
Planning and Zoning Commission

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November 24, 2025, Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman, James Freeman, Noah Harbuck, Martin Pennington, Kathy Rowland, and Hal Clark

Voting Board Members Not Present: Michael Brewster

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

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:00 p.m.
- II. **Approval of Agenda:** Mr. Coleman motioned to amend the agenda to include executive session for litigation after approval of the minutes. Hal Clarke seconded the motion. The motion carried unanimously (6-0).
- III. **Approval of Minutes:**
 - a) Noah Harbuck motioned to approve the minutes from the October 27, 2025, meeting, Kathy Rowland seconded the motion. The minutes were unanimously approved (6-0).

IV. Executive Session

The Board went into executive session at 5:02 p.m.

Mr. Coleman reconvened the meeting at 5:12 p.m.

V. Tabled Business:

- a) **Tabled agenda item from August 25, September 22, and October 27, 2025, meetings – Preliminary Plat Review for Edgar Hughston Builders, LLC.**

Mr. Harbuck motioned to table the item until the next meeting, seconded by Mrs. Rowland. The motion carried unanimously. (6-0)

VI. Planning and Zoning:

a) Public Hearing to consider a petition by Rosa Evans for the amendment of the Zoning Ordinances of the City of Forsyth as it relates to Adult Day Programs.

Chairman Coleman provided background on the proposed amendment that would add Adult Day Program/Adult Day Health Program as a Use in the Forsyth Zoning Ordinances. Mr. Coleman summarized the letter requesting the text amendment and provided the requested definition for Adult Day Program/Adult Day Health Program. Mr. Coleman also provided background on the denial of the applicant's previous request for a variance at 139 Blount Street.

The public hearing was opened at 5:18 p.m., and the applicant, Ms. Evans, came forward to speak. Ms. Evans stated that the use of Adult Day Program is needed in the community, and that she and her staff are ready to serve the community. Mr. Coleman asked about the capacity of Ms. Evans' business, CGE/Serenty House of Hope. Ms. Evans responded that her capacity is 16, but it is unlikely that she would ever have 16 participants on a given day. She explained the process for gaining access to the services.

Mr. Clarke asked if Ms. Evans' location would function as both a Day Program facility and an overnight facility. Ms. Evans responded that her facility would only serve as an Adult Day Program.

Mr. Harbuck clarified that the item up for discussion is for a text amendment to include adult day programs within the zoning ordinances and not specifically Ms. Evans' business or location.

Mr. Coleman expanded on what is included in the proposed amendment to the zoning ordinances, stating that the ordinance would require state board of health requirements be met. Ms. Evans stated that she is already licensed by the state.

Ms. Rowland asked City Attorney Brian Causey if there is anything in the proposed ordinance that is concerning. Mr. Causey responded that the proposed ordinance is straightforward, and includes a definition addition in Article 2, additions to Table 6.1 and 10.1 that provide where the use is permitted, nonpermitted, and conditional. Mr. Causey also explained that all Adult Day Program facilities currently located in the city are operating as a nonconforming use, and all new businesses wishing to offer this service are unable to since it is by default non-permitted. The staff recommendation was to approve the text amendment ordinance.

No one spoke in opposition to the proposed amendment.

Mr. Harbuck suggested that Adult Day Program/Adult Day Health Program be a Conditional Use in R-3 instead of a Permitted Use, which is the only residential district in which it would be anything other than nonpermitted.

Mr. Coleman closed the public hearing at 5:26 p.m.

Mr. Harbuck motioned to recommend approval of the proposed text amendment with the modification that Adult Day Program be a conditional use instead of permitted use in the R-3 District, but that the uses within the non-residential districts remain as presented. Mr. Clarke seconded the motion.

Mr. Coleman explained the meaning of Conditional Use versus permitted.

Mr. Harbuck stated that, according to the proposed amendment, Adult Day Program would also be a permitted use in the Office Professional, Institutional, Neighborhood Shopping, and Highway Business Districts.

The motion carried unanimously. (6-0)

VII. Design Review:

a) JR Tafolla Enterprises, Truck Maintenance Facility.

Mr. Coleman summarized Mr. Nelson's staff report for the Design Review, which gave background on the project and explained that all standards for design review had been met, and explained the process for issuing a design review certificate. Mr. Coleman gave an overview of what was provided in the design review application.

Mr. George Emami, representing the applicant, came forward to answer any questions regarding the design review. Mr. Coleman stated that he is concerned about the bays facing the road. Mr. Emami stated that there have been instances of approval of similar projects with bays facing the road.

Mr. Clarke stated that the board needs to be conscious of what they are approving.

Mr. Coleman asked about the truck parking next to the proposed truck maintenance facility. Mr. Tafolla stated that truck drivers park and then must wait to reset their hours with DOT, so the drivers often park overnight. Mr. Coleman mentioned looking back at the minutes to confirm what was previously approved.

Mr. Emami stated that projects often evolve, and that the property owner has been adjusting his plans for the property based on city recommendations.

Mrs. Rowland asked if Kram Tire is located within city limits and stated that each of the service bays at their location face the road. Mrs. Rowland also stated that aesthetically, the building looks very nice.

Mr. Emami stated that the owner is also willing to extend the brick water table around the entire building.

Mr. Coleman asked if the building could be flipped perpendicularly; Mr. Tafolla stated that he would like the building to face the freeway similar to other buildings in the area. Mr. Emami stated that without Mr. Rowland, he could not answer if turning the building is a possibility.

Mr. Coleman stated that with the current design, the front of the building must be screened as well.

After confirmation that Kram Tires is located within city limits, Mr. Emami stated that a precedent has been set.

Mrs. Rowland motioned to approve the design of the truck maintenance facility. Mr. Coleman seconded the motion.

Mr. Coleman stated that the design fits the area.

Mr. Clarke stated that he is hesitant because of the bays facing the road.

Ben Vaughn, Mr. Emami's attorney, explained the definitions of "should" and "shall" within the Zoning Ordinances, with "shall" meaning mandatory, and "should" meaning encouraged.

Mr. Coleman stated that the screen remains mandatory.

Mr. Harbuck asked about the brick water table.

Mrs. Rowland amended her motion to stipulate that the brick water table extend around the building.

The motion passed unanimously. (6-0)

VIII. Adjournment:

The meeting was adjourned at 5:55 p.m.