
Planning and Zoning Commission

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September 22, 2025, Planning and Zoning Commission Minutes

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

Voting Board Members Not Present: Michael Brewster, Hal Clark, and Kathy Rowland

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

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:10 p.m.
- II. **Approval of Agenda:** Mr. Coleman suggested the agenda be amended to switch item IV. B. and item V. A. Mr. Harbuck motioned to approve the agenda as amended. Mr. Freeman seconded this motion. The agenda was unanimously approved as amended. (4-0)
- III. **Approval of Minutes:**
 - a) Mr. Pennington motioned to approve the minutes from the August 25, 2025 Planning and Zoning Commission meeting. Mr. Freeman seconded the motion. Minutes were unanimously approved (4-0).
 - b) Mr. Pennington motioned to approve the September 16, 2025, called work session minutes. Mr. Freeman seconded the motion. The minutes were unanimously approved (4-0).
- IV. **A) Tabled agenda item from August 25, 2025, meeting – Preliminary Plat Review for Edgar Hughston Builders, LLC.**

Mr. Nelson stated that the item was tabled in the August 25 meeting to allow for greater notification to the public of the agenda, and that on August 28, City of Forsyth Planning and Zoning and the city attorney received a notification of an appeal to the original annexation and zoning of the property. A stop work order was issued to Hughston Homes.

Mr. Noah Harbuck motioned to remove the item from the table for discussion. Mr. Freeman seconded the motion.

Mr. Coleman recommended giving the applicant another 30 days before removing the item from the agenda or denying the preliminary plat.

Mr. Ben Vaughn, the applicant's attorney, stated that he is sending the City of Forsyth's attorney a letter regarding the appeal to annexation. Mr. Vaughn continued that based on his review of the appeal documents, the statute does not give the neighboring property owner, Ms. Goolsby, the ability to appeal the annexation since she was not the property owner at the time of the annexation. He also asked that the preliminary plat not be denied, but approved, and if the Board was not inclined to approve today, to allow him 30 days to resolve the appeal.

Mr. Harbuck motioned to table the item for another 30 days. Mr. Pennington seconded the motion. The motion to table the item for another 30 days passed unanimously. (4-0)

V. Planning and Zoning:

a) Public Hearing to consider a petition by Del Lago Ventures to rezone parcel 054 009B from Manufacturing/Industrial (M-I) to Highway Business (HB).

Mr. Coleman opened the public hearing at 5:16 p.m. Mr. Nelson provided background on the rezoning request, stating that the applicant is purchasing adjacent tracks that are already zoned Highway Business, and approving the petition to rezone parcel 054 009B would allow for uniformity for planning and permitting purposes. Mr. Nelson also presented the staff report and the standards for rezoning. Staff recommended approval.

Attorney Ben Vaughn, representing the applicant, stated that the purpose of the rezoning is to provide consistent zoning among all four parcels for when the combination plat is submitted, and that the proposed use of a convenience store with gas pumps is also an allowable use in Industrial/Manufacturing. He also provided example images of what the final RaceTrac would look like.

Mr. Coleman reiterated that the rezoning is for parcel zoning consistency.

Mr. Harbuck asked if the truck filling station would be behind the convenience store. Mr. Vaughn answered stating that 6 truck fueling pumps would be located behind the store according to the current site plan.

Mr. Coleman asked if anyone else would like to speak in favor of or opposed to the project. There were no other individuals present wishing to speak. The public hearing was closed at 5:28 p.m.

Mr. Harbuck motioned to recommend that City Council approve the request to rezone parcel 054 009B from Manufacturing/Industrial (M-I) to Highway Business (HB).

Mr. Pennington seconded the motion. The motion carried unanimously (4-0).

Mr. Coleman asked where the applicant is based. Mr. Sean MacLaurin responded that they are based in Atlanta. Mr. Coleman thanked them for using a local surveyor.

IV. B) Tabled agenda item from August 25, 2025, meeting – 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.

Mr. Nelson presented background information on the proposed text amendment, stating that the public hearing for the text amendment was held during the regular Planning and Zoning meeting in August, after which the item was tabled so that the board could conduct a work session. In that time, City Council also held a work session and requested City staff send the proposed amendment to the Middle Georgia Regional Commission for review.

Mr. Nelson then presented MGRC's recommendation that the text amendment proposal be a Planned Unit Development-Multi-Use (PUD-M) instead of a Multi-Use District. The current PUD section of the Zoning Ordinances would need to be amended, making the PUD designation PUD-R for residential and then adding the PUD-M designation. This would also allow for the creation of a PUD-C (commercial) district and PUD-I (industrial) district in the future. A PUD-M designation would also avoid spot zoning. MGRC also recommended the 100-acre requirement be removed.

Mr. Nelson also presented the staff recommendation that the City request the help of MGRC in order to create a PUD-M designation instead of the proposed Multi-Use amendment.

Mr. Coleman stated that he would like the Board to recommend the amendment be denied and a request be made to MGRC to assist with drafting a PUD-M category.

Mr. Harbuck asked what would happen to the land currently zoned PUD. Mr. Nelson stated that if they amended the ordinances to create a PUD-R category, it would take on that zoning, or the PUD designation could remain the same and the only amendment made could be the PUD-M category.

Mr. Pennington asked the difference between Mixed Use and Multi-Use. Mr. Nelson responded that the City's Mixed Use zoning is primarily residential, shopping, restaurants, and offices.

Mr. Causey stated that the Board is under a time constraint to make a recommendation today.

Mr. Coleman motioned to recommend the denial of the applicant's submitted Multi-Use text amendment and to request the Regional Commission assist with drafting a PUD-M ordinance to include the items discussed. Mr. Harbuck seconded the motion. The motion passed unanimously (4-0)

V. Additional Business:

Mr. Coleman inquired if anyone in attendance would like to speak.

Mr. Brian Haught of Conifer Dr. came forward. He stated that he thinks Ms. Goolsby's appeal to the annexation of property on Juliette Road (Item IV. A.) needs to be taken seriously. He asked if anyone in the community has come in support of the project or if anyone present would be personally affected by the project. Mr. Coleman replied no to both questions. Mr. Haught also mentioned that his attorney, Jonathan Alderman, has recommended people for Mr. Haught to contact regarding the property and proposed project on Juliette Road.

Ms. Goolsby spoke regarding the same item. She stated that although she did not own her current property bordering the Juliette Villas property in 2006 when it was annexed, the property was willed to her prior to when she inherited it in 2011, and that there were multiple due process violations, affecting the entire county. She also stated that Ben Vaughn representing a developer building within the city and county is a conflict of interest and makes her question the integrity of elected boards. Ms. Goolsby also stated that the PUD zoning that took place was also a violation of the city's ordinance at that time and that a statute of limitations does not apply to some of those cases.

VI. Adjournment:

The meeting was adjourned at 5:52 p.m.