
Planning and Zoning Commission
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March 27, 2023 Planning and Zoning Commission Minutes

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

Jennie Coleman is no longer eligible to be on the board because she has moved outside the city limits.

Voting Board Members Not Present:

Staff Present: Cody Ellis and Takeimia Childs.

I. Call to Order: The meeting was called to order at 5:00 pm.

II. Approval of Agenda: Steve Coleman requested to switch #5 design and review with #4 planning and zoning on agenda. Hal Clarke made a motion to approve the agenda. Kelly Rowland seconded the motion. The motion was approved unanimously.

III. Approval of Minutes: Hal Clarke made a motion to approve the minutes from February 27th. Martin Presley seconded the motion. The motion was approved unanimously.

IV. Design and Review: Business owner, Chad came for design and review of package store going at 84 E Johnston St. Site plan of what the property will look like along with pictures the material that will used on the building was given to all board members to view. He also requested a variance to the ordinance that required them to have fence, due to NAPA being on the property line on drive-thru side of the property. Coleman stated that we would not be apart of the vote because he created the plat for the business owner. Chad went over the design stating that building would be 3 sides brick and rear metal with roll up doors for deliveries, but it will be painted to blend with the brick. The back of the parking lot will be gravel (similar to Old Mill) and the front asphalt, therefore it would be more than 10 parking spaces. Chad stated that when working on the design he wanted it to look like it was 100 years old so that it would fit with the look of downtown. The building where High Cotton was is being redone and can be used for events and parking will be in gravel part. Motion to approve variance was made by Martin Pressley. Phillip English seconded the motion. The motion was approved unanimously. On design review, Martin Pressley asked about entrance, Chad stated that customers can enter and exit from Johnston Street. The is already a massive curb cut there or they can exit on to Adams Street at the back, which is also where deliveries will come in and out. Martin Pressley made a motion to approve the design as presented. Phillip English seconded the motion. The motion was approved with Hal Clarke suggestion that the entire parking lot be asphalt and all 4 sides be brick.

V. Planning & Zoning: Cody presented the board with proposed revisions to non-residential zoning ordinance to have clearer definitions of each district and added in an agricultural zone to fit the acreage on Johnstonville that is being annexed in. Cody stated that these changes will not affect anything that is already currently zoned, but they will have the option to change to that zone. Coleman stated that he agreed with all changes and but has some questions on the additional requirements, Phillip English and Hal Clarke agreed. Different sections were discussed, as in the difference between a tasting room and a bar(Martin Pressley). Hal Clarke stated that the minimal size of a lot on single family dwellings in agricultural zone should be 10 acres, Coleman did not agree he suggested 3-5 acres. After about 20 minutes of discussion the board agreed to table the agriculture changes and move forward with the revisions that were in yellow. There was a motion by Kathy Rowland to approve the revisions with noted changes, which included, making dwellings for non-residential conditional use. Warehouse and storage buildings to be made conditional use. Tennis courts to be made recreational use. No wrecked motor vehicles lots. Taking catering and food prep out of residential. Motion was seconded by Martin Pressley.

VI. Additional Business:

VII. Adjournment: Steve Coleman adjourned the meeting at 6:06 pm