



**Forest Acres Planning Commission
Minutes
October 19, 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. Cantey, Mr. Ellis Creel, Mr. Lyle Lee, Mr. Ralph Bailey (virtual) and Mr. Stephen Powell (virtual) were present. Ms. Beronica Whisnant were absent. Ms. Carrie Walker recently resigned as she is taking a job out of state.

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

2. August 17, 2021

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

3. September 7, 2021

Mr. Creel made a motion to approve noting one small grammatical error; Mr. Powell seconded. Motion passed unanimously.

III. New Business

- 1. *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 21.11 PROVIDING FOR PROHIBITION OF THE USE OR OPERATION OF HYDRONIC HEATERS IN ALL ZONING DISTRICTS.**

Mr. Greenwood noted that this is a change requested by our City Attorney. He stated that we already prohibit these through our nuisance ordinance, but because it's a matter of use, the City Attorney would like to see the prohibition clearly stated in the zoning ordinance.

Mr. Powell asked when the nuisance ordinance was changed to reflect this. Mr. Greenwood noted that Council made this change a year or so prior and since it was a General Code of Ordinances matter (rather than a Zoning Code issue), it didn't come to the Planning Commission.

Mr. Bailey asked and Mr. Greenwood clarified that this is a forward-looking matter and an attempt to clarify our code for the future.

Mr. Creel made a motion to approve; Mr. Bailey seconded. Without further discussion, the motion passed 4 – 1, with Mr. Cantey voting no.

2. *Text Amendment* – AN ORDINANCE FOR THE CITY OF FORESTACRES, STATE OF SOUTH CAROLINA, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF FOREST ACRES, BE AMENDED BY REVISING SECTION 21.7.2 TO PERMIT THE PLACEMENT OF STORAGE CONTAINERS AT CITY PUBLIC WORKS FACILITIES.

Mr. Greenwood noted that that shipping containers are prohibited in the City, even in the commercial districts, with a few exceptions outlined in the ordinance (e.g., temporary moving "POD"s). However, given that our public works facilities operate as a quasi-industrial use, shipping containers are reasonable on the site and should be added to the list of prohibition exceptions. The City has no other areas of industrial use.

Mr. Creel asked about the use of such containers in restaurants (e.g., outdoor bar). Mr. Greenwood noted that under our current zoning this (and other things like residential shipping containers, etc.) wouldn't be allowed, but that we are undergoing an overhaul of the entire Zoning Ordinance in the next year or so and this might be part of the overhaul.

Mr. Creel made a motion to approve; Mr. Powell seconded. There was brief discussion. The motion passed unanimously.

IV. Old Business

Mr. Cantey brought up the recent tabling of action on the Valley Rd. property (noting that he was not present at the meeting and would recuse himself from any action on this property anyway) and turned the floor over to Mr. Greenwood for further clarification.

Mr. Greenwood noted that the application for rezoning of this property was not officially withdrawn. He noted that staff inadvertently allowed this to move to the Planning Commission last month as a request to rezone to R-2, which is not allowed in the ordinance. Given that no official action was taken anyway, the error has no consequence, but the applicant may bring a modified application forward to request rezoning to R-1a (rather than R-2). Mr. Greenwood noted that staff is working through review of this application and it will likely come back before the Planning Commission.

Mr. Cantey asked and Mr. Greenwood noted that the rezoning request will be re-posted and noticed.

There was brief discussion about the Sunnyside project, which had gone through the Planning Commission for rezoning to a PDD. Mr. Greenwood confirmed that the project looks as though it will not move forward and the property will likely be placed for sale. Any future development will likely need to go through the same process for rezoning.

Mr. Greenwood further noted that there is some potential development on the Richland Mall property which may eventually require rezoning to PDD.

V. Adjournment –

Mr. Creel made a motion to adjourn; Mr. Powell seconded. Motion passed unanimously. Meeting adjourned at 6:28p.

Respectfully Submitted,

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