



**Forest Acres Planning Commission  
Minutes  
February 2, 2021  
Zoom – Virtual Meeting  
6:00 PM**

**I. Call to order**

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

Chairman Joe Gentry was absent, so Vice Chair Jack Cantey called the meeting to order at 6:05PM and noted that there was a quorum. Ms. Beronica Whisnant, Mr. Ralph Bailey, Mr. Jack Cantey, and Mr. Stephen Powell were present via Zoom. Mr. Gentry was absent. Mr. Creel joined late (see below). Mr. Dillard's seat on the planning commission is vacant as he was recently appointed to be the City Attorney.

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 15, 2020**

On a motion by Mr. Powell, seconded by Ms. Whisnant, the December 15, 2020 minutes were approved.

**III. New Business**

- 1. A request to rezone the property at 5527 Ransom Drive (TMS 14108-04-04) from C-3 (General Commercial) to R-1 (Single Family Residential).*

[Mr. Creel joined]

Mr. Cantey turned the floor over to Mr. Greenwood. Mr. Greenwood noted that the City received a zoning verification request for the property at 5527 Ransom Drive. Mr. Greenwood noted that on our zoning map, this shows as R-1; however Richland County records show it was rezoned to C-3 in 2001. The City reviewed its own records and confirmed this. The City map was never properly updated.

The applicant is requesting the rezone back to R-1.

Ms. Whisnant asked about the contiguous properties – and whether other properties in the area are C-3. Mr. Greenwood opened the County's GIS mapping module to demonstrate what the county's records show regarding the nearby

properties. Mr. Greenwood noted that the City is undergoing a thorough review of re-zonings in the last 20 or so years to compare to the City's zoning map. There was further discussion about zoning classification on properties in the immediate area – there are both residential and commercial properties.

Ms. Whisnant asked whose map has precedence (the city's or the county's). Mr. Greenwood noted that the county simply reflects our zoning and, in this case, they updated their map correctly while ours didn't reflect a proper zoning change.

Mr. Creel noted that he doesn't have any concerns with this down-zoning request. Mr. Greenwood noted that the property has been used as residential. Mr. Bailey noted that this zoning change request is being driven by the proposed sale of the property. Mr. Creel noted that he wasn't concerned about the reason for the change, especially given that it's a request for a lower-intensity use.

Mr. Cantey turned the floor over to Mr. Smith, the applicant. He noted that they purchased the property under the understanding that it was residential and that it's been used that way for his entire ownership. He's hoping to re-sell the property under the same set of circumstances.

**Mr. Creel made a motion to recommend rezoning from C-3 to R-1. Mr. Bailey seconded. Motion passed unanimously.**

#### **IV. Old Business**

##### *1. Discussion of regulations to related to murals.*

Mr. Greenwood noted that there have been no updates on this matter, in part because of the transition to a new City Attorney. We hope to have updates at the next meeting.

Mr. Greenwood noted that Council will likely consider applications for the open spot on the Planning Commission at its next meeting.

#### **V. Adjournment –**

Ms. Whisnant made a motion to adjourn; Mr. Bailey seconded. Motion passed unanimously. Meeting adjourned at 6:22p.

Respectfully Submitted,

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