
Planning and Zoning Commission

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December 23, 2024 Planning and Zoning Commission Minutes

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

Voting Board Members Not Present: N/A

Staff Present: Dean Nelson, Will Campbell, and Bobby Melton.

- I. **Call to Order:** Steve Coleman called the meeting to order at 11:02 a.m.
- II. **Approval of Agenda:** James Freeman moved for the agenda to be approved. Keisha Rawls 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. **Officer Elections:** N/A
- V. **Planning and Zoning:** Steve Coleman introduced the preliminary plat review for Heritage Place and invited Dean Nelson to provide background. Mr. Nelson gave the rezoning background on the parcel located at 644 Montpelier. Mr. Nelson reported that on October 17, 2024, upon the recommendation of the Planning and Zoning Commission, the Forsyth City Council approved conditional rezoning of the parcel from R1 to a Traditional Neighborhood Development (TND) district and summarized the change requested by the public safety departments in the First Steps meeting with the city department heads. The Police and Fire Departments determined that eliminating the alleyways in the cul-de-sacs would be problematic for the fires safety and the safe ingress/egress or residents and fire equipment. Mr. Coleman mentioned that the alleys at the north of the property went unnoticed by him and asked if the engineer could move the alley further from the houses. Steven Rowland stated that it wasn't possible due to issues surrounding grading. Hal Clarke asked if that was the same for the alleys along the southeastern side of the property. Mr. Coleman asked if avoiding a drainage pond was possible. Mr. Rowland said a

drainage pond will not be necessary due to the slope. Mr. Coleman called for a motion. Kathy Rowland motioned to approve, and James Freeman seconded the motion. The motion was approved unanimously. (7-0)

VI. Design Review: N/A.

VII. Additional Business: Mr. Nelson spoke about Keisha Rawls leaving the Planning and Zoning Board upon the expiry of her term. Mr. Nelson then asked the board for nominations. Mr. Coleman noted that the board is supposed to have an architect or licensed building contractor. Martin Presley asked if that was a state requirement or a recommendation from the Middle Georgia Regional Commission. Mr. Coleman answered that he didn't think it was a state requirement. Mr. Presley spoke about potentially removing that requirement, noting that there aren't that many locals who meet that requirement. Mr. Coleman agreed with that thought. Mr. Nelson noted that there are many contractors nearby and that the board should check with them. Mrs. Rowland mentioned a builder in town, Robert Muckenfuss, and Mr. Nelson said that he thought he was familiar with him and that he could reach out to him. Mr. Coleman noted that officer elections voting in January and said that he would step aside as chairman if someone else wanted to lead the board.

VIII. Adjournment: Steve Coleman adjourned the meeting at 11:44 a.m.