



**Forest Acres Planning Commission  
Minutes  
August 17, 2021  
City Council Chambers  
6:00 PM**

**I. Call to order**

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

Chairman Jack Cantey called the meeting to order at 6:00PM and noted that there was a quorum. Mr. Ralph Bailey, Mr. Jack Cantey, Mr. Ellis Creel, Mr. Lyle Lee and Ms. Carrie Walker were present. Ms. Beronica Whisnant and Mr. Stephen Powell were absent. Mr. Cantey noted that Ms. Walker was recently appointed by City Council and welcomed her.

Mr. Cantey and Mr. Shaun Greenwood, City Administrator, noted that proper public notice had been given for this meeting.

**II. Approval of Minutes**

- 1. June 15, 2021**

Mr. Cantey noted and Mr. Greenwood confirmed that minutes are not available and will be available for consideration at a future meeting.

**III. New Business**

- a. Map Amendment - A request to annex and rezone properties at 6211 Lakeshore Drive (TMS 16806-04-05) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this request. Mr. Greenwood showed a map of the area with the proposed annexation highlighted. He further noted that this is contiguous to city boundaries and that the Police Chief and Public Works Director confirmed that annexation would not produce undue burden on city services.

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

- b. Map Amendment - A request to annex and rezone properties at 4331 Shorebrook Drive (TMS 16802-05-29) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this request. Mr. Greenwood showed a map of the area with the proposed annexation highlighted. He further noted that this is contiguous city boundaries (i.e., on the upper end of Shorebrook there are City of Forest Acres parcels, so our routes already pass through and police already patrol); the Police Chief and Public Works Director confirmed that annexation would not produce undue burden on city services.

**Mr. Creel made a motion to approve. Mr. Lee seconded. Motion passed unanimously.**

- c. *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 REVISING CHAPTER 21, ARTICLE XV, SECTION 21.140, GROUP HOUSING PROJECTS, TO PROVIDE FOR DENSITY CALCULATION FOR GROUP HOUSING PROJECTS IN THE DUPLEX RESIDENTIAL (R2) ZONING DISTRICT

Mr. Cantey introduced this topic. Mr. Greenwood noted that City Council recently passed an amendment to the zoning ordinance allowing applicants contiguous to R-3 zoning to request R-2. Mr. Greenwood noted that this was in response to specific requests for a project next to The Landings and another on Valley Rd.

Mr. Greenwood noted that there's an inconsistency in our ordinance as it pertains to the ability to use group housing in R-2 (given the limitation of 2 units per lot). The proposed language addresses this inconsistency in the ordinance if we want to allow group housing in R-2. It further establishes how you can establish group housing in R-2 given density limitations. Staff feels that the proposed changes better reflect the spirit of the ordinance. In the end, this is intended to allow for smaller, closer single-family residential units.

**Mr. Creel made a motion to recommend these changes. Mr. Lee seconded. Motion passed unanimously.**

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

Mr. Greenwood noted that staff would try to contact Planning Commission members about trying to arrange a special meeting. He also noted that Council may enact an emergency meeting ordinance which would mean that future Planning Commission meetings would be in person for Commission members and staff, but virtual (via Zoom) for the public.

**V. Adjournment -**

Mr. Creel made a motion to adjourn; Mr. Bailey seconded. Motion passed unanimously.  
Meeting adjourned at 6:17p.

Respectfully Submitted,

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