
Planning and Zoning Commission

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April 24, 2023 Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman, Martin Presley, Michael Brewster, and Hal Clark.

Voting Board Members Not Present: Kathy Rowland and Phillip English

Staff Present: Cody Ellis, Janice Hall, and Interim City Attorney Ashley Brodie.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:02p.m.
- II. **Approval of Agenda:** Hal Clarke made a motion to approve the agenda, Michael Brewster seconded it; approved unanimously.
- III. **Approval of Minutes:** There were two sets of Planning & Zoning minutes, from March 27th and April 12th. Hal Clarke made a motion to approve the March 27th minutes, Martin Presley seconded; approved unanimously. Martin Presley made a motion to approve the April 12th minutes, Steve Coleman seconded; approved unanimously.
- IV. **Planning and Zoning:** Cody Ellis introduced James Green to give his presentation to the board to obtain approval to rezone three properties of his (209, 215, & 221 Martin Luther King Jr. Drive) from Neighborhood Shopping to Highway Business. Mr. Green stated that his plan was to build a shopping center that was similar to what was over at Town Creek Shopping Center over off of Highway 83. Steve Coleman stated that what his potential plans were are currently allowed in the current zoning of Neighborhood Shopping. Mr. Green stated that he didn't want to commit to anything, but wanted a wider variety of possible uses to include potentially attracting Dollar General to his property. Steve Coleman informed Mr. Green of the new setbacks that he'd be required to have under Highway Business should it be approved, and Mr. Green stated that he may try and get a variance for that as well should it be approved. Hal Clarke stated that the community previously indicated that they did not want Dollar General there; however, regardless, that is an allowed use in the current zoning. Hal Clarke made a motion to deny the request to rezone from Neighborhood Shopping to Highway Business, seconded by Martin Presley;

motion was approved unanimously. Steve Coleman indicated, as previously mentioned by Hal Clarke, that should Mr. Green have something more concrete to bring forth as to why he would like to be rezoned then the board could reconsider it then, should City Council vote to deny as well.

V. Design and Review:

VI. Additional Business:

VII. Adjournment: Steve Coleman adjourned the meeting at 5:26p.m.