

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, NOVEMBER 17, 2022 AT 5:00 PM
110 EAST MAIN STREET, SUITE 220
CUMMING, GEORGIA 30040

I. Call Meeting to Order

II. Invocation and Pledge of Allegiance

III. Adoption of Agenda

IV. Announcements and Reports

- (1) Board recognition of Arrow of Light Cub Scouts from Pack 807 - Levent / John

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of November 3, 2022
- (2) Work Session and Executive Session of November 8, 2022

VII. Consent Agenda

- (1) Meeting Minutes of Regular Meeting / Public Hearings of October 20, 2022
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (2) Meeting Minutes of Special Called Public Meeting / Hearing of October 25, 2022
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (3) Meeting Minutes of Work Session and Executive Session of October 25, 2022
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of October 25, 2022
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (5) Board adoption of a Resolution recognizing Veterans Day (November 11, 2022) in Forsyth County - Semanson / John
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings

- (6) Board acceptance of Right-of-Way as County-maintained with a speed limit of 25 MPH on Wallace Farms Drive, Bannister View Court, Namon Court, Namon Creek Trail, Namon Valley Drive, and all other property and property rights as shown on the Subdivision Plat for Northbrooke, Phase 1, recorded in Plat Book 203 Pages 102-112, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (7) Board acceptance of Right-of-Way as County-maintained with a speed limit of 25 MPH on Brewton Bend and all other property and property rights as shown on the Subdivision Plat for River Rock, Phase 2-Unit 1, Phase 5, recorded in Plat Book 203, Pages 154-169, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (8) Board approval of a Resolution authorizing the County Attorney to initiate civil action against property at 3019 Lanier Beach South to secure STR compliance - County Attorney
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (9) Board approval to declare list of items as surplus with authorization for the Department of Procurement to dispose of accordingly - Director, Department of Procurement
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (10) Board approval to award Bid 22-90-3180 to Sky Collision, Heads Body Shop, and Hamby's Garage in the not to exceed amount of \$300,000.00 for Paint and Body Repairs Services for the Department of Fleet Services for calendar year 2023 - Director, Department of Employment Services
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (11) Board approval to award RFP 22-77-1512 to Investment Planning Advisors, Inc., in the amount of \$100,000.00 regarding Financial Planning Program Services to provide financial planning services to eligible County employees and to assist with setting and meeting financial goals and objectives with authorization for the County Manager to execute documents in furtherance of same - Chief Financial Officer
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (12) Board approval to award Bid 22-105-2410 to Meco of Atlanta in the not to exceed amount of \$72,391.00 for the relocation of an above-ground Fueling Site for the Fire Department - Chief Financial Officer
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings

- (13) Board approval to award Bid 22-87-1620 to Surface Masters in the amount of \$232,175.00 to provide all materials, equipment, and labor for the Resurfacing and Restriping of the Public Safety Complex with authorization for the County Manager to execute documents in furtherance of same - Director, Department of Public Facilities
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (14) Board approval of Change Order 1, Quote 22-038-1620, to Menard Electric Company in the amount of \$53,030.00 regarding Electrical Load Test and RV Pedestal Upgrade at Shady Grove Campground - Director, Department of Public Facilities
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (15) Board approval of a Task Order with Steele and Associates, Inc. in the amount of \$122,187.00 for Big Creek Greenway Boardwalk Repairs to the North and South of the Bethelview Trailhead - Director, Department of Parks and Recreation
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (16) Board approval to award RFP 22-52-3320 to Kimley-Horn in the amount of \$625,000.00 to update the County's Transportation Plan with authorization for the County Manager to execute documents in furtherance of the same - Director, Department of Engineering
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (17) Board approval to award Bid 22-97-3330 to Core & Main and Ferguson in the not to exceed amount of \$245,000.00 for the purchase of various Lead-Free Water Parts on an as-needed basis for calendar year 2023 - Director, Department of Water and Sewer
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (18) Board authorization to award RFI 21-13-3340 to Suez WTS Systems UNA, Inc. for the Shakerag WRF Membrane System Expansion - Director, Department of Water and Sewer
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (19) Board approval of a Task Order with Hazen and Sawyer in the not to exceed amount of \$549,677.00 to provide Sewer System Hydraulic Modeling and Master Planning for the Fowler Sewer Basin with authorization for the County Manager to execute documents in furtherance of same - Director, Department of Water and Sewer
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (20) Board approval of Change Order #5 with Carroll Daniel Construction in the amount of \$178,609.00 for the new Juvenile Court with authorization for the County Manager to execute documents in furtherance of same - Vertical Project Manager,

