
Planning and Zoning Commission

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April 12, 2023 Planning and Zoning Commission Minutes

Voting Board Members Present: Martin Presley, Kathy Rowland, Steve Coleman, Phillip English, and Hal Clark.

Voting Board Members Not Present: Michael Brewster

Staff Present: Cody Ellis and Janice Hall.

- I. **Call to Order:** The meeting was called to order at 5:00 pm.
- II. **Approval of Agenda:** Hal Clarke made a motion to approve the agenda. Kathy Rowland seconded the motion. The motion was approved unanimously.
- III. **Planning and Zoning:** Cody Ellis presented the board with an updated table (Table 10.1) for the Non-Residential Zoning ordinance showing the addition of the Agricultural Zoning District and what is and is not to be allowed in it. He stated that he would like to present this to City Council along with the already recommended changes to the other Zoning Districts at the same time. Steve Coleman commented that he agreed with the majority of what he reviewed in the material that had been provided ahead of the meeting, but had questions and comments about certain ones. Hal Clarke stated that he made several notes for the line items on the material he brought from the previous meeting and wanted to go through them line by line. Steve Coleman asked the other members if this is what they preferred, and it was agreed to do it in this manner.

Hal Clarke started off by asking if he could go through his comments first as he had many for each line item. Regarding the line item of "Agriculture, forestry, livestock, and poultry production," he stated that he believed it should be conditional use in Manufacturing Industrial as well as Agricultural so that they could have a say as to whether or not the location would be of appropriate use. He used the property that was annexed into the city up off of Johnstonville Road as an example, citing that this was why were adding this to our ordinance; however, it was at that point, Janice Hall corrected him by stating that he was incorrect and that we already have an

Agricultural Zoning, but we do not, however, have an approved list of what can and cannot go in that zoning, which is why this meeting was being conducted. Hal Clarke went ahead with his motion of making the aforementioned “conditional use.” The motion was seconded by Phillip English and was approved unanimously. He then recommended that “Agricultural processing, and agricultural oriented businesses” be conditional use in Agricultural Zoning as well. He then made a motion to do so, it was seconded by Phillip English, and was approved unanimously. Hal Clarke asked about what was meant by “Agricultural Products” as he did not know what that was or was referring to; however, after discussion, it was decided to leave it as proposed as a permitted use. He then recommended that “Art Gallery” be a conditional use in Agricultural instead of prohibited. Hal Clarke made a motion for this, it was seconded by Phillip English, and was approved unanimously.

With regards to “Caretaker’s Residence,” Steve Coleman recommended that there be an addition to it showing that it must be a minimum of five acres across the board. Hal Clarke agreed, and added that it should be conditional in Agricultural instead of permitted. He made it motion for these changes and additions, it was seconded by Kathy Rowland, and was approved unanimously. Hal Clarke recommended that “Commercial recreational facility, indoor” be a conditional use since an outdoor facility was also a conditional use. He made a motion for this change, it was seconded by Phillip English, and was approved unanimously.

Phillip English made a motion that “Dwelling, single-family detached, fee-simple” be a permitted use in Agricultural. It was seconded by Kathy Rowland and was approved unanimously. Hal Clarke made a motion that “Guesthouse, no more than 1,000 sq. ft. of heated space behind or on the side of the main building” be conditional use in Agricultural. It was seconded by Phillip English and was approved unanimously. Hal Clarke made a motion that “Landfill” be changed from conditional to prohibited use in Agricultural. It was seconded by Phillip English and was approved unanimously. There was discussion on what the definition of a logging yard was. Steve Coleman cited the example of one in Monticello. Kathy Rowland made a motion for it to be conditional in Agricultural, it was seconded by Hal Clarke, and was approved unanimously. Hal Clarke made a motion for “Manufactured home (accessory and service use only) to be a conditional use in Agricultural. It was seconded by Phillip English and was approved unanimously. He then made a motion for “Modular home (accessory and service use only)” to also be conditional use in Agricultural. It was seconded by Kathy Rowland and was approved unanimously.

Hal Clarke stated that “Poultry Production” should be a conditional use in Agricultural citing that some houses and areas may not want that near their homes. He made a motion for this, it was seconded by Kathy Rowland, and was approved

unanimously. Hal Clarke made a motion that “Residential childcare facilities” be conditional use in Agricultural. It was seconded by Phillip English and was approved unanimously. Phillip English inquired as to why “School for the arts” was shown as prohibited in Agricultural, yet the other types of schools were permitted. He made a motion to change this to permitted as well, it was seconded by Kathy Rowland, and was approved unanimously. Hal Clarke stated that he thought any temporary use approved by the Zoning Administrator should have to come before the board for approval. After to discussion, a motion was made by Phillip English to change this to conditional in Agricultural, it was seconded by Hal Clarke, and was approved unanimously. Kathy Rowland made a motion that “Utility Company” should be conditional in Agricultural. It was seconded by Phillip English and was approved unanimously. She then made a motion that “Utility company substation” also be conditional use in Agricultural. It was seconded by Hal Clarke and was approved unanimously. Martin Presley asked for more info regarding “Retreat Centers.” He cited the different ones in the city that would fall under that category, and made a motion that those be conditional use in Agricultural. It was seconded by Hal Clarke and approved unanimously.

Cody Ellis presented the Table 10.2 changes to the board, which shows the dimensional requirements of each Zoning District. There was much discussion regarding the minimum lot size for a detached single family dwelling. Hal Clarke stated that he believed it should be a minimum of 10 acres. He further added that the city has “choking itself” by allowing too small of lot sizes. Steve Coleman stated that this was too much and would be unaffordable to the majority of buyers. Hal Clarke added that while he had sympathy for those buyers, he did not want to see Forsyth become Henry County. Hal Clarke made a motion to change it to 10 acres. There was not a second motion made, so the motion died. Phillip English made a motion that minimum lot size be changed to seven acres. Hal Clarke seconded the motion; however, it was voted down 2 in favor, 3 against. Martin Presley made a motion that the minimum lot size for single family dwelling be changed to five acres. Phillip English seconded the motion. The motion carried with 3 in favor, 2 against. Hal Clarke made the motion that minimum lot size for “other uses” also be five acres. The motion was seconded by Phillip English, and it carried with 3 in favor, 2 against. Hal Clarke made a motion that minimum lot width be 250ft. Phillip English seconded the motion and it was approved unanimously. Hal Clarke made a motion that the minimum heated floor area per dwelling unit be 2,000 sq. ft. Martin Presley seconded the motion. The motion carried with 3 in favor, 2 against. Steve Coleman stated that they needed to make a motion to send the recommended changes to City Council for approval. Phillip English made the motion to do so, seconded by Martin Presley, and it was approved unanimously.

IV. Adjournment: Steve Coleman announced the meeting adjourned at 6:43p.m.