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**AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, JANUARY 4, 2024 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**
- V. Adoption of Rules and Procedures for 2024**
- VI. Election of Officers for 2024**
- VII. Public Comments**
- VIII. Adoption of Minutes**
 - (1) Regular Meeting / Public Hearings of December 21, 2023
- IX. Consent Agenda**
- X. Public Hearings**
 - (1) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to erect a telecommunication tower (195 foot monopole) on a leased area of 0.1469 acres on property currently zoned Agricultural District (A1) - Parcel 025-003 - CP220033 - District 1 - Director, Department of Planning and Community Development
(Postponed from the October 6, 2022, November 3, 2022, December 15, 2022, January 19, 2023, February 16, 2023, May 4, 2023, and August 17, 2023 Agendas)
- XI. New Business (Items (1) and (2) are placed in this order due to association with Public Hearings X.(1)). No Public Hearing will occur.**
 - (1) Board consideration and possible approval of an Option and Ground Lease Agreement between Forsyth County and Towercom V-B, LLC, for a two-year exclusive lease option to Towercom to execute a ground lease on Old Federal Road with a base rent of \$18,000 per year for an initial term of five years with three five-year renewal terms - County Attorney
 - (2) Board consideration and possible approval of a Memorandum of Agreement by and among the Federal Communications Commission (FCC), Georgia State Historic Preservation Society, The Historical Society of Cumming/Forsyth County, Inc., Forsyth County Parks Foundation, Inc., Forsyth County, and Towercom V-B, LLC, that contemplates the construction of a 199-foot monopole (Lucille Tower) at 8420 Old Federal Road - County Attorney

X. Public Hearings (continued)

- (2) Public Hearing and possible vote for approval of an Alternate Design for Strategic Real Estate Partners, LLC - Parcel 018-002 - AD230010 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4026 (Nagesh Chilakapati) by Smile Pop Pediatric Dentistry, P.C. with a variance to 1.) Increase the maximum number of parking spaces from 100 to 112 spaces (UDC 17-2.7) - Parcels 059-004, 059-532, 059-531, and 059-003 - AZ230040 - District 3 - Director, Department of Planning and Community Development

XI. New Business (continued) (Item (3) is placed in this order due to association with Public Hearings X.(4)). No Public Hearing will occur.

- (3) Cedarwood Holdings LLC - ZA4140 - to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 5.85 acres with Conditional Use Permits (CUPs) for a used vehicle sales dealership, a minor automobile service establishment and a wholesale trade establishment in a 12,000 sq. ft. building with 6 parking spaces and an open storage yard with 58 parking spaces with the following variance to: 1.) Reduce the zoning buffer along the northern property boundary from 40 ft. to 25 ft. (UDC Table 12.2) - Parcel 268-001 - District 4 - Director, Department of Planning and Community Development

X. Public Hearings (continued)

- (4) Public Hearing and possible vote regarding the County-Initiated variance to reduce the required paved surface for the display of used vehicles from 1 acre to 0 acres (UDC 16-4.37(G)(1)) - Parcel 268-001 - VA230059 - District 4 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1980 (Rajae Janho) by Trendz at Forsyth LLC with a variance to: 1.) Increase the maximum building height from 40 ft. to 50 ft. (UDC Table 12.2) - Parcel 109-588 - AZ230038 - District 5 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1992 (DOGWOOD PARTNERS, LLC) by Trendz at Forsyth LLC with a variance to: 1.) Increase the maximum building height from 40 ft. to 50 ft. (UDC Table 12.2) - Parcel 109-588 - AZ230039 - District 5 - Director, Department of Planning and Community Development

XII. Public Comments

XIII. Old Business

- (1) Board consideration and possible vote regarding the request for a County-Initiated Amendment of Conditions on AL01548 by Forsyth County Board of Commissioners - Parcel 228-193 - AZ230033 - District 2 - Director, Department of Planning and Community Development
(A Public Hearing was held before the Board of Commissioners on December 21, 2023; the Board voted unanimously to postpone, for decision only, to the January 4, 2024 Agenda.)

- (2) Board consideration and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2945 (Douglas Sorrells) by CCM, L.P. - Parcels 190-036 and 190-218 - AZ230002 - District 4 - Director, Department of Planning and Community Development
(A Public Hearing was held before the Board of Commissioners on March 2, 2023; the Board voted 4-0-1 (Commissioner Levent absent) to postpone, for decision only, to the March 16, 2023 Agenda. Postponed from the March 16, 2023, April 20, 2023, May 18, 2023, June 15, 2023, July 20, 2023, August 17, 2023, September 21, 2023, November 2, 2023, and December 7, 2023 Agendas.)

XI. New Business (continued)

- (4) Board consideration of the request by Derek Dunning for a Public Hearing regarding an appeal of the Zoning Board of Appeals' (ZBA) decision to deny a variance on VA230054 (Derek Dunning). The variance was denied on December 5, 2023 - AV230002 - District 4 - Director, Department of Planning and Community Development

XIV. Recess Regular Meeting

XV. Executive Session (if needed)

XVI. Adjournment