Department of Capital Projects

Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings

- (21) Board approval of a Water and Sewer Utility Relocation Intergovernmental Agreement (IGA) between Fulton County and Forsyth County for the McGinnis Ferry Widening Project (PEW08) with authorization for the County Manager to execute documents in furtherance of same - Transportation Project Manager, Department of Capital Projects
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (22) Board approval to award RFQ 22-114-1630 to Benchmark Design, PC, and CPL Architecture Engineering Planning for Architectural Design Review Services for the Department of Planning and Community Development with authorization for the County Manager to execute documents in furtherance of same - Deputy Director, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (23) Board approval of an Amended and Restated Services Agreement between Forsyth County and T.Y. Lin International for engineering, design, and environmental services related to the Post Road Widening projects (PEW22) (RFP 15-48-3150) with authorization for the County Manager to execute documents in furtherance of same - County Attorney
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (24) Board approval of an amended and Restated Services Agreement between Forsyth County and Pond & Company for engineering, design, and environmental services related to the SR-9 at Jewell Bennett Road improvement project (PE119, GDOT PI No. 0016066) (RFP 19-63-3150) with authorization for the County Manager to execute documents in furtherance of same - County Attorney
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (25) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated Conditional Use Permit (CUP) to operate contractors' establishments on property currently zoned Highway Business District (HB) - Parcel 254-020 - District 4 - Mills / Levent
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (26) Board approval to postpone the consideration of proposed modifications to the UDC based upon the recent changes to the Zoning Procedures Law to the November 8, 2022 Work Session - County Attorney
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (27) Board adoption of a Proclamation declaring November 14, 2022 as SKILLS USA Advocacy Day in Forsyth County - Mills / Levent
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public

Hearings

- (28) Board approval to postpone the Public Hearing and possible vote for approval of an Alternate Design for Gaskins + LeCraw, Inc. and variances to UDC Table 17.1, UDC Table 12.2 and UDC 21-11.5(B) to the December 1, 2022 Regular Meeting / Public Hearings - Parcel 031-186 - AD220008 - District 1 - Director, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (29) Board approval to postpone the Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3249 (Green Acres Development Inc) by Toll Brothers, Inc. to the December 1, 2022 Regular Meeting / Public Hearings - Parcels 010-098 and 010-139 - AZ220038 - District 1 - Director, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (30) Board approval to postpone the Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2770 (Bowen & Co., Inc.) by Jeremiah and Kasey Dickerson with the following variance: 1.) Reduce the rear setback from 25 ft. to 10 ft. (UDC Table 11.2(a)) to the December 1, 2022 Regular Meeting / Public Hearings - Parcel 234-196 - AZ220036 - District 4 - Director, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (31) Board approval to postpone the Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to erect a telecommunication tower (195 ft. monopole) on a leased area of 0.1469 acres on property currently zoned Agricultural District (A1) to the December 15, 2022 Regular Meeting / Public Hearings - Parcel 025-003 - CP220033 - District 4 - Director, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (32) Board approval of the amendments to Chapters 8 and 17 related to dust free parking surfaces within the Unified Development Code as presented and displayed - Planning Manager, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (33) Board approval to postpone the Public Hearing and possible vote regarding proposed modifications related to the Forsyth County Sign Ordinance to the December 1, 2022 Regular Meeting / Public Hearings - Planning Manager, Department of Planning and Community Development
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings
- (34) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated Conditional Use Permit and Alternate Design for Troncalli with

authorization for Troncalli to pay all associated fees and hold a Public Participating meeting - Parcel 152-080 - Levent / Mills
Board ratification of items approved during November 3, 2022 Regular Meeting/ Public Hearings

