



**Forest Acres Planning Commission
Minutes
June 19, 2018 6:00 P.M.
Forest Acres Council Chambers
5205 N. Trenholm Rd.**

1. Call to order - determination of a quorum.

Joe Gentry, Chair, called the meeting to order at 6:05 P.M. and a quorum was determined by the presence of Ralph Bailey, Ellis Creel, Jack Cantey, Will Dillard, and Joe Gentry. Pendleton Grove and Steven Powell were absent.

2. Approval of Previous Meeting Minutes: May 1, 2018

On a motion by Jack Cantey, seconded by Ralph Bailey, the May 1, 2018 minutes were approved unanimously without change.

3. New Business

1. New commission member effective 7/1/2018 - Beronica Whisnant

Mr. Gentry introduced Beronica Whisnant who will join the Planning Commission at the July meeting (replacing Pendleton Grove who is stepping down). Ms. Whisnant was present as an observer.

2. Continued discussion of Forest Acres Comprehensive Plan and Future Land Use Map

Mr. Gentry opened turning the floor over to City Administrator, Shaun Greenwood.

Mr. Greenwood noted that what he most recently submitted to the Planning Commission constituted what he and Mr. Andy Smith, Assistant City Administrator, thought was the Planning Commission's consensus on the Future Land Use map, but that at times it was difficult to determine what that consensus was. He sent it to the Planning Commission for their review prior to this meeting.

He further noted that the narrative section of the Comprehensive Plan was mostly finished in October when he joined the City. He added language that the Future Land Use map is a guide and not mandatory, but that's the only change to the draft language of the plan since October.

Mr. Greenwood turned the Commission's attention to the updated Future Land Use map. He opened the floor to discuss areas of concern and/or confusion beginning with questions about the updated draft Future Land Use map raised by Mr. Dillard:

1. There's a change to the library property that needs to be made to reflect actual zoning. Staff will make this correction.
2. Forest Drive, between Edgehill and Cherry Laurel (across from bank and PDD). Mr. Dillard noted that he thought those would be residential (denoted in yellow). Mr. Greenwood noted that the discussion at the last meeting did include those being residential, but that subsequent discussion noted that given how deep those lots were that they could be commercial. The final determination was unclear. Mr. Gentry and Mr. Creel noted that their understanding was that these were to be commercial. Mr. Dillard noted that these lots would be eligible for tagging on to the PDD across the street and could be denoted orange. **Ultimately, the Planning Commission determined that these lots should be shown as commercial (red).**
3. Forest Drive and Rutland Court. There is one large lot next to The Atrium and two smaller lots across Rutland Court – staff was not quite sure what the Planning Commission consensus was for these three lots at its last meeting. Mr. Dillard noted that his suggestion is that these remain residential (yellow). Mr. Cantey thought that the larger lot (next to Atrium) should be shown as commercial (red), while the two smaller ones (because of their size) should be residential (yellow). Mr. Dillard worried about whether the bigger lot could ever have a curb cut off of Forest Drive, so the entrance would have to “turn the corner” onto Rutland. For this reason he thought it should stay residential. Mr. Creel noted that it could tack on to the existing PDD next to it (The Atrium) and Mr. Gentry noted his preference for all three lots being shown as commercial. **Ultimately, most of the Planning Commission agreed to show the big lot commercial (red) with the smaller two lots residential (yellow),** with Mr. Gentry noting his opposition to this option.
4. Bayview and Two Notch. Mr. Dillard noted that he thought the narrow residential lots behind the lots fronting Two Notch were to stay residential, but he was seeking clarification from the Commission. Mr. Greenwood noted that his understanding was that the Planning Commission wished to leave those commercial. **The Planning Commission ultimately decided that they should be commercial (red) as they could be combined with existing commercial lots fronting Two Notch.**

Mr. Greenwood noted to Mr. Gentry that the fourth of the longer deep lots on Sunnyside Dr. (across from Miyo's) was changed back to commercial to more closely match the property line of the last commercial parcel on the other side of Sunnyside, as was discussed at the last meeting.

Mr. Greenwood noted that there was ambiguity about the PDD lots along Brentwood, particularly whether the last of those lots was supposed to be PDD or residential. **The Planning Commission determined that all four properties (including the one in question, i.e., the last of the four) should show as PDD (orange).**

Mr. Gentry noted his continued appreciation for Mr. Dillard's work on the Future Land Use map.

Mr. Gentry wanted to look again at the area of Trenholm and Coker. He noted that he wants the map to correctly reflect what the road in front of the property should be (currently the road shows yellow for residential, while the parcel shows red for commercial; Mr. Gentry wants the road in front of the parcel to match the parcel and show commercial). Mr.

Greenwood noted that he would work with the COG to have the map show streets and roads with the correct color, matching adjacent parcels.

Mr. Greenwood noted that the Planning Commission could go ahead and make a motion to recommend to Council the Comprehensive Plan subject to these map changes. Mr. Gentry noted that he would prefer not to make a motion on the Comprehensive Plan tonight (since there are further edits to the map) and rather do that at the next meeting. Mr. Greenwood clarified that there's a 30-day mandatory notice for the public in the paper for Council to give this a hearing, so with a motion (contingent upon these changes) tonight there would still be plenty of time for Planning Commission to review the map as amended from this meeting's discussion. He noted that if they could go ahead and give a recommendation, it couldn't go to Council until August.

Mr. Cantey made a motion to recommend the entire Comprehensive Plan including Future Land Use map, as amended through tonight's meeting, for City Council review at their August meeting. The motion was seconded by Creel. Mr. Gentry made room for public comment. Ms. Dottie Reynolds, 4724 Coker St., noted her continued opposition to the corner of Coker and Trenholm showing as commercial on the Future Land Use map, despite what the Commission has said previously about not changing the designation while the lot is subject to litigation. Ms. Reynolds asked what the process would be to change that lot if the litigation gets resolved. Mr. Gentry noted that the Planning Commission would not insert itself in the lawsuit. Mr. Greenwood noted that the next review of the Comprehensive Plan, including Future Land Use Map, would be in two years. Ms. Reynolds noted her appreciation of the Commission's work. Mr. Cantey noted that if the lawsuit results in the lot not being able to become commercial (due to restrictive covenants) then what the Future Land Use map says is irrelevant and the Planning Commission would have to address that in the map in the future. **The Planning Commission voted unanimously to adopt the aforementioned motion.**

Mr. Greenwood noted that it's time for the mandatory annual training on Planning/Zoning for Planning Commission members. Staff would work to establish dates/times for training.

Ms. Pat Owens on Greenhill Rd. asked about publication of Planning Commission meeting dates and times. Mr. Greenwood and Mr. Smith noted that standing meetings are on the 3rd Tuesday of each month and that those and any special called meetings will be better announced on the website and Facebook.

4. Adjourn

Mr. Cantey made a motion to adjourn; Mr. Creel seconded. Mr. Gentry declared the meeting adjourned.

Respectfully Submitted,

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