**Minutes**

**Called Meeting**

**Monday, August 19, 2024**

**Call to Order**

Mayor Wilson called the meeting to order at 5:37p.m

In attendance for the meeting was Mayor Eric Wilson, Councilmembers Josh Hill, Chris Hewett, Lois Allen, Charles Wilder, and Mike Dodd. Also in attendance was the City Manager, Craig Mims, the Assistant City Manager, Regina Ivie and the City Attorney, Bobby Melton. Not in attendance for the meeting was councilman Greg Goolsby. Five members of the council were in attendance for the meeting; therefore, all unanimous votes will be five votes (Hill, Hewett, Allen, Wilder and Dodd).

**Appeal for minor plat denial**

Mr. Bobby Melton, the City Attorney, stated that on February 15, 2024 Reference Point Land and Surveying, LLC. submitted the plat on behalf of their client, JR Tafalla Enterprises Inc., which subdivides the Forsyth Truck Parking at 946 Benson Ham Road, Forsyth, Georgia. The request subdivides the parcel into two tracts. The parcel is in a Highway Business District. Under the City of Forsyth Subdivision Ordinance, a minor subdivision can be approved administratively, if the subdivision does not total more than four lots and is not contiguous to lots subdivided within the last three years. He stated that during the January 22, 2024, Planning and Zoning meeting, a variance request was presented to allow for the use of a truck stop in Highway Business. The variance would allow for regular service and maintenance, along with truck parking, which falls within the definition of a truck stop within the city’s zoning code. It is not within the Highway Business definition which is intended to provide a wide variety of highway commercial uses that cater to automobile traffic. The planning and Zoning Commission recommended denial of the request. Mr. Melton advised that a public hearing was scheduled to take place before the Mayor and Council in February 2024 but was rescinded by the applicant on March 22, 2024. He stated Project Manager, Will Campbell, emailed George Emami and others including Ben Vaugn concerning Benson Ham Road stating that even with it being on separate parcel, it serves the same development by ordinance which constitutes a truck stop. Truck Stops are not allowed on Highway Business. He stated that on July 18, 2024 an appeal addressed to the Mayor and Will Campbell, the Project Manager, and served on the same day. The appeal was filed and served to the city more than thirty days after the decision denying the plat. He stated that the appeal is improper.

Mr. Wilder stated for clarification that the appeal was outside of the thirty-day time frame.

Ms. Natalie Sundeen stated that she wanted to rebut the information. The plat must be denied first. A statement of disapproval shall be placed on three copies of the final plat with a copy being returned to the subdivider, a copy to the county health department and a copy being added to the records to the city. They presented three big plats and have not received those back., all they received was an email on June 17, 2024 stating that it would be denied. If you wanted to point to the specific timeline they are still within the thirty days. Ms. Sundeen stated that if you wanted to talk about procedures, it was not denied correctly.

After a brief discussion Mr. Wilder offered a motion for the dully appointed city official, Mr. Dean Nelson, to speak with Emami’s representative to discuss the plat. Seconded by Mr. Hill; motion carried unanimously.

**Adjourn**

There being no further business to discuss, Mr. Hewett offered a motion to adjourn the called meeting at 6:03p.m. Seconded by Mr. Dodd; the motion carried unanimously.

**Minutes submitted by:**

**Shayla Furlow, Assistant City Clerk**