



**Forest Acres Planning Commission
Minutes
April 20, 2022
City Council Chambers
6:00 PM**

I. Call to order

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

Vice Chairman Ellis Creel called the meeting to order. Mr. Ellis Creel, Mr. Ralph Bailey, Ms. Nola Armstrong, Mr. Lyle Lee and Ms. Beronica Whisnant were present. Mr. Jack Cantey and Mr. Stephen Powell were absent.

Mr. Andy Smith noted that there was a quorum and that proper public notice was given for this meeting.

II. Approval of Minutes -

- 1. March 15, 2021** - Ms. Whisnant made a motion to approve; Mr. Bailey seconded. Motion passed unanimously.

III. New Business

- 1. Map Amendment - A request to annex and rezone a property at 6332 Gillcreek Road (TMS 16809-03-20) and to establish R-1 (Single Family Residential) zoning.*

Mr. Smith provided a map of the annexations under consideration, demonstrating contiguity for each. He further noted that for each of the annexations under consideration tonight there is confirmation from the Police Chief and Public Works Director that the annexation will not place an undue burden on city services.

Mr. Bailey made a motion to approve; Ms. Armstrong seconded. Motion passed unanimously.

- 2. Map Amendment - A request to annex and rezone a property at 3541 Northshore Road (TMS 16810-02-03) and to establish R-1 (Single Family Residential) zoning.*

Ms. Whisnant made a motion to approve; Mr. Bailey seconded. Motion passed unanimously.

3. *Map Amendment – A request to annex and rezone a property at 6321 Pinefield Road (TMS 16803-09-09) and to establish R-1 (Single Family Residential) zoning.*

Mr. Whisnant made a motion to approve; Mr. Lee seconded. Motion passed unanimously.

4. *Map Amendment – A request to annex and rezone a property at 4550 Oakwood Drive (TMS 16806-04-05) and to establish R-1 (Single Family Residential) zoning.*

Members of the Commission pointed out that this property had already received their review and recommendation for approval at the last meeting. After brief consultation with the minutes, this was confirmed. The Commission took no action.

5. *Map Amendment – A request to annex and rezone a property at 4529 Fernwood Road (TMS 14015-07-10) and to establish R-1 (Single Family Residential) zoning.*

There was some brief discussion about this property and that it may have already been considered. After consultation with recent agendas and minutes, it was determined that it had not been addressed by the Commission.

Mr. Whisnant made a motion to approve; Ms. Armstrong seconded. Motion passed unanimously.

6. *Rezoning Request – A request to rezone the property at 3253 Harrison Road (TMS 14001-04-15 from R-1 (Single Family Residential) to C-1 (OFFICE AND LIMITED COMMERCIAL DISTRICT).*

Mr. Michael Arnold and his attorney introduced this request to rezone a property on Harrison Road. His attorney identified the property on the map and she noted the surrounding zoning, including an adjacent C-1 property on one side and R-1 on other sides. She noted the lot size and that the house on the property is 2BR/1BA. They would like to rezone to C-1 to use the property as a small office for the applicant's real estate management business, with an emphasis on quiet, light use as outlined in the zoning ordinance.

There was some discussion among Planning Commission members about how properties along Forest Drive are C-3, while they shift to C-1 as one moves back toward this property.

The applicant's attorney pointed out letters of support from surrounding property owners. She also identified properties for which they could not request feedback – one property owner is elderly and wouldn't answer the door; another is deployed.

The attorney noted the limitations that come with the characteristics of the property – there are 3 parking spaces, the structure is small, and the lot size is narrow and deep (with no separate access to the rear).

Mr. Jay Graham, a real estate agent from Columbia, attested to Mr. Arnold's real estate work in the greater Columbia area.

Ms. Julia Michael, a dentist whose dental office is directly adjacent to the subject property, noted her support for this rezoning. The subject property has been unoccupied for a long time and has experienced neglect. She looks forward to having a responsible property owner and sees the rezoning as a means to that. She noted that the residential properties in the area are mostly rental and experience high turnover.

At Mr. Bailey's request, Mr. Arnold spoke about his business and intended use for the property. In particular they discussed the anticipated volume of traffic at the site – at most two employees at once.

Mr. Whisnant made a motion to approve; Ms. Armstrong seconded. Motion passed unanimously.

IV. Adjournment –

Ms. Whisnant made a motion to adjourn; Mr. Lee seconded. Motion passed unanimously. Meeting adjourned at 6:33p.

Respectfully Submitted,

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