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# Planning and Zoning Commission

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## November 27, 2023 Planning and Zoning Commission Minutes

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

**Voting Board Members Not Present:** None

**Staff Present:** Cody Ellis and City Attorney Bobby Melton.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:00p.m.
- II. **Approval of Agenda:** Kathy Rowland made a motion to approve the agenda, seconded by Michael Brewster; motion was approved unanimously.
- III. **Approval of Minutes:** Michael Brewster made a motion to approve the minutes of the October meeting, seconded by James Freeman; motion to approve was unanimous.
- IV. **Planning and Zoning:**
- V. **Design and Review:** Cody Ellis introduced a representative from Foresite Group, Richard Brown, who would be giving the Design Review presentation for Chick-fil-A, also referred to as Project Peach, and added that, after a preliminary review of the submittal, everything appeared to meeting the zoning requirements in terms of use and dimensions. Richard Brown introduced himself and stated that the items included in the board members' packets showed the layout of the site plan along with renderings of what the building would look like. Hal Clarke inquired as to the material being used, to which he responded that the building would be brick, with brick veneer, and white siding. Richard further added that there would be two drive-thru lanes, with an entrance-only driveway coming in from Industrial Park Drive, and an entrance/exit onto the side street located off Industrial Park Drive, between the proposed site and the Driver Services property. Hal Clarke asked about the number of tables inside the establishment, and Richard replied that there would be 18-19 tables. Steve Coleman added to that by stating that there would be a play area, and that it appeared to be similar to the one located on Zebulon Road. Richard Brown also provided a landscape plan, at the request of the chairman, which indicated the

required landscaping/vegetation as well as the landscape strips required along the rights-of-way. Kathy Rowland asked about the location of the dumpsters as it was displayed on the site plan. Cody Ellis stated that it would be inside of a walled-off area, and would have a pad in front of it as required by the ordinance, but reiterated that it would not hinder the flow of drive-thru traffic or traffic entering/exiting the property. Martin Presley made a motion to approve the design as presented, it was seconded by Michael Brewster; motion passed 6-0, with Steve Coleman abstaining due to having done the boundary survey for the property.

**VI. Additional Business:** Cody Ellis stated that starting in January he would be providing the board with a staff recommendation form that would outline whichever request was being made of the board along with pertinent zoning information, requirements, whether or not hardships were identified by the applicant, and a recommendation from himself on the request itself. He also added that with the next Planning & Zoning meeting falling on Christmas that there would be no December meeting unless something absolutely urgent came up that would require a Called Meeting.

**VII. Adjournment:** Steve Coleman adjourned the meeting at 5:13p.m.