

Forest Acres Planning Commission
Tuesday, January 20, 2026
City Council Chambers
6:00 PM

Minutes

I. Call to order

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

A quorum was determined by the presence of Ellis Creel, Marshall Minton, Steven Powell, Lyle Lee and Kristin Hudson. Jack Cantey and Matthew Pollard were absent. Shaun Greenwood, City Administrator, was present and Will Dillard, City Attorney, was present via zoom.

II. Approval of Minutes

- 1. December 16, 2025**

Ms. Minton made a motion to approve the December 16, 2025, minutes; Mr. Lee seconded. The motion passed unanimously.

III. New Business

- 1. Election of Officers and approval of 2026 Calendar**

Ms. Minton made a motion to elect Ellis Creel as Chair; Mr. Creel seconded. The motion was denied, 2-3, with Mr. Powell, Mr. Lee and Ms. Hudson opposed.

Mr. Powell made a motion to elect Lyle Lee as Chair; Ms. Hudson seconded. The motion passed unanimously.

Mr. Creel made a motion to elect Marshall Minton as Vice-Chair; Mr. Lee seconded. The motion passed unanimously.

Mr. Creel made a motion to approve the design of the city as the secretary; Mr. Lee seconded. The motion passed unanimously.

Mr. Powell made a motion to approve the 2026 meeting calendar; Mr. Lee seconded. The motion passed unanimously.

- 2. Map Amendment – A request by Wilson Company of South Carolina, LLC to amend the zoning map by changing the zoning of the properties at 1338 Sunnyside Dr (TMS 13907-01-09) and 1346 Sunnyside Dr (TMS 13907-01-11) from PDD (Planned Development District) to R-1 (Low Density Residential).**

Mr. Creel introduced the next topic. Mr. Greenwood gave a short history of the properties and the various projects that were supposed to be done. The current PDD that these properties are under limit what can be done. Mr. Greenwood also gave a short description of the various flood zones and what they mean in terms of building homes.

Evan Wilson, with Wilson Co., spoke about the need to rezone the property and create single-family residential lots. The larger lot sizes will allow for construction costs to be lower, minimize land disturbance and be a more desirable option for potential home buyers. Mr. Powell asked about plans for walking trails, which Mr. Wilson said they had no current plans for. Mr. Wilson clarified that the current layout calls for ten lots for ten houses. Mr. Greenwood reminded the board and audience members that the City can't stop the developer from redoing the design that's being proposed as long as it still meets the UDO and the zoning code.

The following residents and non-residents spoke on their concerns about the rezoning and development. Their comments consisted of concerns about any changes to the currently proposed lot layout, the wetland area being preserved, keeping as many trees as possible, and the lots being able to be subdivided in the future.

Joseph Powell
Bob Horger
Deborah Drotor
Lisa Fouche
Thomas Collins
Amy Larkin

Mr. Powell made a motion to recommend the rezoning to City Council; Ms. Hudson seconded. The motion passed unanimously.

3. *Zoning Text Amendment* - AN ORDINANCE FOR THE CITY OF FOREST ACRES, STATE OF SOUTH CAROLINA, AMENDING THE CODE OF ORDINANCES, CHAPTER 21 (UNIFIED DEVELOPMENT ORDINANCE) TO PROHIBIT SMOKE OR VAPE SHOPS AND SALES OF BEER, WINE AND LIQUOR IN THE COVENANT CROSSING NEIGHBORHOOD CENTER OVERLAY SUBDISTRICT

Mr. Creel introduced the topic. Mr. Greenwood explained that this change came by way of input from the general public. Any properties that have a current alcohol license or were in the process of obtaining one before this suggested change will be grandfathered in. This text amendment would apply to all of the Covenant Crossing Neighborhood Center Overlay Subdistrict, not just one property.

Ms. Minton and Mr. Creel expressed concerns that this change could discourage a grocery store or restaurants from opening in this area. Ms. Minton explained the general process for obtaining an alcohol license and the public's right to protest it.

The Commission discussed the following ideas as alternatives: prohibit off-site beer, wine and liquor sales, allow on premise beer, wine and liquor sales, develop a distance between these types of businesses.

Ms. Minton made a motion to deny the zoning text amendment as written and return it to City Council for discussion; Ms. Hudson seconded the motion. The motion passed unanimously.

IV. Adjournment

Mr. Powell made a motion to adjourn the meeting; Mr. Lee seconded. The motion passed unanimously. The meeting was adjourned at 8:03 pm.