



**Forest Acres Planning Commission  
Minutes  
March 15, 2022  
City Council Chambers  
6:00 PM**

**I. Call to order**

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

Chairman Jack Cantey called the meeting to order. Mr. Cantey, Mr. Ellis Creel, Mr. Ralph Bailey, Mr. Stephen Powell, Ms. Nola Armstrong, Mr. Lyle Lee and Ms. Beronica Whisnant were present. There were no absences.

Mr. Andy Smith noted that proper public notice was given for this meeting.

**II. Approval of Minutes -**

- 1. December 21, 2021** - Ms. Armstrong made a motion to approve; Mr. Bailey seconded. Motion passed unanimously.

**III. New Business**

- 1. Map Amendment - A request to annex and rezone properties at 4550 Oakwood Drive (TMS 14116-05-01) and to establish R-1 (Single Family Residential) zoning.*

Mr. Smith noted that the property is contiguous to existing Forest Acres parcels and that there would not be an undue burden on city services by annexing this property.

**Mr. Creel made a motion to recommend this property for annexation. Mr. Lee seconded. Motion passed unanimously.**

- 2. Map Amendment - A request to combine properties at 1605 Edgehill Road (TMS 14010-09-18) and 1607 Edgehill Road (TMS 14010-09-23) into one property with the same R-1 (Single Family Residential) zoning.*

Mr. Smith introduced this item by identifying 1605 Edgehill Road on a map and demonstrating that it has no connection to either Edgehill Road or Forest Drive (i.e., that it is 'landlocked' with no street frontage). He noted that its current zoning is C-1. The property owner also owns adjacent 1607 Edgehill which does

have street frontage on Edgehill as an R-1 residential property. Mr. Smith noted that the owner wants to abandon the common lot line and create one parcel, but in order to do so the zoning of the two parcels would have to be the same. So, the matter before the Planning Commission is a request to rezone 1605 Edgehill from C-1 to R-1 so that the parcels could be combined as R-1.

Mr. Smith turned the floor over to the property owner who noted that she recently bought the property and wants to combine the lots.

Mr. Creel noted that he generally doesn't oppose rezoning to residential in areas mostly surrounded by residential.

Mr. Cantey asked for clarification about the two parcels, their existing zoning, and the zoning of parcels around each. There was discussion noting that 1607 and up Edgehill are residential, but that 1605 borders commercial properties that front Forest Drive as commercial properties.

**Mr. Creel made a motion to recommend rezoning to R-1; Ms. Armstrong seconded. Motion passed unanimously.**

Mr. Smith noted that the next steps would be that this matter would go before the City Council.

#### **IV. Old Business –**

Mr. Smith noted that at the last meeting there was significant discussion about the City's efforts to re-write the zoning codes. He noted that the consultant has taken into consideration many comments from a broad range of constituents, including the Planning Commission, and should be prepared to lead us in the next phase of the project in the coming months.

#### **V. Adjournment –**

Mr. Creel made a motion to adjourn; Ms. Whisnant seconded. Motion passed unanimously. Meeting adjourned at 6:09p.

Respectfully Submitted,

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