



**Forest Acres Planning Commission
Minutes
March 19, 2024
City Council Chambers
6:00 PM**

I. Call to order

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

A quorum was determined with the presence of Jack Cantey, Ellis Creel, Ralph Bailey, Marshall Minton, Stephen Powell, and Nola Armstrong. Lyle Lee was absent.

Mr. Cantey, chair, called the meeting to order at 6:02 PM and confirmed the quorum.

Andy Smith, Assistant City Administrator, and Will Dillard, City Attorney, were also present. Mr. Cantey asked and Mr. Smith confirmed that the meeting had been properly noticed.

II. Approval of Minutes

- 1. February 6, 2024** – Mr. Smith noted that these were not prepared in time for the meeting. Mr. Cantey noted that they would address the minutes at the next meeting.

III. New Business

- 1. Map Amendment—A request to annex and rezone properties at 4516 Mosshill Road (TMS 16803-10-01) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this item. Mr. Smith identified the property on the Richland County GIS map and identified contiguity with existing Forest Acres property. He further noted that the parcel would not create an inordinate burden on City services and that annexation of the property is consistent with the City's current efforts to encourage annexation and close donut holes.

Mr. Creel made a motion to approve. Mr. Bailey seconded. The motion passed unanimously.

- 2. Map Amendment—A request to annex and rezone properties at 4616 Brenthaven Road (TMS 14112-03-03) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this item. Mr. Smith identified the property on the Richland County GIS map and identified contiguity with existing Forest Acres

property. He further noted that the neighborhood is mostly in the City, the parcel would not create an inordinate burden on City services, and that annexation of the property is consistent with the City's current efforts to encourage annexation and close donut holes.

Mr. Bailey made a motion to approve. Ms. Minton seconded. The motion passed unanimously.

Mr. Smith and Mr. Dillard noted the next steps in the annexation process, i.e., that this recommendation for annexation and zoning would go before City Council for final approval.

A nearby resident in the neighborhood asked for further clarification on the annexation process for her own petition to annex and Mr. Smith encouraged her to reach out to City staff.

3. *Text Amendment—AN ORDINANCE FOR THE CITY OF FOREST ACRES, STATE OF SOUTH CAROLINA, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF FOREST ACRES, BE AMENDED BY ADDING SECTION 21.12 PROVIDING FOR CATEGORIES OF OUTDOOR LIGHTING PROHIBITED IN ALL ZONING DISTRICTS.*

Mr. Cantey introduced this topic, noted that it was continuation of discussion from the last meeting, and turned the floor over to Mr. Dillard.

Mr. Dillard discussed the changes from the prior draft to the current, particularly noting the added definition of "aerial lasers" (lights projected into the air or atmosphere, rather than projected onto something in particular) and the clarification that prohibition on neon lighting would not apply to window mounted "open" signs. The effect of this latter change would be to defer to the sign ordinance for guidance on open signs. He noted that this would not be to allow a sign that is not otherwise allowed in the City's ordinances.

Mr. Dillard noted that this ordinance is both a response to current lighting trends and in anticipation of proposed language in the overall Zoning Ordinance re-write currently underway.

There was discussion of the impact of this ordinance on residential areas, in particular holiday lights that are up all year round. Mr. Dillard noted that this ordinance was not in response to that concern, but that it does address holiday lights during certain times of the year. He noted that, in his preliminary opinion, holiday lights kept up all year would run afoul of this ordinance.

Ms. Armstrong made a motion to recommend this amended ordinance. Mr. Bailey seconded. Motion passed unanimously.

IV. Adjournment

Mr. Creel made a motion to adjourn. Mr. Bailey seconded. Motion passed unanimously. Meeting adjourned at 6:13 PM.

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