
Planning and Zoning Commission

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March 23, 2026, Planning and Zoning Commission Minutes

Voting Board Members Present: Steve Coleman (Chair), James Freeman, Noah Harbuck, Martin Pennington, Chris Soule, and Hal Clarke

Voting Board Members Not Present: NA

Staff Present: Dean Nelson, 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:** Chris Soule motioned to approve the agenda as advertised, seconded by Noah Harbuck. The motion carried unanimously (5-0).
- III. **Approval of Minutes:**
 - a) **Regular Meeting – February 23, 2026, Meeting**

Noah Harbuck motioned to approve the minutes from the February 23 meeting as presented. Hal Clarke seconded the motion. The motion passed unanimously. (5-0)

- IV. **Planning and Zoning:**
 - a) **Slate of Planning and Zoning Board Nominees**

Mr. Nelson presented the slate of Planning and Zoning Board nominees, including Ms. Sue Patel, Mr. Aubrey Stuart, and Mr. John Howard, who are all residents of the City. Mr. Nelson explained that the nominees will be brought before City Council on April 6 at the recommendation of the City Attorney following a procedural error in the March 16 meeting.

Mr. Coleman asked if Ms. Patel was the first to apply. Mr. Nelson stated that Ms. Patel was the first applicant and had attended the previous Planning and Zoning meeting. Mr. Coleman said Ms. Patel wanted to attend an additional meeting before making her decision.

Mr. Coleman explained that Mr. Aubrey Stuart was the second applicant and had spoken to him about his interest in the position, and Mr. Coleman recommended he apply.

Mr. Nelson stated that Mr. Howard applied for the position the week before the previous council meeting.

Mr. Coleman said that although he is pleased by the interest in the position, his opinion is that the first applicant should receive the opportunity.

V. Tabled Business:

a) Preliminary Plat Review for Edgar Hughston Builders, LLC, The Villas at Juliette

Mr. Causey stated that records are still being reviewed, and he recommends the board table the item.

Hal Clarke motioned to table the preliminary plat review. Noah Harbuck seconded the motion. The motion passed 4-1 with Chris Soule in opposition.

Mr. Soule noted his opposition is due to the continuation of tabling the item.

VI. Design Review:

a) The Den, Chad Tyler

Mr. Nelson presented the application and supporting documents for The Den's design review along with the staff report. Mr. Nelson went over the proposed additions, a ten-foot extension to the main building and an addition to the back deck. Mr. Nelson then explained the board's authority as a design review and provided the staff recommendation that the design be approved.

Mr. Harbuck motioned to approve and Mr. Clarke seconded the motion. The motion passed with a vote of 5-1-0 after Mr. Coleman noted his abstention due to a conflict of interest.

VII. Additional Business:

Mr. Nelson stated he does not have any additional business.

Mr. Soule stated that with the amount of projects being conducted, the board needs to start following up with contractors to ensure corners are not being cut. Mr. Coleman asked about inspections. Mr. Soule said there is code enforcement and building inspections, but someone needs to be able to keep up with ongoing issues that are not being fixed.

Mr. Pennington asked if building inspections are outsourced. Mr. Nelson explained that the county is responsible for building inspections, but the City does flood and drainage inspections, which are performed by Falcon Design. Mr. Nelson also said the issue Mr. Soule referenced has been addressed by City staff.

Mr. Soule said that several members of City Council had suggested the board look at the height requirement downtown, stating that as it is now, nothing is to be taller than the Court House.

Other board members and Mr. Nelson asked for clarification on which areas Mr. Soule meant. Mr. Soule clarified that he meant height requirements for the entire city. Mr. Coleman stated that variances can be granted, and he would rather it be handled case-by-case.

Mr. Clarke said he thinks the board should consider it, but he would like to know where and for what.

Mr. Harbuck stated that before Mr. Soule joined the board, a hotel requested a variance to allow for a fourth floor, allowing it to be handled case-by-case.

Mr. Coleman requested the Councilmembers come to the meeting to discuss the idea.

VIII. Adjournment:

The meeting was adjourned at 5:18 p.m.