

**MINUTES OF THE
FOREST ACRES CITY COUNCIL
November 12, 2025**

Mayor Tom Andrews, Mayor Pro-tem Haskell Kibler, Council members David Black, Ryan Newton, and Stephen Oliver were present, along with City Administrator Shaun Greenwood, Assistant City Administrator Kendall Adams, Finance Director Brittany Adams, Police Chief Don Robinson, and City Attorney Will Dillard.

Mayor Tom Andrews called the meeting to order at 6:00 p.m.

1. Invocation and Pledge of Allegiance

Council member Haskell Kibler led the invocation and Pledge of Allegiance.

2. PUBLIC HEARING

- a. **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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 6511 SACHEL FORD ROAD, RICHLAND COUNTY TAX MAP NUMBER 14111-02-09**

City Attorney Will Dillard opened the hearing at 6:03 pm stating that the purpose of the public hearing is to entertain public comments on a proposed annexation into the City of Forest Acres. With there being no questions or concerns either in favor or opposition to the annexation request from either Council or the public, Mr. Dillard closed the public hearing at 6:05 pm.

- b. **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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 4151 SANDWOOD DRIVE, RICHLAND COUNTY TAX MAP NUMBER 16808-11-15**

City Attorney Will Dillard opened the hearing at 6:05 pm stating that the purpose of the public hearing is to entertain public comments on a proposed annexation into the City of Forest Acres. With there being no questions or concerns either in favor or opposition to the annexation request from either Council or the public, Mr. Dillard closed the public hearing at 6:05 pm.

- c. **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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 6433 WESTSHORE ROAD, RICHLAND COUNTY TAX MAP NUMBER 16803-05-04**

City Attorney Will Dillard opened the hearing at 6:05 pm stating that the purpose of the public hearing is to entertain public comments on a proposed annexation into the City of Forest Acres. With there being no questions or concerns either in favor or opposition to the annexation request from either Council or the public, Mr. Dillard closed the public hearing at 6:08 pm.

- d. **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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 4537 OAKWOOD DRIVE, RICHLAND COUNTY TAX MAP NUMBER 14116-04-10**

City Attorney Will Dillard opened the hearing at 6:09 pm stating that the purpose of the public hearing is to entertain public comments on a proposed annexation into the City of Forest Acres. With there being no questions or concerns either in favor or opposition to the annexation request from either Council or the public, Mr. Dillard closed the public hearing at 6:09 pm.

- e. **AN ORDINANCE PROVIDING FOR ADOPTION OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF FOREST ACRES, SOUTH CAROLINA; AMENDING AND REPLACING CURRENT ZONING AND LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE CENTERS AND CORRIDORS OVERLAY (CC-OD) ZONING DISTRICT AND SUBDISTRICTS; AND AMENDING THE ZONING MAP THROUGH ADOPTION OF THE CENTERS AND CORRIDORS OVERLAY DISTRICT MAP AND GILLS CREEK PARKING AND ACCESS AREA MAP**

City Attorney Will Dillard opened the public hearing at 6:09 pm stating that the purpose is to entertain public comments on the second public hearing regarding the proposed adoption of the unified development ordinance (UDO) which would amend and replace the current zoning and land development regulations. The proposed development would amend the zoning map through adopting the centers and corridor overlay district map. Mr. Dillard introduced Kelly Cousino from White & Smith, LLC to give a detailed summary of the changes that have been made to the UDO since the first public hearing.

Mr. Dillard opened the floor to comments and questions. Fourteen residents spoke in turn, having both comments and questions, with many of the questions asking for clarification on the overlay districts.

Mr. Dillard closed the public hearing at 7:15 pm.

3. Approval of Minutes

- a. City Council Meeting October 14, 2025
On a motion by Mr. Oliver seconded by Mr. Black, Council unanimously approved the minutes presented.

4. Mayor's Issues & City Projects

- a. Follow up from Community Forum Discussion
No items to report.

5. New Business

- a. Discussion and approval of employee holiday bonuses
Administrator Greenwood said that the employee bonus is a gross of \$285.00 to net \$250.00.
On a motion by Mr. Kibler seconded by Mr. Oliver, Council unanimously approved the holiday bonuses.
- b. First Reading: 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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 6511 SACHEL FORD ROAD, RICHLAND COUNTY TAX MAP NUMBER 14111-02-09
On a motion by Mr. Black seconded by Mr. Newton, Council unanimously approved the annexation.
- c. First Reading: 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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 4151 SANDWOOD DRIVE, RICHLAND COUNTY TAX MAP NUMBER 16808-11-15
On a motion by Mr. Oliver seconded by Mr. Newton, Council unanimously approved the annexation.
- d. First Reading: 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 A SECTION OF SAID CODE; PROVIDING FOR THE ANNEXATION OF 6433 WESTSHORE ROAD, RICHLAND COUNTY TAX MAP NUMBER 16803-05-04
On a motion by Mr. Oliver seconded by Mr. Kibler, Council unanimously approved the annexation.
- e. First Reading: 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 A SECTION OF SAID CODE; PROVIDING FOR THE

ANNEXATION OF 4537 OAKWOOD DRIVE, RICHLAND COUNTY TAX MAP NUMBER 14116-04-10

On a motion by Mr. Oliver seconded by Mr. Newton, Council unanimously approved the annexation.

