



**Forest Acres Planning Commission
Minutes
September 19, 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 6:02 P.M. and a quorum was determined by the presence of Ellis Creel, Will Dillard, Jack Cantey, Stephen Powell, Ralph Bailey and Joe Gentry. Pendleton Grove was absent.

Mr. Gentry welcomed Stephen Powell as the Commission's newest member.

2. Approval of Previous Meeting Minutes: May 16, 2017; August 15, 2017; August 23, 2017

Mr. Cantey made a motion to approve the May 16, 2017 minutes as written; Ralph Bailey seconded. Minutes were approved unanimously without discussion.

Mr. Cantey made a motion to approve the August 15, 2017 minutes as written; Ralph Bailey seconded. Minutes were approved unanimously without discussion.

Mr. Cantey made a motion to approve the August 23, 2017 minutes as written; Ellis Creel seconded. Minutes were approved unanimously without discussion.

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

The Planning Commission continued its standing discussion of the update to the Forest Acres Comprehensive plan, picking up with where they left off on section 8, Land Use.

The Commission began again addressing the future land use map paying close attention to areas of the city (along its major corridors) that are transitional areas between commercial uses and residential uses and areas that are or may become mixed use. Mr. Cantey clarified that the future land use map is not a zoning map reflecting current zoning classification, nor is it legally binding; it's just a projection based on current knowledge.

Mr. Creel noted that some areas near Trenholm Plaza are denoted as commercial, but are actually currently undeveloped and are unlikely to ever be developed. The Commission noted that this area is currently greenspace and wooded; **they determined by consensus that a new category (Conservation Easement) would be warranted for the future land use map to denote this area and perhaps a few others within the city.**

The Commission returned to its previous conversation about whether changes should be made to the 2009 future land use map regarding transitional areas and whether a low-density commercial “transitional” zoning classification (beyond what the current zoning ordinance stipulates) might be warranted for such areas, which are currently designed on the future land use map as “Predominantly Commercial”. Mr. Dillard suggested changing the key to read “Predominantly Commercial/Transitional Commercial” or the like (i.e., adding mention of “transitional” and/or “light/neighborhood commercial” possibilities) rather than add a separate category. Mr. Gentry noted that zoning classifications (C-1, C-2, and C-3) account for that, but the future land use map doesn’t currently get that specific.

After some discussion, the Commission decided by consensus to change the future land use map legend to say “Predominantly Commercial/Transitional Commercial” (with emphasis on adding language in the narrative of the plan about the need to explore additional zoning classifications for these transitional areas to specifically allow for low-intensity/neighborhood commercial parcels).

The Commission also discussed several large parcels in the city that already have or may be designated as mixed use: the former Cardinal Newman property, the former Carolina Children’s Home property, and the Richland Mall property.

Mr. Cantey made a motion (and Mr. Dillard seconded) that a new category “Mixed Use-PDD” should be added to the future land use map. Without further discussion, the motion passed unanimously.

Mr. Williams pointed out some areas in the northwestern part of the city near Satchel Ford Rd. and Ransom Rd. – there are several commercial properties (some in Forest Acres, some unincorporated Richland County) that aren’t contiguous with other commercial properties. They’re surrounded by residential parcels, but close to the Two Notch Rd. commercial corridor. The question is whether there should be a long-term view toward creating a contiguous commercial area connecting these parcels with the Two Notch corridor. No action was taken on this matter.

The Commission discussed “donut holes” – areas in Forest Acres, surrounded by Forest Acres parcels, that are comprised of non-incorporated parcels. Mr. Williams noted that the city has prepared an annexation brochure that could be mailed to property owners in these “donut holes”. **By consensus, the Commission decided to have the map printer use their discretion to clearly denote existing “donut holes” on the future land use map.**

The Commission confirmed to the City Administrator that they wish to extend the map timeline from 2020 to 2030.

The Commission then moved on to Sections 9 and 10 of the Comprehensive Plan (Transportation and Priority Investment, respectively). The Commission agreed with all of the staff edits in these sections.

Mr. Dillard emphasized that the city should add an item to the Comprehensive Plan that directs the city to amend its zoning ordinance and maps to add a “transitional/neighborhood-commercial” zoning district. By consensus the Commission agreed to that addition.

Mr. Williams and the Commission determined that the best next step would be to schedule a meeting, likely in October, to review the future land use map with the changes implemented at this meeting. Then, the subsequent meeting—likely in November—would be to review the amended Comprehensive Plan overall (narrative and future land use map) with the possibility for public comment.

3. Adjourn

Mr. Dillard made a motion to adjourn at 7:25 pm.

Respectfully Submitted,

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