
Planning and Zoning Commission

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July 1, 2024 Planning and Zoning Commission Called Meeting Minutes

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

Voting Board Members Not Present: Keisha Rawls

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

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:01 p.m.
- II. **Approval of Agenda:** Kathy Rowland moved for the agenda to be approved. James Freeman seconded this motion. The agenda was approved unanimously. (6-0)
- III. **Approval of Minutes:** N/A
- IV. **Officer Elections:** N/A
- V. **Planning and Zoning:** N/A
- VI. **Design Review:** Dillan Patel was called up to present his plans for Pixel Market. Steve Coleman introduced Dean Nelson to the board and those in attendance. Mr. Nelson presented Mr. Patel's plans for Pixel Market. Mr. Nelson gave a summary of the plans that were presented and recommended approval based on certain conditions. Mr. Nelson noted that GSWCC found issues with the plan. Hal Clarke asked about the previous variance that was approved and the minutes from that meeting. Mr. Coleman asked Mr. Patel about what has changed in his plans since the variance was approved. Mr. Patel explained the changes and noted that the adjustments were made due to GDOT construction along the road and that plans were solid now. Mr. Coleman asked about the building materials. Mr. Patel asked his contractor to come up and explain. The contractor listed the materials that would be used in the construction of the building. Kathy Rowland asked about the roof material. Mr. Coleman asked if there were similar buildings nearby. The contractor mentioned the Valero in town as an example. Steve asked if they already had a tenant lined up for the building. Mr. Coleman asked when construction would begin. Mr. Patel

answered by saying that construction would begin after approval. The contractor noted that it would probably take 2-3 months to complete. The contractor spoke further on the building materials that would be used. Mr. Coleman asked if everything would be the same other than the size of the building. The contractor confirmed. James Freeman made a motion to approve with the condition that GSWCC standards were met. Mrs. Rowland seconded. Approval was unanimous.

VII. Additional Business: N/A

VIII. Adjournment: Steve Coleman adjourned the meeting at 5:38.