



**Forest Acres Planning Commission
Minutes
September 20, 2022
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. Mr. Ellis Creel, Mr. Ralph Bailey, Ms. Nola Armstrong, Mr. Lyle Lee and Mr. Stephen Powell were present. Ms. Beronica Whisnant was absent.

Mr. Cantey noted that there was a quorum and confirmed with Mr. Smith that proper public notice was given for this meeting.

II. Approval of Minutes -

- 1. August 16, 2022** - Mr. Creel made a motion to approve; Ms. Armstrong seconded. Motion passed unanimously.

III. New Business

- 1. Map Amendment - A request to annex and rezone a property at 6720 Longbrook Road (TMS 16905-07-11) and to establish R-1 (Single Family Residential) zoning.*

Mr. Smith provided a map of the annexation under consideration, demonstrating contiguity with existing Forest Acres properties. He further noted that the annexation under consideration tonight is consistent with the City's efforts to annex 'donut holes' and will not place an undue burden on city services.

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

- 2. 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 XIII, SECTION 21.129 (DISTRICT REGULATIONS) PROVIDING FOR MAXIMUM STRUCTURE HEIGHT IN PDD, PLANNED DEVELOPMENT DISTRICTS*

Mr. Smith introduced this topic. He noted that this is a request from the City Administrator (who is Zoning Administrator) and the City Attorney to eliminate language regarding maximum building height along perimeter streets and near residential areas that is confusing and that this is an aspect of PDDs that is best

handled through the PDD approval process itself rather than in the ordinance. The Planning Commission can still recommend limits and the City Council can still place limits on maximum structure high along perimeter streets of a PDD and in areas of the PDD near residential areas, but codifying it in the ordinance with language that has proven confusing can be a hindrance to potential PDD developments. Mr. Smith further noted that the entire PDD ordinance will be looked at anew in the overall Zoning Ordinance rewrite that we're currently undergoing; however, we expect that to take some time to complete.

There was discussion about the PDD process and the latitude granted to cities to dictate—within their ordinance, state law, and case law—what is allowable on any particular eligible site. There was further discussion about recent specific PDD developments in the City.

Mr. Creel made a motion to approve the changes as recommended. Mr. Bailey seconded. Motion passed unanimously.

There was brief discussion of the rules and procedures of the committee, particularly around motions and discussion of motions.

IV. Adjournment –

Mr. Lee made a motion to adjourn; Mr. Creel seconded. Motion passed unanimously.
Meeting adjourned at 6:23p.

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