- f. **First Reading: AN ORDINANCE PROVIDING FOR ADOPTION OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF FOREST ACRES, SOUTH CAROLINA; AMENDING AND REPLACING CURRENT ZONING AND LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE CENTERS AND CORRIDORS OVERLAY (CCOD) ZONING DISTRICT AND SUBDISTRICTS; AND AMENDING THE ZONING MAP THROUGH ADOPTION OF THE CENTERS AND CORRIDORS OVERLAY DISTRICT MAP AND GILLS CREEK PARKING AND ACCESS AREA MAP**
On a motion by Mr. Newton seconded by Mr. Kibler, Council approved the ordinance as amended with a vote of 4 to 1. Mr. Oliver voted no.

- g. **First Reading: 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 REVISING THE DISTRICT BOUNDARIES OF THE ZONING MAP AND ESTABLISHING A PLANNED DEVELOPMENT (PDD) ZONING DISTRICT FOR THE RICHLAND MALL REDEVELOPMENT SITE AND ADJOINING PROPERTY (32.382 ACRES LOCATED AT 3400 FOREST DRIVE AND 1416 COLIN KELLY DRIVE) COMPRISING TAX MAP PARCELS 13908-04-35, 13908-04-36, 13908-04-37, 13908-04-02, 14001-11-11 AND 14005-08-02**
Mr. Greenwood said that there may be some minor amendments and they will be addressed at the second reading. On a motion by Mr. Black seconded by Mr. Kibler, Council unanimously approved the ordinance.

- h. **Appointments**

- a. **ZBA**

- i. **Open Position**

- Mr. Greenwood said that we have not received any applications for the open ZBA seat. We will advertise the opening again.

- 6. Old Business**

- No old business to report.

- 7. City Administrator Report**

- a. **Richland Mall Update**

- Mr. Greenwood reported that we will be seeing the last portion of the parking structure come down soon and more site work will begin at the first of the year.

- b. **City Parks**

- Mr. Greenwood said the bid for Citadel and Quinine Parks was approved and we will be replacing the bench swings in all our parks. The contractors are currently getting all their bonds in order.

- c. **Welcome Sign**

- Mr. Greenwood said that Assistant City Administrator Kendall Adams headed this project and it is complete.

- d. **Grants**

- Mr. Greenwood said we are waiting on the Federal Grants due to the Federal Government shutdown.

- e. **Sweet Seasons**

- Director of Communications Lynnsey Baker said that the preparations continue, and we are on schedule for the 2025 Sweet Seasons event.

f. **Building Repairs**

Mr. Greenwood said that there are major repairs that are necessary in the FAPD building and we will be reporting those repair costs.

8. **Finance Director Report: Monthly Financial Report**

Brittany Adams reported that we have received 14% of our revenue. Regarding expenses we have spent approximately 28% of our anticipated budget.

9. **Police Chief's Report:**

Chief Robinson reported the October 2025 crime and traffic statistics to Council.

We are handling more burglaries as are many other municipalities and counties.

FAPD continues to work with SC DOT regarding stop strips at stop signs throughout the city.

10. **Community Forum:**

Resident Ms. Simpson thanked Council for the information regarding the UDO.

11. **Council Items:**

Mayor Andrews thanked Crayton Middle School's Principal Burns for allowing the use of the auditorium for our Council meeting. He also recognized Brockman, Satchel Ford, and Brennan Elementary Schools for being named excellent schools on the SC State Report Card. He also recognized the AC Flora Girls Tennis Team for winning the State Championship.

Council member Kibler reported he has been asked by residents to look into allowing "goat landscaping" in our city for areas that have dense vegetation.

On a motion by Mr. Newton seconded by Mr. Kibler, Council unanimously agreed to go into Executive Session at 7:54 pm.

12. **Executive Session:**

a. Receipt of legal advice related to claims and potential claims and other matters covered by Attorney

Client Privilege:

i. Receipt of legal advice related to requests for ABL Licenses

b. Discussion of contractual and personnel matters related to:

i. City Administrator's Employment Contract and annual evaluation

ii. Proposed contractual arrangements related to Richland Mall redevelopment

iii. Proposed contractual arrangements related to government relations contract

NOTE: Items discussed in Executive Session may result in action by City Council upon its return to general session.

On a motion by Mr. Oliver and seconded by Mr. Newton, Council unanimously agreed to return to general session.

12. **Adjourn**

On a motion by Mr. Oliver seconded by Mr. Black, Council unanimously agreed to adjourn at 8:42 pm.

Respectfully submitted,

Maria Queen
Administrative Coordinator
City of Forest Acres