
Planning and Zoning Commission

23 EAST MAIN STREET, FORSYTH, GA. 31029 478.994.7747

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July 24, 2023 Planning and Zoning Commission Minutes

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

Voting Board Members Not Present: None

Staff Present: Cody Ellis and Interim City Attorney Ashley Brodie.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:03p.m.
- II. **Approval of Agenda:** Kathy Rowland made a motion to approve the agenda, seconded by Martin Presley; motion to approve was unanimous.
- III. **Approval of Minutes:** Hal Clarke made a motion to approve the minutes from the July 24th meeting, with the amendment that it be added that it was stated that should the City need to widen the roads located around the Bank of Dudley's future location that they bank confirmed that they would not be negatively impacted by this. The motion was seconded by Martin Presley; the motion to approve was unanimous.
- IV. **Planning and Zoning:** Cody Ellis presented Josh Hill and George Emami's variance request to allow three parcels inside of Fox Run subdivision to be used as a day care facility off on Thornton Road. He stated that Planning & Zoning had previously heard this request at the June 24th board meeting; however, there were multiple concerns regarding the traffic flow in and out of the subdivision, proposed development, and the surrounding area schools. Mr. Hill provided an updated version of their conceptual layout which showed the entrance off of Thornton Road would be a right turn only into and out of the early learning center. He added that there would also be an entrance behind the center that could be utilized as well. Kathy Rowland stated that she'd expressed her concerns to the Sherrif, who shared the same concerns; however, she reiterated that the Sherrif did affirm that they would do whatever was needed to keep those in that area safe. Kathy also confirmed that there was not currently a crossing guard located at that proposed entrance across

from the school and stated that one would be needed; to which all other board members agreed that three deputies would be needed for traffic control from the hours of 7:00a.m.-8:15a.m. Mr. Hill stated that the “busy hours” of the surrounding schools was 7:00a.m.-9:00a.m and 2:00p.m.-4:00p.m., which would not be negatively effected by his facility since their busy hours would fall outside of those times given that it would be used primarily as a daycare and after school program; however, he stated that he would ensure that he coordinated with local law enforcement to ensure the safety of those utilizing his business. Steve Coleman asked as to why the primary entrance could not be the one located inside of the subdivision to which George Emami stated that they didn’t want it to have a negative effect on the traffic that would already be there from the residents, or those that may be utilizing golf carts inside of it, as well as the impacts on the roads as well inside there. Steve Coleman made a motion to approve as presented, adding that the stipulation be the entrances be as shown on the conceptual drawing that was provided. Keisha Rawls seconded the motion; the motion to approve was unanimous.

V. Design and Review: Cody Ellis presented Rowland Engineering who was seeking to have their updated Preliminary Plat approved. He stated that they’d previously received approval last summer, following approval of their variances; however, since the changes to their plat involved extending city infrastructure as well as adding to proposed residential capacity, a new plat needed to be approved. Their representative from Rowland Engineering stated that FEMA issued new flood maps either prior to or shortly after their recent plat approval which now allows them to extend Street C and the cul-de-sac at the end of it and add five more lots to their plat, increasing the size of the development from 43 units to 45 units. Martin Presley made a motion to approve the updated plat, seconded by Michael Brewster; motion was approved unanimously.

VI. Additional Business:

VII. Adjournment: Steve Coleman adjourned the meeting at 5:31p.m.