



**Forest Acres Planning Commission  
Minutes  
September 19, 2023  
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 6:03p. He noted that there was a quorum. Mr. Cantey, Marshall Minton, Nola Armstrong, Stephen Powell, Ellis Creel, Ralph Bailey, and Lyle Lee were present. There were no absences.

Andy Smith, Assistant City Administrator was also present. Mr. Cantey asked and Mr. Smith confirmed that the meeting had been properly noticed.

**II. Approval of Minutes**

- 1. July 18, 2018 – Deferred** The July 18, 2023 (n.b.) minutes were deferred to the next meeting.

**III. New Business**

- 1. Map Amendment – A request to annex and rezone properties at 3606 Greenbriar Drive (TMS 16811-06-01) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this request to rezone and establish R-1 zoning. Mr. Cantey confirmed contiguity (with Mr. Smith showing the zoning map). Ms. Minton asked about the status of the ownership as a Trust and whether the Trustee needed to sign *as Trustee* (rather than just signing their name) the rezoning application. Mr. Cantey recommended that the motion clarify that the applicant is the Trustee.

A resident (Robert G) down the street from this property asked about the implications of the R-1 zoning. Particularly, he asked whether townhomes could be built and he noted his concern about drainage/water issues, given that the lot is heavily wooded now. Mr. Cantey noted and Mr. Smith confirmed that R-1 is the lowest density residential zoning category we have and that multi-family would not be allowed.

The Planning Commission noted that the primary action here is to annex and the zoning issue attached to the annexation request – and that this is the lowest density possible for residential annexation.

**Mr. Creel made a motion to approve contingent on clarification of the Trustee issue. Mr. Lee seconded. Motion was approved unanimously.**

2. *Map Amendment – A request to annex and rezone properties at 4545 Fernwood Road (TMS 14015-07-08) and to establish R-1 (Single Family Residential) zoning.*

Mr. Cantey introduced this request to annex and rezone. Mr. Smith noted that this is consistent with the City's attempts to close donut holes, especially the ones close to the center of the City. Staff is supportive of this request.

**Mr. Creel made a motion to approve. Mr. Bailey seconded. Motion passed unanimously.**

#### **IV. Adjournment**

**Ms. Armstrong made a motion to adjourn. Mr. Creel seconded. Motion passed unanimously.** Meeting adjourned at 6:09 PM.

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