

**MINUTES OF THE
FOREST ACRES PUBLIC HEARING
February 9, 2016**

Mayor Frank Brunson and Council members, Ginger Dukes, Curt Rye, Jr., Beau Powell, and Shell Suber were present, along with 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
2. **REZONING PUBLIC HEARING**: Consider the following requests in proposed redevelopment of the Cardinal Newman High School site:

Request to rezone 4701 Forest Drive, (Bishop of Charleston) TMS 14014-06-19 from Public and Semi-Public District (P-2) to Planned Development District (PDD).

Request to rezone 1616 Gamewell Drive, (Bishop of Charleston) TMS 14013-02-16 from Public and Semi-Public District (P-2) to Planned Development District (PDD).

Request to rezone 1618 Gamewell Drive, (Bishop of Charleston) TMS 14013-02-17 from Public and Semi-Public District (P-2) to Planned Development District (PDD).

Request to rezone 1620 Gamewell Drive, (Bishop of Charleston) TMS 14013-02-01 from Public and Semi-Public District (P-2) to Planned Development District (PDD).

Request to rezone 1700 Gamewell Drive, (Bishop of Charleston) TMS 14014-06-20 from Public and Semi-Public District (P-2) to Planned Development District (PDD).

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.

Ned Miller, Development Manager at The Beach Company, introduced the proposal for the site. Mr. Miller stated that rezoning (from P-2 to PDD) is essential for this property, due to the mixed-use project. He gave details on the proposed traffic improvements that would mitigate impact of the development on, and improve travel times along, Forest Drive; accessing the traffic signal at Bi-Lo and only allowing "right-in/right-out" traffic flow at the main entrance to the site will reduce turn-lane conflicts along Forest Drive (creating safer traffic flow); reducing direct access to Gamewell Drive will discourage cut-through traffic in residential neighborhoods; and concentrated parking in a deck will minimize impervious surfaces and free up landscape space for screening and storm-water management.

Mr. Miller clarified that the PDD is consistent with the comprehensive plan in that it promotes small retail in its core area and promotes interconnectivity by providing a connection to the adjacent Bi-Lo shopping center. It reduces automobile movement and encourages walkability. The mixed-use allows for efficient use of parking space allowing more room for pedestrian use. The design is intended to allow for transition from the Forest Drive commercial corridor to the residential areas behind the site.

Gene Dinkins from Cox and Dinkins Engineers spoke regarding the emphasis on sustainable design his firm has placed on developing the project, particularly with respect to the wetlands in the rear portion of the site. The plan incorporates Low-Impact Design (LID) components, including bio-retention rain gardens around parking areas allowing storm water to recharge the ground water, reducing runoff (comparable to systems in place at the recently completed Whole Foods and Gamecock Park projects). The result is a reduction in the amount of runoff coming from the site in its current state.

Neal Gray, architect, on the project spoke in further detail about the design of the project, discussing the number of buildings, the number of stories in each building, and the materials that will be used.

Attorney Bob Fuller spoke about the integrity of the Beach Company and how they cannot develop the sites outside of the PDD rezoning parameters.

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 Ned Miller, Bob Fuller, 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, thirty-two 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 audience members stood in opposition of the rezoning.

With nothing further, Attorney Holloway closed the public hearing on the rezoning request at 6:50 p.m.