



**Forest Acres Planning Commission
Minutes
March 20, 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 Will Dillard, Stephen Powell, Ralph Bailey, and Joe Gentry. Ellis Creel, Jack Cantey, and Pendleton Grove were absent.

2. Approval of Previous Meeting Minutes: February 20, 2018

Mr. Dillard noted that he didn't receive minutes. Mr. Gentry deferred this item until this next meeting.

3. New Business

1. Continued Discussion of update to Forest Acres Comprehensive Plan

Mr. Gentry noted that he would receive questions and comments from the audience later in the meeting, but that first the Commission would take information without questions and comments.

Mr. Greenwood introduced this topic noting that the Planning Commission, at its last meeting, asked him to consult with the CMOG to work on a specific transitional or overlay zone that could incorporate restrictive uses in certain areas along the city's commercial corridors. Since that time, City Council had a "test case" of sorts in one of these areas and Mr. Greenwood wanted to meet to see if that process affected the Planning Commission's thoughts on the Future Land Use map. In particular, City Council thought that proposed commercial uses in this case were too intense (including possible retail and restaurant uses) for the area. Mr. Greenwood noted that the city's mayor indicated that he's long been opposed to commercial uses "turning corners" into residential areas.

Mr. Greenwood turned the floor over to Mr. Dillard, who wished to present some ideas. Mr. Dillard noted that, since the development of the 2009 plan, he's been interested in seeing a clearer depiction of land use in the plan and, in particular, emphasis on transitional areas and uses allowed in them. This clarity is good for property owners and potential developers. Mr. Dillard presented a map that, in his view, better presents existing land use patterns and is more "conservative", preserving the residential character of existing residential lots on Forest Dr. and Trenholm Rd. He noted that we should have a specific reason to indicate on a future land use map that any existing residential property should or will become commercial. He noted that his preference is that not all of the parcels on

Trenholm and Forest that previously showed up as transitioning to commercial in the 2009 future land use map should show up that way (i.e., as either commercial or office/institutional) in the map currently under consideration.

Mr. Dillard pointed to the city's corridor study and traffic issues on Forest Dr. He noted that no one property owner should be held responsible for traffic; however, if all of the parcels listed as transitioning to commercial (in the 2009 map) did so, there would be a significant impact to traffic and curb cuts, indicated as challenges in the corridor study.

Mr. Gentry noted that, in his view, Forest Drive isn't a Main Street and never will be, but rather a commercial corridor.

Mr. Dillard agreed, and noted his preference for focusing on existing and currently developing commercial areas (e.g., the former Cardinal Newman site).

Mr. Greenwood stated that the curb cut finding in the corridor study was linked to a recommendation in the plan that any future land development include regulations requiring interconnectivity of commercial parcels rather than an increase in curb cuts.

Mr. Gentry noted his concern that many of those off-street interconnectivity initiatives don't work as well as anticipated (he pointed to examples on Beltline Blvd).

Mr. Greenwood noted that, in the event of rezoning to commercial along the major corridors, most developers would need to include multiple parcels to make it work because lot sizes are so small, so curb cuts and interconnectivity would be addressed that way.

Mr. Dillard then presented a map showing his suggested changes to the Future Land Use map. The Commission then discussed specific properties/areas, including:

- Beltline/Hanson – Mr. Dillard noted that these areas are solidly residential with folks rehabilitating homes in the area.
- Forest/Dalloz – Mr. Dillard noted that many of these are closer to properties with commercial uses, but he thinks that these should still default to residential with the commission considering specific requests as they come
- Forest/Greenhill and Idalia – Mr. Dillard noted that these are solidly residential, and his preference is that they be indicated that way on the Future Land Use map
- Trenholm/Coker – Mr. Dillard noted that he left the Wingate property commercial (currently in litigation regarding covenants), but nothing farther down Trenholm. He noted that he thinks this (Coker) is a logical transitional point from commercial to residential
- Two Notch/Bayview – Existing commercial at Two Notch and Bayview should remain commercial.
- Decker – Allow parcels to reflect current reality, including some residential parcels along Decker

Mr. Gentry wanted to focus on Trenholm Rd., south of Forest Drive, as most of the audience present are interested in that area.

A resident from the area, Mr. Byrd, asked specifically what Mr. Dillard thought about the specific property at the corner of Trenholm and Coker, which was previously up for rezoning. Mr. Dillard noted that he deemed this a logical stopping point for commercial, allowing Coker to be the buffer, because of the configuration of commercial across Trenholm. A few additional residents from the area addressed traffic concerns (i.e., cut through traffic in the neighborhoods behind the parcel in question). Several residents specifically requested that this lot be changed to residential on the future land use map. Mr. Gentry stated that, to this point, the position of the Planning Commission is to continue showing that as commercial on the future land use map. A discussion about the feasibility of developing the site as residential ensued.

A resident from Greenhill Rd. asked about the area around Greenhill, along Forest Drive. Mr. Greenwood noted that the 2009 future land use map shows it as commercial, but that Mr. Dillard's proposal (outlined above) shows this as residential.

Mr. Greenwood made a technical clarification regarding the use of the future land use map. He stated that if a property appears as residential on the future land use map and a proposal comes requesting it to be rezoned as commercial, that a two-step process would be necessary: 1. Amend the future land use map (Planning Commission) and 2. Rezone the property (City Council). Mr. Dillard noted that he would defer to Mr. Greenwood and the city attorney on that point.

Additional discussion among residents and commission members ensued about the recent decision by City Council not to rezone the corner of Brentwood and Forest to PDD, with a commercial component fronting Forest Dr, and how that decision not to allow commercial on a corner with residential behind might compare to other sites along the city's commercial corridors. Further discussion also ensued about the potential success or failure of residential redevelopment along the commercial corridors in Forest Acres, with recent houses built on Idalia used as examples.

Mr. Dillard asked for clarification on where the Commission is procedurally. He recommended that any decision be deferred until more Commission members could be present. Mr. Gentry concurred.

Mr. Gentry answered questions about what will be posted on the city's website, noting that meeting notices are posted there as well and the draft comprehensive plan and draft future land use map are posted, but that Mr. Dillard's proposed edited draft map (from this evening's meeting) will not be posted.

4. Adjourn

Mr. Dillard made a motion to adjourn. Mr. Gentry declared the meeting adjourned.

Respectfully Submitted,

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