

Slaughter answered in his opinion no, this is preliminary. Commissioner Wisenbaker asked if all of the engineering was received, Director of Engineering Services, Chad McLeod, answered no sir, the preliminary engineering has been reviewed with the developer's engineer, as well as staff has been out to the property. Mr. McLeod stated before the construction plans are approved, the county engineering department will review and verify all technical standards are met for drainage.

**REZ-2021-12 US 84/I-75 Industrial Park ~542 ac., County Utilities, I-S, M-1, M-2 and P-D (Amended)**, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request is to amend the P-D portion of an approved site plan from 2010 to allow the use of solar arrays. Mr. Dillard stated staff has reviewed the request and concluded that a solar panel array is not allowed in a P-D zoning district. Additionally, Mr. Dillard stated staff is supportive of a solar panel array on the property, the question is how to achieve this use consistent with the current ULDC standards. Mr. Dillard stated if the application was withdrawn and resubmitted to rezone the property to Intensive Service (I-S), staff will support the request subject to the conditions that (a) the only allowed use will be a solar panel array and (b) existing buffers are maintained. The Planning Commission recommended approval. Chairman Slaughter stated the current zoning that could be used is Intensive Service (I-S), at this point. County Manager, Paige Dukes, stated in the update of the ULDC currently being drafted now, this has been a consideration and staff agrees with the Planning Commission that it should be allowed in various zoning districts, but under the current ULDC, the only option is Intensive Service (I-S). Chairman Slaughter stated staff could not support this request based on the current zoning requirements.

**REZ-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County Water and Sewer, ~28.436 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to increase density for a previously approved P-D site plan. Mr. Dillard additionally stated the general motivation in this case is so the subject property can be modified to add additional residential lots and to remove narrative note #7 that states, "All buildable lots are sized appropriately for a house to fit on it without an administrative waiver." Mr. Dillard stated the future zoning is in place and the jurisdictional determination by the Army Corps of Engineering leaves environmental impact mitigation at the discretion of the County. The Engineering department has six conditions for all newly platted lots that are adjacent to wetlands, floodplain, drainage ditches, or detention ponds; Mr. Dillard read the six conditions to the commission. The Planning Commission recommended approval of the P-D Amendment to increase the lot count and remove narrative note #7 and the TRC finds this request consistent with the Future Development Map and the Community Goals of the Comprehensive Plan. Commissioner Orenstein asked regarding the sixth condition, if this has been coordinated with the inspections department, Director of Engineering Services, Chad McLeod, answered that staff had started discussions last week regarding this condition and the options regarding this process, will be given to the County Manager for approval.

## **FOR CONSIDERATION**

**Vertiv Service Contract for the Liebert UPS at the 911 Center & the 4 Tower Sites**, E911 Director, Danny Weeks, presented the request in the amount of \$24,778.59. Mr. Weeks stated this agreement will provide maintenance and battery replacement for the 911 Center and four tower sites used by 911 operations.