
Planning and Zoning Commission

23 EAST MAIN STREET, FORSYTH, GA. 31029 478.994.7747

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October 28, 2024 Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman, James Freeman, Hal Clarke, Keisha Rawls, Kathy Rowland, and Martin Pressley.

Voting Board Members Not Present: Michael Brewster.

Staff Present: Dean Nelson and Will Campbell.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:00 p.m.
- II. **Approval of Agenda:** Kathy Rowland moved for the agenda to be approved. Martin Pressley seconded this motion. The agenda was approved unanimously. (6-0)
- III. **Approval of Minutes:** Hal Clarke moved to approve the minutes from the previous meeting. James Freeman seconded the motion. Minutes were unanimously approved. (6-0)
- IV. **Officer Elections:** N/A
- V. **Planning and Zoning:** N/A
- VI. **Design Review:** Steve Coleman introduced design review for Momentum Church. Dean Nelson gave background on the church and their plans. Hal Clarke asked who received a variance for the property. Mr. Nelson answered that Momentum Church were the applicants. Mr. Nelson provided the staff review followed by drawings and maps. Mr. Coleman called on George Emami to come forward to speak. Mr. Emami spoke and introduced Katie English who appeared remotely. Mr. Coleman opened the board for a question-and-answer period. Mr. Clarke joked about the lack of a steeple. Mrs. Rowland asked about parking on the property. Mr. Emami stated that he didn't know about a specific number of parking spaces, but confirmed that the engineer, Steven Rowland, confirmed that they had the correct number of spaces required. Mr. Clarke suggested wide parking spaces. Mr. Coleman noted that the proposed spaces were 10ft wide. Martin Pressley said that he thought that was a requirement. Mr. Clarke disagreed. Mr. Coleman confirmed that they need one (1)

space for every four (4) seats. Mr. Pressley asked about future expansion as it relates to parking. Mr. Coleman and Mr. Emami pointed out on the map where parking expansion would be. Mr. Emami noted that these plans had changed slightly and that the location of the church would be further back than originally planned. Mr. Clarke asked about subdivisions near the property. Mr. Coleman confirmed that the property was near Conifer Drive. Mr. Clarke asked about the exterior materials. Katie English provided background on the building and expressed her desire to have the property fit in. Mrs. English went further into goals with more descriptions about the exterior. Mr. Clarke asked about the windows under sign and what material they will be. Mrs. English said that it will not be brick, but that she wasn't positive yet. Mr. Emami said it would possible be architectural panel. Mr. Clarke asked about the setback from the front. Mrs. English stated that there would not be a large setback. Mr. Emami said that it won't be visible from the street. Mr. Emami also stated that panels aren't standard panels on pre-engineered metal buildings. Mr. Emami stated that the front of the building is the highest point and slope back to the end of the property. Mr. Emami also said that the front and façade will be very nice with the quote "not pretentious, but subdued." Mr. Emami said that they aren't sure about a brick color, but will make the board proud. Mr. Coleman asked why not wait until they are sure before bringing the project before the board and asked when they will be at the point where they know for sure. Mr. Emami said that they need approval before getting a Land Disturbance Permit. Mr. Nelson said that was incorrect and they could get the permit at any time. Mr. Coleman reiterated the purpose of the board and suggests waiting until decisions are final before presenting. Mrs. English noted that all the colors provided in their info were confirmed. Mr. Coleman said that was ok, but asking for leeway from the board was wrong. Mr. Emami said that the plan is solid, but asked if some minor changes would be ok. Mr. Coleman said that something small could be approved administratively. Mrs. Rowland asked if she should recuse herself since Mrs. English is her daughter and she currently attends Momentum Church. After some group discussion, she decided against recusing. Mr. Pressley made a motion to approve. Mr. Clarke seconded the motion. The vote was Unanimous to approve (6-0).

VII. Additional Business: Mr. Coleman made a motion to make Will Campbell the permanent minute writer. The motion passed unanimously (6-0). Mr. Nelson provided a review of all administrative approvals he had made since the last meeting including occupational tax applications, zoning compliance certifications, and minor subdivision appeals. Mr. Clarke asked about J.R. Tafolla's property and asked what happened about board denied plans. Mr. Nelson explained the decisions and gave background on where that was now. Mr. Clarke asked about them trying to circumvent the rules by subdividing the property. Mr. Nelson and Mr. Campbell

provided background information and their plans to stay ahead of it. Mr. Clarke suggested meeting with the City Council to ensure that the board is on the same page with the city. Mr. Coleman noted the importance of remaining independent. Mr. Nelson stated that he wanted the board to be involved in future land use and the city's comprehensive plan. Mr. Pressley noted that a meeting like that has been discussed for the past decade. Mrs. Rowland noted the importance of knowing and understanding the comprehensive plan. Mr. Nelson agreed that each decision should be based on the plan. Mr. Clark expressed skepticism of the Middle Georgia Regional Commission's plan for the city. Mr. Coleman noted that the plan is available online to read. Mr. Coleman spoke about the Planning and Zoning 101 class and that he learns a lot every time he attends. Mrs. Rowland agreed with Mr. Coleman. Mr. Coleman asked Mr. Nelson to let the board know about the 102 and 201 classes. Mr. Pressley brought up the business across from Marco's and spoke about the leaser's role in confirming the zoning status of the buildings they lease.

VIII. Adjournment: Steve Coleman adjourned the meeting at 6:10 pm.