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# PLANNING AND ZONING COMMISSION

23 East Main Street, Forsyth, GA 31029

478-994-7747

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**Planning and Zoning Board Meeting**  
**May 27, 2025, at 5:00 p.m.; Forsyth City Hall.**

## **I. Call Meeting to Order**

- a) Roll Call
- b) Establish a Quorum

## **II. Approval of Agenda**

## **III. Approval of Minutes of the last Regular Meeting**

## **IV. Planning and Zoning**

- a) Public Hearing to consider a petition for the revise and amend Article 26 of the Zoning Ordinance of the City of Forsyth, initiated by the Mayor and City Council.
- b) Public Hearing to consider a petition for a partial-lot rezoning of by Brian Wesley, Meredith Homes, LLC for tax parcel 053 001B, from Highway Business to Residential Multi-family.
- c) Public Hearing to consider an application by Tyler Findley, Edgar Hughston Builders, LLC, to rezone tax parcel 053 048 from a Planned Unit Development to Conservation Subdivision.

## **V. Preliminary Plat Review**

- a) Edgar Hughston Builders, LLC., The Villas at Juliette

## **V. Additional Business**

- a) June 2025 Planning Zoning Business
  - a. Public Hearing to consider a petition by Isabelle Tanner, for a Conditional Use Permit for parcel F35 051, located at 211 Tift College Drive, to allow the use of office for a clinic.
  - b. Public Hearing to consider a petition by CityTec Design, LLC, requesting a variance to allow a fourth floor on parcel F25 014B, which is zoned Highway Business (HB).
  - c. Public Hearing to consider a petition by the City of Forsyth, for a setback variance on parcel F33 032, which is zoned Institutional.

## **VI. Adjourn**