- (35) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of November 8, 2022
- (36) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility: Chabad Center for Jewish Life Inc. - 672 gpd - Director, Department of Water and Sewer
- (37) Board consideration of a Resolution authorizing the County attorney to commence a civil action against 8360 Lanier Drive, to secure compliance with the County's short-term rental regulations - County Attorney
- (38) Board ratification the following Items that were discussed and voted on at the Work Session held on November 8, 2022 (as anticipated by Board Rule 1.07.01):
 - (A) Board acceptance of additional funding from the University of Georgia to elevate one contract professional services position from FACS/4-H Educator to FACS Agenda with approval to amend the FY 23 UGA/BOC Professional Services Contract to reflect the change in position level and title (no change in approved budgeted funding) with authorization for the Chairman to sign documents in furtherance of same - Extension Coordinator, UGA / County Extension
 - (B) Board approval to amend the contracts for Superior, State, and Magistrate Courts (both contracts with Professional Probation Services & Georgia Probation Management will expire December 21, 2022) with amendments to include: a term of six (6) months, commencement date of January 1, 2023 and termination date of June 30, 2023, and an option to renew with authorization for the County Manager to execute documents in furtherance of same - Superior, State, and Magistrate Courts
 - (C) Board approval to award RFP to Behavioral Health Services in the amount of \$25,000.00 for EAP Services with authorization for the County Manager to execute documents in furtherance of same - Director, Department of Employment Services
 - (D) Board approval to award Bid 22-95-1620 to The Surface Master in the amount of \$148,365.00 to provide all material, equipment, and labor for Resurfacing of the Sawnee Mountain Park Walking Trail - Director, Department of Public Facilities
 - (E) Board approval of an Agreement with Georgia Power to upgrade four existing streetlights at the Juvenile Justice Campus to LED lights with a monthly service cost of \$120.00 - Director, Department of Public Facilities

- (F) Board approval to award Quote 22-104-1620 to Foam South, LLC in the amount of \$59,581.00 for the Spray Foam Insulation of the Matt Schoolhouse - Director, Department of Public Facilities
- (G) Board approval of Change Order #15 with Vertical Earth (Contract Number 1202000029) in the amount of \$19,636.06 for the SR 369/400 Widening Project (PEW29) portion under contract with authorization for the County Manager to execute documents in furtherance of same - Transportation Project Manager, Department of Capital Projects
- (H) Board approval of Change Order #16 with Vertical Earth (Contract Numbers 1202000029 and 1202000030) in the not to exceed amount of \$1,333,085.87 to include an Asphalt Index, per GDOT Specifications, for construction of the SR 369/400 Widening and Interchange Project (PEW29) portions under contract with authorization for the County Manager to execute documents in furtherance of same - Transportation Project Manager, Department of Capital Projects
- (I) Board approval of Change Order #17 with Vertical Earth (Contract Number 1202000029) in the amount of \$7,180.80 with an additional 15 calendar days of work for the SR 369/400 Widening Project (PEW29) portion under contract with authorization for the County Manager to execute documents in furtherance of same - Transportation Project Manager, Department of Capital Projects
- (J) Board approval of a Resolution approving an economic incentive package recommended by the Development Authority for SoFo Sports Group (formerly known as Winners Circle) - John / Semanson
- (K) Board approval of a Budget Resolution for a Software License and Related Professional Services Agreement for Appraisal Technology Integration to Facilitate the County's Discovery and Appraisal of Real Estate and Equalization of Values between Woolpert, Inc. (d/b/a Data Cloud Solutions) and Forsyth County regarding the Board of Assessors' mobile software in the not to exceed amount of \$109,710.00 - Assistant County Manager (Kenney)
- (L) Board approval of the Annual Licensing Agreement between Forsyth County and Global Music Rights, LLC in the amount of \$3,500.00 - Assistant County Manager (Kenney)
- (M) Board approval of a Budget Resolution regarding various departmental CDL Supplements and Education and Training Supplements - County Manager
- (N) Board approval to postpone the consideration and approval of the proposed 2023 BOC Meeting Schedule to the November 22, 2022 Work Session - County Manager

