Planning and Zoning Commission

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October 27, 2025, Planning and Zoning Commission Minutes

Voting Board Members Present: Hal Clarke, Steve Coleman, Noah Harbuck, Kathy Rowland, and Martin Pennington.

Voting Board Members Not Present: Michael Brewster and James Freeman

Staff Present: Dean Nelson, Will Campbell, Rachel Floyd, and Brian Causey.

I. **Call to Order:** Steve Coleman called the meeting to order at 5:01 p.m.

II. **Approval of Agenda**: Hal Clarke motioned to approve the agenda as presented. Kathy Rowland seconded the motion. The agenda was unanimously approved (4-0).

III. **Approval of Minutes**: Noah Harbuck motioned to approve the minutes for the September 22, 2025, Planning and Zoning Commission meeting. Kathy Rowland seconded the motion. Minutes were unanimously approved (4-0).

IV. **Tabled Business:**

a) Tabled agenda item from August 25 and September 22 meetings – Preliminary Plat Review for Edgar Hughston Builders, LLC.

Mr. Coleman motioned to table the item until the next meeting. Mr. Clarke seconded the motion. There was no further discussion. The motion carried unanimously (4-0).

V. **Planning and Zoning:**

a) Public Hearing to consider a petition for annexation and initial zoning by Southern Land Conservancy, LLC for tax parcel 041 013

Mr. Coleman opened the public hearing at 5:07 p.m.

Mr. Nelson provided background on the property, stating that it consists of 25 acres and is currently zoned Monroe County Single Family Residential Low Density, R-1. The applicant has requested a City of Forsyth Zoning of Residential Low to Moderate Density (R-2). Mr. Nelson described the location of the property and the surrounding zonings, and he provided the Monroe County Zoning, Forsyth Zoning, and Monroe County Tax Assessor maps of the property. Mr. Nelson then provided the standards of review for annexation. All standards were met, but Mr. Nelson did note that Monroe County Schools are currently overburdened.

Mr. Coleman briefly explained the process of a public hearing.

Chad Tyler, representing the applicant/landowner, Southern Land Conservancy, spoke in favor of the request for annexation and a zoning of Residential – Moderate to Low Density (R-2). Mr. Tyler stated that the development will consist of 30 homes or less, and that the existing trees (Magnolias and Oaks) would be a main point of the design. Lots are expected to vary, with some being .5 acres and others being over an acre, based on the shape of the property. All soils are feasible for septic. Mr. Tyler compared the build style to that of Evergreen, River Forrest, and Chriswood, where buyers have their own builder, but standards are enforced to ensure uniformity within the development. He stated that the property behind the parcel, which is part of the same tract and has the same owner, is already within the city and zoned R-2.

An audience member asked if Mr. Tyler will be addressing plans for the other 60 acres. Mr. Tyler said there are no immediate plans regarding the 60 acres already zoned R-2.

Mr. Coleman stated that public hearing procedure needs to be followed, and if an audience member has comments or questions, they will have the opportunity to speak after Mr. Tyler.

Mr. Micheal Hanes, 172 Country Club Drive, came forward to represent those in opposition to the application. He stated his main concern is traffic and that an actual traffic study has not been conducted, and asked if a traffic study would be required.

Mr. Martin Pennington arrived to the meeting.

Mr. Nelson responded that the number of houses would not meet the threshold of a state required traffic study, but a traffic study could fall under the advisement of City Council.

Mr. Tyler stated that he had nothing further to add.

Mr. Coleman stated that he will be abstaining from the vote, and closed the public hearing at 5:21 p.m.

Noah Harbuck asked if the development will have internal roads, or if the houses would front onto the existing roads. Mr. Tyler responded that there will be no internal roads.

Hal Clarke stated the part of the tract that is already in the city is zoned R-2, and that Hillsdale was designated R-2 when the City Zonings were created. He also asked about Mr. Tyler's comparison of the development to Chriswood when Chriswood has large lots. Mr. Tyler clarified that he was referring to the approach to builders and customization, not to lot size.

Mr. Clarke, Mr. Coleman, and Mr. Nelson discussed the availability of city utilities to customers outside of the city limits.

Mr. Clarke motioned to recommend annexation of the property with a zoning of R-1 instead of R-2.

Mr. Coleman stated that R-1 is a minimum of 1 acre. Mrs. Rowland stated that R-1 has a minimum square footage requirement of 2,000 instead of 1,800.

Mr. Nelson stated that R-2 zoning was requested to match the current zoning of the section of the tract already within the city and the other residential properties in the area.

Mr. Clarke stated that R-2 was requested because there is potential for more money.

