

---

# Planning and Zoning Commission

23 EAST MAIN STREET, FORSYTH, GA. 31029 478.994.7747

WWW.CITYOFFORSYTH.NET

---

## February 27, 2023 Planning and Zoning Commission Minutes

**Voting Board Members Present:** Steve Coleman, Phillip English, Martin Presley, Jennie Caldwell, Michael Brewster, and Hal Clark.

**Voting Board Members Not Present:** Kathy Rowland

**Staff Present:** Monica Cordy, Cody Ellis, and Janice Hall.

- I. **Call to Order:** The meeting was called to order at 5:00 pm.
- II. **Approval of Agenda:** Hal Clark made a motion to approve the agenda. Martin Presley seconded the motion. The motion was approved unanimously.
- III. **Approval of Minutes:** Hal Clark made a motion to approve the minutes from January 23<sup>rd</sup>. Martin Presley seconded the motion. The motion was approved unanimously. Martin Presley made a motion to approve the minutes from February 9<sup>th</sup>. There was not a second. Hal Clark made a motion to change the statement that some of the board members were suggesting quick brick, to state that George Emami suggested it and not the board members. Steve Coleman seconded the motion to amend the minutes. The motion was approved unanimously.
- IV. **Planning and Zoning:** Cody stated that parcel # F18 070 is a parcel on the corner of Martin Luther King Jr. Dr. and Kynette St. and is zoned R-3 zoning. Teramore Development submitted a variance to have it zoned neighborhood shopping. They are also requesting a natural buffer variance along with a setback variance on the property. The proposed use of the property will be a Dollar General. A representative of Teramore Development did a presentation of the variances that they are asking to be approved. He provided pictures of the building and the layout of the property. He stated that the building would be about 10,600 ft. with about 40 parking spaces and fencing on the north side of the building. He said that the building would be made of hardy board all around the brick that would be at the bottom.

The representative talked about the fact that the property has been vacant for over thirty years, unimproved, and a store would be a good way to service the neighborhood.

The representative stated that the front of the store would be facing Martin Luther King Jr. Dr.

The representative stated that the zoning ordinance requires a 30ft minimum with a natural buffer between neighborhood shopping and R-3. The R-3 is to the north and if they build a buffer, it reduces that requirement by 15ft. He is asking for a 3 1/2ft variance for a natural buffer in the length of 37ft.

The representative is asking for a 25ft setback variance in which he stated that the ordinance currently requires a 40ft setback from the building to the R-3 north of the building.

Martin Presley made a motion to approve the rezone to neighborhood shopping, the 3 1/2ft natural buffer, and the 25ft building setback. Michael Brewster seconded the motion. The motion was approved unanimously.

**V. Design and Review:** George Emami came back to present to the board members another updated design that he wants to place at 45 North Kimbell Street. He decided to go with a renovation of the old building that is there, with an addition to it. He presented pictures to show how the building would look. He stated that the renovated part of the building will have vinyl siding. He said that what he is proposing is to combine the two buildings in the front and expand it out towards the property. He is going to remove the fencing, paint the existing brick to make it match the color of the part not being renovated. The add on building will be made of PBU metal panels. Steve Coleman said that he thinks the latest design that is being presented is a much better idea than having a stand-alone building in the parking lot of the Old Mill Company. He said that he thinks that it is a much better fit for the city and makes what's there look a lot better, which would be an improvement. The board members agreed that the renovation and upgrade of the building would blend in better than a singular building being beside it. Martin Presley made a motion to approve the design. Michael Brewster seconded the motion. The motion was approved by Steve Coleman, Martin Presley, and Michael Brewster. Hal Clark opposed, Phillip English recused himself, and Jennie Caldwell left the meeting early before voting began.

Cody Ellis presented the final plats for Hughston Homes for the board members to review. It was the final plat for Juliette Crossing phase II, which are all R-3 zoning with a minimum lot size of 15,000 sq. ft., a minimum width of 70 ft., front yard setback of 25 ft., side setback of 10 ft., side corner and rear setback of 20 ft. He said

that there are 61 lots on Felles Way. He said that they are asking for approval of the second phase. Looking at the plats Phillip English made a motion to not approve the plats until they complete it to show a sidewalk. Steve Coleman explained that sidewalks are not a requirement to be shown on final plats. He explained that final plats are designed to just show the criteria of the lots. Phillip English withdrew his motion to not approve. Steve Coleman made a motion to approve the final plat as presented. Michael Brewster seconded the motion. The motion was approved by Steve Coleman, Michael Brewster, Phillip English, and Hal Clark. Martin Presley opposed.

**VI. Additional Business:**

**VII. Adjournment:** Steve Coleman adjourned the meeting at 6:08 pm.