- (O) Board approval to postpone the consideration of proposed modifications to the UDC based upon the recent changes to the Zoning Procedures Law to the November 22, 2022 Work Session - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the County-Initiated request for an Amendment of Zoning Conditions on ZA2548 (OCS Enterprises, Inc.) by Forsyth County Board of Commissioners - Parcel 237-002 - AZ220034 - District 4 - Director, Department of Planning and Community Development
(Postponed from the September 15, 2022 and October 20, 2022 Agendas)
- (2) Public Hearing and possible vote regarding the approval of a Sketch Plat for Powers 400 LLC with the following variance to: 1.) Reduce the side setback from 10 ft. to 5 ft. (UDC Table 11.2(b)) - Parcels 250-008, 250-036, and 250-003 - SP220003 - District 4 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding amendments to the Unified Development Code related to the Coal Mountain Town Center Overlay within Chapters 7, 9, and 21 as well as the Official Overlay District Map of Forsyth County - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on September 27, 2022; postponed from the October 20, 2022 Agenda.)
- (4) Public Hearing and possible vote regarding the County-Initiated request to rezone from Commercial Business District (CBD), Neighborhood Shopping District (NS), Agricultural District (A1), Single Family Residential District (RES3), and Multi-Family Residential District (RES6) to Mixed-Use Center District (MCD) on 139.38 acres - Parcels 216-256, 216-035, 216-095, 216-037, 216-045, 216-051, 216-063, 216-032, 216-031, 216-042, and 216-043 - ZA4077 - District 4 - Director, Department of Planning and Community Development
(Postponed from the October 20, 2022 Agenda)
- (5) Public Hearing and possible vote regarding the proposed adoption of the Utility Accommodation Ordinance, consisting of the adoption of the Georgia Department of Transportation ("GDOT") 2016 Utility Accommodation Policy and Standards Manual. This Ordinance will replace the current Forsyth County, Georgia Utility Accommodation Standards, Policies, and Procedures Manual dated 1997 and replace it with the Georgia Department of Transportation ("GDOT") 2016 Utility Accommodation Policy and Standards Manual. The Ordinance will automatically be revised with GDOT updates to the current Georgia Department of Transportation ("GDOT") 2016 Utility Accommodation Manual - County Attorney
(This is the first of two required Public Hearings)

IX. Public Comments

X. Old Business

- (1) Board Consideration and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2699 (Aaron J. Land) by Chris Cowart Properties, LLC with

