
Planning and Zoning Commission

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August 28, 2023 Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman, Keisha Rawls, Michael Brewster, and Martin Presley.

Voting Board Members Not Present: Kathy Rowland and Hal Clarke

Staff Present: Cody Ellis and City Attorney Bobby Melton.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:05p.m.
- II. **Approval of Agenda:** Martin Presley made a motion to approve the agenda, seconded by Keisha Rawls; motion was approved unanimously.
- III. **Approval of Minutes:** Martin Presley made a motion to approve the agenda, it was seconded by Keisha Rawls; motion was approved unanimously.
- IV. **Planning and Zoning:** Cody Ellis presented Trio Flex Group LLC who was looking to have a parcel located off of Industrial Park Drive, Parcel 054 010C, rezoned from Manufacturing- Industrial to Highway Business for the purpose of a mixed-use commercial development. They were also seeking to have a variance to allow for residential, loft/apartments above the commercial spaces, which is not currently allowed in Highway Business zoning; however, he stated that the two items would need to be voted on separately. Jennie Caldwell presented on behalf of the group for their requests. She stated that, as was mentioned, this would be a mixed-use commercial development. The front left portion would be the location of the new Fitco Gym, the back portion would be a strip of commercial/office spaces, anchored by two larger spaces, and then there would be a potential building in the front right portion as well; however, that building could change if the retention pond has to go there. She stated that there would be approximately two acres that wouldn't be developed, that they would sell off, but that they wanted it rezoned Highway Business as well. Keisha Rawls made a motion to approve the request for rezoning as presented, it was seconded by Martin Presley; motion was approved unanimously, 4-0. Keisha Rawls had concerns with regards to the variance requests for

lofts/apartments due to the location. Steve Coleman asked how many spaces would be residential, to which Jennie Caldwell stated that they she wasn't totally sure how many it would be all together. Matthew Wilds stated that they would like to have the option to have residential over every commercial space and added that they would all be one-year leases. Steve Coleman noted that there had previously been a request to put full blown apartments on this property, but those were a residential-only development. Michael Brewster made a motion to approve the variance as presented, it was seconded by Steve Coleman; motion to approve was unanimous, 4-0.

Cody Ellis presented Capital Ridge Homes LLC who was looking to have a portion of Parcel 053 001B, approximately 30 acres, rezoned from Highway Business to Residential Multi-Family for the purpose of developing townhomes and single-family housing; the remaining 25+ acres of the property would remain Highway Business. He also stated that he'd informed the developers that should their rezoning request be successful, they would need to have a survey done to parcel out their requested portion prior to beginning any development. Kerri Swearingen presented on behalf of the developer, and she stated that they were looking to build approximately 78 townhomes and 26 detached, single-family houses on the back portion of the parcel, with an ingress/egress on North Frontage as well as Oakridge. She stated that the townhomes would be around 1,400sqft and the townhomes would be similar to what was over at Manor at Montpelier, 1,500-2,000sqft on 1/3 acre lots instead of 1/4 acre. She added that the townhomes would be sold in the mid-\$200k range and the single-family homes would be over \$300k, and she also added that while they had not yet had a First Step meeting yet, they were able to confirm water & sewer availability and capacity in that area. Martin Presley made a motion to approve the request for a partial rezoning, stating that they had previously set a precedent of townhomes with the S Jackson St. development; it was seconded by Michael Brewster. The motion was approved unanimously, 4-0.

V. Design and Review:

VI. Additional Business: Cody Ellis stated that he would be coming to the Board in the following months with recommendations for revisions to different zoning ordinances, some of which were at the request of the City's engineers, Hofstadter & Associates.

VII. Adjournment: Steve Coleman adjourned the meeting at 5:47p.m.