
Planning and Zoning Commission

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February 23, 2026, Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman (Chair), James Freeman, Noah Harbuck, Martin Pennington, Chris Soule, and Hal Clarke

Voting Board Members Not Present: NA

Staff Present: Dean Nelson, Will Campbell, Rachel Floyd, and Neil Halvorson (Present for Attorney Brian Causey).

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:00 p.m.
- II. **Approval of Agenda:** Noah Harbuck motioned to approve the agenda as advertised, seconded by Chris Soule. The motion carried unanimously (5-0).
- III. **Approval of Minutes:**
 - a) **Regular Meeting – January 26, 2026, Meeting**

Martin Pennington motioned to approve the minutes from the January 26 meeting as presented. James Freeman seconded the motion. The motion passed unanimously. (5-0)

- IV. **Tabled Business:**
 - a) **Tabled agenda item from the January 26, 2026, meeting – Preliminary Plat Review for Edgar Hughston Builders, LLC.**

Mr. Coleman motioned to table the item until the next meeting, seconded by Mr. Harbuck. The motion carried unanimously. (5-0)

- V. **Preliminary Plat Review:**
 - a) **Southern Land and Conservancy, Oakdale Subdivision**

Hal Clarke arrived at the meeting at 5:05 p.m.

Mr. Coleman stated he will be abstaining from the vote since he did a survey for the project. Chad Tyler, representing Southern Land and Conservancy, LLC., stated the project would consist of 29 lots, fronting Ensign and Collier Road, all meeting the requirements for the R-2 zoning district, and the plat is basically the final product. He said the goal is to have 4-sides masonry on the homes, and he believes the homes will be larger than the 1,800 sqft minimum and will likely have 2 car garages, but they are selling lots and will not be the builders of the homes.

Mr. Coleman stated nothing has really changed from what Mr. Tyler originally planned.

Mr. Soule motioned to approve the preliminary plat as presented. Mr. Harbuck seconded the motion for discussion.

Mr. Harbuck requested Mr. Nelson present the staff review for the proposed plat.

Mr. Nelson gave his review, stating the average lot size is .84 acres, the property's annexation into the City was recently approved by the Legislative and Congressional Reapportionment Office, and the City's zoning map has been updated. He said the plat meets the requirements of the Subdivision Ordinance and Preliminary Plat Review and City staff recommend approval.

Mr. Coleman called for a vote. The motion carried 4-1-1 with Mr. Coleman abstaining and Mr. Clarke casting the dissenting vote.

VI. Additional Business:

Mr. Nelson said the only upcoming business is a possible design review.

Mr. Coleman stated he attended the GAZA conference in Athens at the beginning of the month. He explained the type of training and classes offered by the Carl Vinson Institute of the University of Georgia. Mr. Coleman stated that much of the discussion revolved around data centers, and that one of the presenters was an attorney who had been a representative of both sides in data center legal proceedings. Mr. Coleman said his takeaway was that there is no glaring downside to data centers with the right locations in the right communities.

Mr. Clarke asked if increased electric bills due to data centers were addressed. Mr. Coleman responded that the presenter said that is a myth, but did not claim to be an expert on the electrical side. Mr. Coleman added that data centers are required to sign a 15-year power agreement.

Mr. Coleman stated that other Planning and Zoning members may want to attend a conference or zoning class.

Mr. Soule inquired if continuing to leave the Preliminary Plat Review for the Villas at Juliette on the agenda is necessary. Mr. Nelson stated that because of the appeal, the attorney has recommended the board table the item until research is completed.

Mr. Harbuck asked if it could just be denied and the applicant reapply. Mr. Nelson replied that because it is an appeal, there is hesitation to take the preliminary plat off the table until there is an answer to the appeal.

Mr. Coleman said he would like to leave it to the City Attorney to advise the board on the matter.

VII. Adjournment:

The meeting was adjourned at 5:19 p.m.