



**Forest Acres Planning Commission
Minutes
August 6, 2024
City Council Chambers
6:00 PM**

I. Call to order

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

A quorum was determined with the presence of Ellis Creel, Marshall Minton, Stephen Powell, Lyle Lee, and Ralph Bailey. Jack Cantey and Nola Armstrong were absent.

Shau Greenwood, City Administrator, and Will Dillard, City Attorney, were also present.

Mr. Creel, Vice Chair, called the meeting to order at 6:06 PM and confirmed the quorum. Mr. Greenwood noted that the public had been duly notified of the meeting.

II. New Business

1. Zoning 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 (ZONING ORDINANCE) TO ADD PROVISIONS GOVERNING SMOKE OR VAPE SHOPS.

Mr Creel introduced this topic, which was initially discussed at the last meeting.

Mr. Dillard noted that he and staff took the feedback of the Planning Commission and made some changes to the proposal (redlined in packet). Mr. Dillard noted that the proposed distance contemplated to prevent clustering and establish proximity to other uses is still 1,000 feet, but there is now a clearer delineation of how distances are measured. Staff opted for the straightforward approach of measuring closest property line to closest property line.

Mr. Greenwood presented a map showing what 1,000 feet between smoke and vape establishments (or between an establishment and certain other uses [e.g. schools, parks, etc.]) would look like on a map. He used certain landmarks (notably city parks, schools, and churches) as points of reference for showing the impact of 1,000-foot and 500-foot measurements.

Mr. Creel noted that he had conducted his own analysis of parcels that might be able to have this use and was only able to identify a handful of such parcels.

Mr. Creel opened the floor to the public. The owner of the CBD store on the corner of Beltline and Forest Dr. noted her desire to ask questions. She asked for clarification – is C-4 the only zoning classification that will allow CBD stores and are there only a handful of C-4 parcels? Mr. Greenwood noted that there is only one C-4 parcel in Forest Acres (on Two Notch Rd.) and that, while C-4 is the only designation that allows for CBD stores without limitation, other commercial districts allow the use with certain limitations (namely, must be less than 1,000 sq ft of floor area or 25% of total floor area, whichever is less). He noted that this proposal tonight seeks to limit the clustering of smoke and vape shops and their proximity to certain other types of uses (schools, parks, churches, etc.). Mr. Dillard further clarified that the proposal under consideration specifically deals with CBD as it pertains to smoking and vaping only and not, for example, CBD oils, etc. In other words, the smoke and vape shop provisions mirror the existing CBD provisions and may overlap in practice, but they are separate matters.

Ms. Minton made a motion to recommend the Zoning Ordinance amendment proposal, as currently drafted, to City Council. Mr. Bailey seconded. Motion passed 4-1 (with Mr. Creel voting no).

III. Adjournment

Ms. Minton made a motion to adjourn. Mr. Lee seconded. Motion passed unanimously. Meeting adjourned at 6:24 PM.

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