



**Forest Acres Planning Commission  
Minutes  
September 17, 2024  
City Council Chambers  
6:00 PM**

**I. Call to order**

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

Jack Cantey, Chair, called the meeting to order at 6:00 PM.

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

Shaun Greenwood, City Administrator, and Will Dillard, City Attorney, were also present. Mr. Greenwood confirmed that the public had been duly notified of the meeting.

**II. Approval of minutes**

- i. July 16, 2024** - Ms. Minton made a motion to approve. Mr. Powell seconded. Minutes were approved unanimously.
- ii. August 6, 2024** – Ms. Minton made a motion to approve. Mr. Creel seconded. Minutes were approved unanimously.

**III. Old Business**

*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 Cantey introduced this topic and turned the floor over the city administration.

Mr. Dillard noted that this ordinance came to the Planning Commission in a different form. That form was taken to Council and they requested some changes. The modified version went back before City Council for public hearing and first reading. Under the Statute, it's required to come back before the Planning Commission at this point for a recommendation on the modified version. It will go back to Council next month for second reading.

Mr. Dillard outlined the changes (as included in redline form in the Planning Commission packet):

- Change 1,000 feet for the distance between vape shops and certain uses (e.g., churches, schools, parks, etc) to 500 feet
- Change 1,000 feet for distance between vape shops and other vape shops to 1,500 feet.
- Specified that any property in C-4 zoning district is exempt from these provisions
- Added provision to amortize spacing rules from the specified uses (schools, parks, churches). There will be a 10-year period to come into compliance.
- Square footage of CBD/Vape products amended to include tobacco sales and paraphernalia.

Mr. Dillard noted that the starting point is that everything is grandfathered in (including square footage), except with respect to proximity to schools, parks, churches (for which amortization would apply).

There was discussion about the proposed distance between vape shops and the named uses (e.g., schools, parks, churches). Mr. Powell noted his desire to keep that distance at the higher 1,000 feet. Mr. Greenwood noted that the current thought is that 1,000 would be too restrictive and wouldn't allow much opportunity; he also noted that 500 feet is consistent with the state law around liquor sales.

**Mr. Powell made a motion to recommend approval of all of the changes except the decrease in distance between vape shops and the named uses (e.g. schools, parks, churches) from 1,000 to 500. Mr. Bailey seconded.** The motion passed 3-1 (with Mr. Powell, Mr. Bailey, and Ms. Hudson voting yes and Ms. Minton voting no).

#### **IV. Adjournment**

**Ms. Hudson made a motion to adjourn. Mr. Bailey seconded. Motion passed unanimously.** Meeting adjourned at 6:22 PM.

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