the following variances: 1.) Reduce the zoning buffer along the northern property boundary adjacent to tax map/parcel 062-020 from 40 ft. to 0 ft. (UDC Table 14.2); 2.) Reduce the zoning setback along the northern property boundary adjacent to tax map/parcel 062-020 from 50 ft. to 0 ft. (UDC Table 14.2); 3.) Reduce the landscape strip along the side lot line adjacent to tax map/parcel 063-191 from 6 ft. to 0 ft. (UDC 14-4.13); 4.) Reduce the undisturbed buffer abutting Georgia Highway 400 from 40 ft. to 0 ft. to allow for utilities and existing structures within the required buffer and replanting the undisturbed buffer per the County Buffer Standards (UDC 10-1.10(A)(1)); 5.) Reduce the setback abutting Georgia Highway 400 from 60 ft. to 30 ft. (UDC 10-1.10(A)(1)); 6.) Reduce the side setback adjacent to tax map/parcel 063-191 from 15 ft. to 0 ft. (UDC Table 14.2); and, 7.) Reduce the front setback from 50 ft. to 38 ft. (UDC Table 14.2) - Parcel 063-057 - AZ210045 - District 3 - Director, Department of Planning and Community Development
(Postponed from the January 6, 2022, February 3, 2022, March 17, 2022, April 21, 2022, May 19, 2022, June 16, 2022, July 21, 2022, August 18, 2022, and September 15, 2022 Agendas. A Public Hearing was held before the Board of Commissioners on October 20, 2022 - the Board voted 4-0-1 (Chairman John absent) to postpone, for decision only, to the November 3, 2022 Agenda. During the November 3, 2022 Regular Meeting / Public Hearings, the Board voted unanimously to postpone, for decision only, to the November 17, 2022 Agenda.)

XI. New Business

- (1) Todd Hunter Holbrook - CP220034 - to build a 21,000 sq. ft. climate-controlled self-service storage building with 4 parking spaces and an open storage yard with 40 parking spaces on 3.661 acres currently zoned Commercial Business District (CBD) with the following variances to: 1.) Reduce the landscape strips along the side and rear lot lines from 10 ft. to 0 ft. (UDC 12-10.15); 2.) Reduce the separation distance between self-service storage businesses from $\frac{3}{4}$ mile to 0 (UDC 16-4.31(G)); 3.) Reduce the setback abutting Heardsville Road from 40 ft. to 30 ft. (UDC Table 12.2); and, 4.) Reduce the common area from 5% to 0% (UDC 21-11.6(A)(8)) - Parcel 009-053 - District 1 - Director, Department of Planning and Community Development
- (2) Justin & Laura Ririe - ZA4081 - to rezone from Single Family Residential District (RES3) to Agricultural District (A1) on 16.242 acres for 1 residential lot with a density of 0.07 units per acre - Parcel 122-016 - District 1 - Director, Department of Planning and Community Development
- (3) GVR Realty LLC - ZA4083 - to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 4.349 acres for office, retail, and restaurants with a drive-through facility in buildings totaling 20,430 sq. ft. with 123 parking spaces - Parcel 077-001 - District 1 - Director, Department of Planning and Community Development
- (4) Barese LLC - ZA4087 - to rezone from Agricultural District (A1) and Neighborhood Shopping District (NS) to Neighborhood Shopping District (NS) on 4.85 acres for retail trade establishments in buildings totaling 15,000 sq. ft. with 60 parking spaces - Parcels 128-063, 128-064, and 128-062 - District 1 - Director, Department of Planning and Community Development
- (5) Ronnie Rock-LLC - ZA4088 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 8.76 acres for 10 residential lots with a density of 1.15 units per acre - Parcel 156-022 - District 2 - Director, Department of Planning