Mr. Nelson stated that Dr. Finch has reported that all schools are overburdened.

Mr. Clarke stated that a zoning of R-1 would create less burden than R-2.

Mr. Coleman asked for a second to the motion before discussion continued.

Mrs. Rowland seconded the motion.

Mr. Harbuck asked what the applicant thinks of a R-1 zoning. Mr. Tyler stated that he will respect Planning and Zonings recommendation, but that 60% of the tract and abutting properties are zoned R-2.

Mr. Coleman called for a vote. The motion carried (3-1-1).

VI. Preliminary Plat Review:

a) Henry Fairhaven, LLC, The Joshua Townhomes

Mr. Nelson presented the preliminary plat for the Joshua Townhomes and provided background information on the project, including the recently approved rezoning with stipulations, notes on the First Steps meeting with the developer, and the staff recommendation. The community will consist of 179 townhomes for purchase on 30 acres to be subdivided from the 50-acre tract. Mr. Nelson stated that preliminary plat requirements have been met and that staff recommends approval.

Mr. Steven Rowland, Rowland Engineering, represented the applicant.

Mr. Coleman asked how the emergency access on Oakridge Drive came about. Mr. Rowland indicated that the emergency access road onto Oakridge Drive was an addition requested by City staff in the First Steps meeting that took place on October 15, and that the access road will be a 12-foot-wide asphalt surface, gated and only accessible to emergency services.

Mr. Rowland also stated that the water main will be extended through the development to Betsy Lynn via the same lot off of Oakridge Dr.

Mr. Clarke asked if the townhomes would be owned or rented. Mr. Pennington responded that 80% must be owner occupied.

Mrs. Rowland asked if the buffer between the development and Betsy Lynn would be extended to the southern border. Mr. Harbuck and Mrs. Rowland agreed that the 90-foot buffer needs to extend to all areas bordering Betsy Lynn.

Mr. Clarke motioned to recommend City Council approve the preliminary plat contingent upon the 90-foot buffer be extended to the south property line bordering Betsy Lynn. Mr. Harbuck seconded the motion. The motion carried unanimously.

b) Castleview Development Partners, LLC, The Preserve at Fox Run, Phase II

Mr. Nelson presented the preliminary plat for phase two of the Preserve at Fox Run, and offered background information and the staff review for the plat. The proposed community will consist of 167 single family detached dwelling units, zoned R-2. There are also 2 lots zoned neighborhood shopping. Staff found that all application and preliminary plat requirements were met and recommended approval.

Mr. Steven Rowland, Rowland Engineering, represented the applicant. He stated that the applicants requested lots larger than the minimum required for R-2 zoning, and indicated areas on the plat intended for stormwater ponds. He also stated that the development is working to obtain the GDOT permit to construct the developments entrance on Highway 41.

Mrs. Rowland asked about the amenities for the development. Mr. Rowland stated that the amenities are part of phase 1, and indicated on the plat where the amenities are planned. Mr. Nelson stated that the city is waiting for the developer to provide the zoning compliance form and attachments for the proposed amenities.

Mr. Coleman asked for the smallest lot size. Mr. Rowland responded that the average lot size is 24,000 sqft.

Mr. Clarke and Mr. Pennington inquired about the lot numbering. Mr. Rowland clarified that the lot numbering for Phase II began where the numbering for Phase I ended to avoid duplicate lot numbers within the subdivision.

Mr. Harbuck motioned to approve the preliminary plat as presented and Mrs. Rowland seconded the motion. The motion carried unanimously (5-0).

VII. Design Review:

a) George Emami, Fox City Brewery covered front porch

Mr. Nelson presented the request for design review, supporting documents, and staff report. Staff recommended the design review be approved.

Mr. Coleman stated that Mr. Emami is covering the porch. Mr. Emami confirmed.

Mr. Clarke motioned to approve. Mr. Harbuck seconded the motion. The motion carried unanimously (5-0).

VIII. Additional Business:

a) Discussion of November and December Planning and Zoning Commission meetings.

Mr. Nelson stated that items on the November agenda include a request for a text amendment regarding Adult Day Programs and a Design Review for a truck maintenance facility. No members raised concerns about attending the regular meeting on November 24.

No members raised concerns about attending the regular meeting on December 22 if necessary.

b) Discussion of Board member terms to expire in December 2025.

Mr. Coleman stated that he will continue serving on the Board.

Mr. Nelson stated that Mr. Brewster would like to discontinue serving on the Board, and provided members with the application for the position.

IX. Adjournment:

The meeting was adjourned at 6:19 p.m.