
Planning and Zoning Commission

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April 28, 2025 Planning and Zoning Commission Minutes

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

Voting Board Members Not Present: N/A

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:** Kathy Rowland moved for the agenda to be approved. James seconded this motion. The agenda was approved unanimously. (7-0)
- III. **Approval of Minutes:** Kathy Rowland moved to approve the minutes from the previous meeting. Martin Presley seconded the motion. Minutes were unanimously approved. (7-0)

IV. Planning and Zoning:

Public Hearing to consider a petition for annexation and initial zoning of Agricultural/Rural District (AGR) by Robert Bryson for tax parcels 015 010Z and 027 018A.

Steve Coleman introduced a petition for annexation of parcels owned by Robert Bryson and opened the public hearing.

Mr. Coleman called on a representative from the petitioner to speak. Ms. Tina Maisonet spoke on behalf of the petition provided background and the request. Mr. Coleman confirmed the location of the parcel. Hal Clarke asked how long the petitioners had owned the property. Mrs. Maisonet confirmed that they had owned the property for three years. Mr. Coleman confirmed that the property was next to H&H property. Mr. Clarke asked if Luther Williams was in the city. Mr. Coleman responded that it was not.

Mr. Coleman asked if there were members of the public that wished to speak either in favor or opposition of the petition to annex and initial zoning. No member of the public wished to speak. Mr. Coleman closed the public hearing.

Mr. Clarke motioned to approve, while noting that he doesn't like small lots. Mrs. Maisonet noted that the property in question is 57 acres. Mr. Presley seconded the motion. Noah Harbuck asked about a zoning of the property. Mr. Clarke and Mr. Coleman conferred about the zoning of the property. They confirmed that it would probably remain agricultural. Mr. Presley confirmed his previous second. The Vote was confirmed unanimously.

Public Hearing to consider an application for a variance by Clint Ward, Forsyth Storage Masters, for tax parcels F14 033, F14 034, and F14 035, to allow for a 15-foot encroachment into the 25-foot required setback.

Steve Coleman introduced a petition for the variance opened the public hearing.

Mr. Coleman asked whether a representative of the petitioner was present to speak. Jenny Caldwell came up to speak and provide background on the request. Mrs. Rowland asked if there was a visual of the building that encroached on the setback. Mrs. Caldwell provided drawings showing the building and setbacks. James Freeman asked what the building in question is. Mrs. Caldwell explained that it is a storage building. Mr. Clarke confirmed that property lines. Mr. Clarke asked Brian Causey about variances and the hardships needed to grant them. Mrs. Caldwell explained why she believes this meets the criteria for granting a variance. Mr. Coleman asked when this became an issue. Mrs. Caldwell said that it was noticed after engineering review. Mr. Coleman asked the group if they recalled this being an issue a couple of years ago. Mr. Clarke said that he didn't recall this last time. Mrs. Rowland said she thought the back was always storage. Mrs. Caldwell confirmed. Mrs. Rowland asked about a landscape buffer between the properties. Mrs. Caldwell said that there would be one. Mr. Presley asked how far into the setback the building was. Mrs. Caldwell noted that the building is about 13 feet from the neighboring property line. Mr. Clarke asked if Volume Chevrolet complained. The group confirmed that they did not. Dean Nelson explained why the group should approve but noted that it doesn't normally meet requirements and that they have received no complaints. Mrs. Caldwell said that the project was too far along to change now. Mr. Coleman asked about the buffer. Mrs. Caldwell provided more detailed information about the buffer. Mr. Coleman asked Mr. Nelson if he recalled. Mr. Nelson said no, but that it did come up in the first steps meeting. Mrs. Caldwell said that it can be included in the variance as a condition. Mr. Clarke noted that there was a potential for light pollution here. Mrs. Caldwell agreed. Mr. Clarke noted that it was the right thing to do. Mr. Clarke asked Mr. Causey about setting a precedent. Mr. Causey confirmed that it would but noted that every decision does. Mr. Coleman reiterated the

topic at hand. Mr. Clarke asked how much of the building encroached on the set back. Mrs. Caldwell confirmed that it was the entire backside. Mr. Freeman asked if the Volume Chevrolet was following the setbacks. Mrs. Caldwell confirmed that they were. Mrs. Caldwell noted that the parking lot was about five feet away from the property line. Mr. Freeman confirmed that the buildings won't be that close. The group noted that the area of the parking lot near there won't have new cars for sale.

Mr. Coleman asked if there were members of the public that wished to speak either in favor or opposition of the petition for the variance. No member of the public wished to speak. Mr. Coleman closed the public hearing.

Mr. Harbuck made a motion to recommend approval of the variance allowing a setback of twelve feet with the conditions that a green foliage buffer be planted between the buildings and light pollution measures be installed Mrs. Rowland seconded the motion. The group voted unanimously to approve.

V. Design Review: N/A

VI. Additional Business: Mr. Coleman introduced ECG training Center. Mr. Nelson provided background on the facility. Mr. Clarke asked if the city owned the property, noting the crazy road names. Mr. Coleman and Mr. Harbuck said that it is owned by the Development Authority. Kip Oldham spoke to the group to provide more background on the facility and asked if there were any questions for him. Mr. Clarke asked who would train there. Mr. Oldham said that multiple groups, noting the different training areas and remote engineering office. Mr. Coleman asked about the offices on Powerhouse Road and if that was related. Mr. Nelson stated that those offices belonged to MEAG. Mr. Oldham confirmed that MEAG would also train there. Mr. Coleman noted that he was a fan of the training center. Mr. Coleman then asked Mr. Nelson what was next on the agenda. Mr. Nelson provided a list of things that were planned for next month. Mr. Presley asked Mr. Nelson to explain the differences between a PUD and Conservation Subdivision. Mr. Nelson explained how the two differed. Mr. Coleman added that PUDs were originally intended to be mixed use and have some commercial aspects with residential areas. Mr. Presley stated that he wanted to confirm it was homes not apartments. Mr. Clarke asked which residential rules they would have to follow. Mr. Nelson noted that Conservation Subdivisions had their own zoning requirements. Mr. Coleman asked the group if they could meet on the 27th instead of the 26th due to Memorial Day. Mr. Freeman, Mrs. Rowland, and Mr. Coleman confirmed they could all be there. Mr. Presley was unsure if he could make it. Mr. Coleman spoke about the public hearing requirements. Mr. Presley noted that the board was more of a recommendation board. Mr. Clarke said that he thought public knowledge was good. Mr. Coleman said that two public hearings seemed unnecessary and that one

at the City Council meeting is enough. Mr. Causey noted that it could be helpful. Mr. Coleman noted that it could sway decisions because emotions may get involved from crowds. Mr. Harbuck stated that he didn't like the idea either because other commissions have that issue. Mr. Causey said that the City Council relied on the P&Z board as subject matter experts. Mr. Coleman asked the board for a straw vote on whether they like it or are against it. There were four votes against, two votes for, and one abstention.

VII. Adjournment: Steve Coleman adjourned the meeting at 6:07 pm.