
Planning and Zoning Commission

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August 25, 2025, Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman, Kathy Rowland, James Freeman, Noah Harbuck, Hal Clarke, and Martin Pennington.

Voting Board Members Not Present: Michael Brewster

Staff Present: Dean Nelson, Rachel Floyd, and Brian Causey.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:00 p.m.
- II. **Approval of Agenda:** Hal Clarke motioned for the agenda to be approved. Noah Harbuck seconded this motion. The agenda was approved unanimously. (6-0)
- III. **Approval of Minutes:** Hal Clarke motioned to approve the minutes from the previous meeting. Noah Harbuck seconded the motion. Minutes were unanimously approved. (6-0)
- IV. **Planning and Zoning:**

Public Hearing for the amendment of Article 12 to add a new zoning classification to be known as the Multi-Use District to the Zoning Ordinance of the City of Forsyth.

Steve Coleman opened the hearing at 5:03 p.m.

Community Development Director Dean Nelson introduced the amendment and provided background, definitions, requirements, and approved uses for the Multi-Use district. Mr. Nelson also stated that the Multi-Use Zoning is only intended to be applied when the total amount of contiguous land requested to be zoned Multi-Use is greater than 100 acres, and that it gives flexibility to the city in a single use zoning application. The staff recommendation for the petition was to amend article 12 to include the proposed Mixed-Use Zoning District.

Mr. Coleman stated that he will be abstaining.

Mr. Tye Hanna, CEO of H&H Timberlands, gave a presentation regarding the proposed amendment. Also present for H&H was Mr. Ken Hurt. Mr. Hanna provided background information on H&H, the 1,630 acres they own which was annexed by the City in 2021, and the sewer contract they have with the City. Mr. Hanna also stated that in 2022, MGRC recommended that the best use for the 1,630 acres is Mixed Use.

Mr. Clarke asked if the property is currently zoned agriculture and Mr. Hanna confirmed.

Mr. Hanna stated that he is not asking for rezoning today, he is asking for the creation of a new category, and he will come back and ask for the rezoning when he finds a developer and finalizes plans.

Mr. Hanna described the two zoning districts that the city currently has that are mixed use, PUD district and the Mixed-Use district. Mr. Hanna stated that neither of these designations currently encompass a mixed-use district for such a large tract of land.

Mr. Hanna offered the example of Henry County, stating that the development in Henry County goes East to West and North to South, surrounding the “heart” of Henry County and creating traffic issues. He then stated that the H&H property is vertical by design, and that the development there could be responsible for its own road systems.

Mr. Clarke asked about the city’s ability to place limitations and conditions on the developer. Mr. Hanna referenced section 12.4 of the proposed ordinance.

Mr. Coleman asked if anyone else would like to speak for or against Article 12.

One individual came forward but was mistaken about the item at hand. He graciously returned to his seat when Mr. Coleman clarified that the public hearing was concerning Article 12 and not the preliminary plat review for the Villas at Juliette.

Mr. Hanna returned to the podium to answer questions from the commission.

Mr. Coleman suggested the Commission table the item and hold a work session at a later date.

Mrs. Rowland asked if any other cities or counties have this zoning in place. Mr. Hanna stated that most other cities and counties charge impact fees, so they would instead utilize a development agreement, but that implementing this article would serve to replace a development agreement.

Mr. Clarke stated that the proposed amendment and its uses was a lot to absorb.

The Public Hearing was closed at 5:39 p.m.

Mr. Clarke motioned to table the item and hold a work session. Mr. Harbuck seconded the motion. The Commission voted unanimously (5-0-1 with Mr. Coleman abstaining) to table the item and hold a work session at a date to be decided.

V. Preliminary Plat Review:

Edgar Hughston Builders, LLC., The Villas at Juliette.

Mr. Nelson provided background on the project and the staff review, offering recommendations that the commercial lots have pedestrian interconnectivity with the rest of the development.

Ms. Andrea Goolsby presented the commission with a written objection (attached) to item number V, the Preliminary Plat Review for the Villas at Juliette, requesting that the item be rescheduled for a later date when the agenda can be posted for the public two weeks in advance of the meeting.

Mr. Findley stated that he was open to the review being tabled if more of the public would like to be present for the meeting.

Mr. Clarke motioned to table the preliminary plat approval. Mr. Harbuck seconded the motion. The item was tabled unanimously (6-0).

VI. Additional Business:

There was no additional business.

VII. Adjournment:

The meeting was adjourned at 6:01 p.m.

8/25/25

Dear members of the Board,

I am submitting an objection to item #v on the agenda and request this be rescheduled to a later date when the agenda can be posted ^{for public} in advance of the meeting - as far in advance, at least two weeks in advance, for public participation.

Thank you

Andrea Goosby
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