and Community Development

- (6) The Anvil Academy, Inc. - CP220035 - to operate a private school in buildings totaling 5,985 sq. ft. with 6 parking spaces on 7.362 acres currently zoned Agricultural District (A1) with the following variances to: 1.) Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18); and, 2.) Reduce the side buffer along the northern property boundary adjacent to the existing driveway only from 25 ft. to 0 ft. (UDC Table 15.2) - Parcel 013-005 - District 3 - Director, Department of Planning and Community Development
- (7) Ruppert Landscape, Inc. - CP220036 - to operate an open storage yard associated with a contractor's establishment in buildings totaling 3,968 sq. ft. with 18 parking spaces on 2.18 acres currently zoned Restricted Industrial District (M1) with the following variance to: 1.) Reduce the front setback adjacent to the existing structure only from 50 ft. to 33 ft. (UDC Table 14.2) - Parcel 041-101 - District 3 - Director, Department of Planning and Community Development
- (8) 4536 Castleberry Road LLC - ZA4089 - to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 12.266 acres for 19 residential lots with a density of 1.55 units per acre - Parcel 104-038 - District 3 - Director, Department of Planning and Community Development
- (9) SkyLand Homes, LLC - ZA4091 - to rezone from Single Family Residential Restricted District (R2R) to Office and Institutional District (O&I) on 5.125 acres for commercial buildings totaling 26,130 sq. ft. with 92 parking spaces with the following variances to: 1.) Reduce the zoning buffer adjacent to tax map/parcels 152-088 and 152-089 adjacent to the proposed sidewalk only from 30 ft. to 0 ft. (UDC Table 12.2); 2.) Reduce the Pedestrian Landscape Zones for buildings 1, 5 and 6 only from 8 ft. to 0 ft. (UDC Table 12.3); 3.) Reduce the Sidewalk Zones for buildings 1, 5 and 6 only from 6 ft. to 0 ft. (UDC Table 12.3); 4.) Reduce the Façade Landscape Zones for buildings 1, 5 and 6 only from 6 ft. to 0 ft. (UDC Table 12.3); 5.) Reduce the number of benches required every 200 linear feet for buildings 1, 5 and 6 only from 1 to 0 (UDC 12-13.5(G)(2)(a)); and, 6.) Reduce the number of trash/recycling cans required every 200 linear feet for buildings 1, 5 and 6 only from 1 to 0 (UDC 12-13.5(G)(2)(b)) - Parcels 152-073 and 152-082 - District 3 - Director, Department of Planning and Community Development
- (10) Rick Dwayne Johnson - CP220025 - to operate a private school in existing buildings totaling 8,119 sq. ft. with 14 parking spaces and future expansion to include an existing 2,016 sq. ft. office with 7 parking spaces and a caretaker residence in a 3,741 sq. ft. existing building on 2.405 acres currently zoned Commercial Business District (CBD) with the following variances to: 1.) Reduce the required number of parking spaces from 24 to 21 (UDC Table 17.1); 2.) Reduce the side setback along the northern property boundary adjacent to the existing structure only from 10 ft. to 6 ft. (UDC Table 12.2); 3.) Reduce the landscape strip along the northern property boundary adjacent to the existing asphalt and existing structure only from 10 ft. to 6 ft. (UDC 12-10.15); and, 4.) Reduce the front landscape strip adjacent to the existing detention pond only from 25 ft. to 5 ft. (UDC 10-1.10(B)(2)) - Parcel 249-060 - District 4 - Director, Department of Planning and Community Development

- (11) Weekley Homes, LLC - ZA4059 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 101.140 acres for 85 residential lots with a density of 0.84 units per acre with the following variances to: 1.) Reduce the minimum width as measured from the perimeter of each contiguous area of disturbance from 50 ft. to 0 ft. for the purpose of calculating minimum square footage for each undisturbed area of separation (UDC 18-12.1(A)(1)); and, 2.) Reduce the minimum width of each undisturbed area of separation from 50 ft. to 0 ft. (UDC 18-12.1(A)(1)) - Parcel 142-002 - District 4 - Director, Department of Planning and Community Development
- (12) David Patterson - ZA4072 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 140.052 acres for 153 residential lots with a density of 1.10 units per acre - Parcel 188-013 - District 4 - Director, Department of Planning and Community Development
- (13) Beazer Homes, LLC - ZA4085 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 142.616 acres for 164 residential lots with a density of 1.15 units per acre - Parcels 186-087, 186-101, 186-007, 185-050, 165-009, 186-019, 186-001, and 165-201 - District 4 - Director, Department of Planning and Community Development
- (14) Board selection of the Chair for calendar year 2023 - Board of Commissioners

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment