



**Forest Acres Planning Commission
Minutes
July 18, 2023
City Council Chambers
6:00 PM**

I. Call to order

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

Mr. Ellis Creel, Vice Chair, called the meeting to order at 6:00 PM. Mr. Creel determined a quorum by, in addition to himself, the presence of Nola Armstrong, Stephen Powell, Ralph Bailey, and Lyle Lee. Jack Cantey and Beronica Whisnant were absent.

Mr. Creel asked and Mr. Greenwood confirmed that the press and public have been duly notified of the meeting.

II. Approval of Minutes

1. March 21, 2023 – Mr. Powell made a motion to approve. Mr. Bailey seconded. Motion passed unanimously.
2. April 4, 2023 – Mr. Lee made a motion to approve. Ms. Minton seconded. Motion passed unanimously.

III. New Business

1. *Map Revision - Rezoning of properties related to the Creek Access West Overlay District*

Mr. Greenwood introduced this topic and directed the Commissioners to the staff evaluation in their packets. He identified the area on a map and enumerated the key components of the overlay. He noted that the through-way currently used by the public is actually on private property. The City is working with the property owners to establish an easement to formally make this a public roadway. This would render the area subject to the same limitations as other public roads (in accordance with our ordinance). This overlay would remove our ordinance's requirements about landscaping, parking, and setbacks that normally pertain to public roadways. It also makes provision for all parking along the easement to be public (rather than reserved), but would count toward parking counts for the adjacent commercial properties for purposes of complying with our zoning ordinance.

Mr. Powell asked about roadway width. Mr. Greenwood noted that it's the minimum width for emergency vehicles – 20 feet.

Mr. Lee asked about ownership. Mr. Greenwood noted that the city would own the easement and would be responsible for maintenance in perpetuity.

Mr. Creel asked about the natural area behind Sciano's that was once a park. The private property owners are working with the County to see what might be able to go there, but because it's part of the waterway buffer, the options are limited. It'll likely stay a green area with, perhaps, some outdoor seating for restaurants (i.e. a use without impervious surface).

Ms. Armstrong asked about whether there's enough room for parking and maneuvering given the limited area. Mr. Greenwood acknowledged the limited space, but noted that there will be speed tables to slow drivers down and mitigate the risk of any issues.

Mr. Bailey asked about the issue of precedence. Mr. Greenwood noted that this overlay would be specific to this area and doesn't bind the City to any future decisions. For example, if something like this were contemplated at the Richland Mall property, it would have to be separately approved either by a similar overlay or, more likely, through the PDD process.

Mr. Creel asked for public comment.

Ms. Carol Kososki, a Forest Acres resident on Lakeshore Drive, noted that she walks this area regularly. She asked about provisions contemplated for pedestrians and bicyclists who want to go along 8-mile branch and around the lake. She noted that this may be a longer term issue and not immediately related to the overlay district. Mr. Greenwood identified an area along the rear of easement (where an existing retaining wall is) that is programmed explicitly for pedestrians. It's designed to help pedestrians get from Trenholm, through the development, to the bridge and park by Gills Creek. On the bridge, there will be a dedicated pedestrian lane, not shared with vehicles. Ms. Kososki acknowledged this, but noted that this doesn't fully connect to Lakeshore.

Mr. Bailey made a motion to recommend to Council approval of the rezoning. Mr. Lee seconded. Motion passed unanimously.

2. Map Amendment - A request to annex and rezone properties at 303 Laurel Springs Road (TMS 16802-06-27) and to establish R-1 (Single Family Residential) zoning.

Mr. Creel introduced this request to annex and rezone. Mr. Greenwood confirmed contiguity. Further, he noted that he discussed it with the Police Chief and Public Works Director and confirmed that annexation will not negatively impact City services.

Mr. Greenwood identified the parcel on a zoning map, showing surrounding Forest Acres parcels.

Mr. Lee made a motion to approve. Ms. Armstrong seconded. Motion passed unanimously.

3. Map Amendment - A request to annex and rezone properties at 5804 Pinebranch Road

Mr. Creel introduced this request to annex and rezone. Mr. Greenwood confirmed contiguity. Further, he noted that he discussed it with the Police Chief and Public

Works Director and confirmed that annexation will not negatively impact City services.

Mr. Greenwood identified the parcel on a zoning map, showing surrounding Forest Acres parcels. He also noted that this is not

Mr. Lee made a motion to approve. Mr. Powell seconded. Motion passed unanimously.

Mr. Creel asked if there was any addition business. Mr. Greenwood noted that he has reached out to the zoning consultant on the current status of the re-write and noted that we're seeing some delay due to the fact that one of our primary consultants on the project is out on parental leave. We're waiting on the draft of the next module. We did give the consultants comments from City Council on module 1 and will receive a draft back from them on that one, as well. He noted that this is taking longer than expected, but that this is important to get right as we'll be using this Zoning Ordinance for a generation or more.

II. Adjournment –

Ms. Armstrong made a motion to adjourn. Mr. Lee seconded. Motion passed unanimously. Meeting adjourned at 6:20 PM.

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