agenda (3440 Pine Belt), including parcels that are unincorporated Richland County (with the County's zoning designation).

- b. Public Comment**

Mr. Greenwood turned the floor over to the applicant, Mr. Brian Gibbs. Mr. Gibbs noted that his mother owns the property and the intent is to rezone it for commercial, office, or institutional use. He noted that he intends to operate his small golf club repair business there (his business is currently a mobile service).

Mr. Gentry noted that the Planning Commission is charged with making zoning recommendations with long-term horizon, regardless of the current owner's immediate plans.

Mr. Gentry asked for Mr. Greenwood's (i.e., staff's) comment. Mr. Greenwood noted that it is a viable candidate for rezoning to C-3 and that it could be down-zoned to C-1, but C-1 would not allow him to use the space for the use proposed above (golf club repair).

Mr. Gibbs noted that his father built the house in the 70s. He noted that there was a previous attempt to rezone it to commercial, but that was withdrawn for health reasons.

Mr. Cantey asked if the parcel was ever zoned commercial. Mr. Gentry noted that many years ago (prior to much of the City's current zoning regulations), the area had commercial uses.

Mr. Dillard asked whether the proposed use (golf club repair, including small retail component) would be allowed in C-2. Mr. Greenwood noted that his interpretation is that it would be allowed in C-2. Since the application was made for C-3, the process would have to start over for C-2 (including re-posting the property). Mr. Gentry noted that contiguous properties are C-3 and that his recommendation would be to address the request for C-3. Mr. Dillard noted that this parcel differs in that it backs up to and is across the street from residential properties, so he thinks C-2 (as the neighborhood commercial zone) would be more appropriate.

There was no additional public comment.

c. Motion

Mr. Cantey made a motion to recommend to City Council the request to change the zoning for 3440 Pine Belt Road from R-1 to C-3. Mr. Creel seconded. The motion passed 5-2, with Mr. Dillard and Mr. Bailey voting no.

Mr. Greenwood noted to Mr. Gibbs that this recommendation will go to City Council for public hearing and two readings. They will be the ones that make the ultimate decision whether or not to rezone.

IV. Adjournment –

Mr. Creel made a motion to adjourn; Mr. Dillard seconded. Motion passed. Meeting adjourned at 6:32p.

Respectfully Submitted,

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