

Commission to be heard on September 30, 2024, and present to the Board of Commissioners on October 8, 2024. Commissioner Griner made a motion to table the item, re-advertise, remand the case back to the Planning Commission to be heard on September 30, 2024, and present to the Board of Commissioners on October 8, 2024, Commissioner Orenstein seconded. All voted in favor, no one opposed. Motion carried.

REZ-2024-16 Pine Grove Road Townhouses, 6.3ac, Bemiss Rd & Pine Grove, C-H to P-D, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop a 70-unit townhome community. The subject property possesses road frontage on Bemiss Road and Pine Grove Road, a State Highway and a County Road respectfully, with proposed access off Pine Grove Road. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, zoning pattern, the availability of County utilities, and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan, with the following Staff recommended condition: The sidewalk be installed by the developer and continued from Bemiss Road down Pine Grove to the northwest property line. The Planning Commission did not review the case due to a lack of quorum at their August meeting, and therefore have not provided a recommendation. No one spoke in opposition to the request. Mr. Jack Langdale, 701 North Patterson Street, spoke in favor of this request on behalf of the applicant. Mr. Langdale stated the townhomes would be three and four bedrooms, with approximate square footage of 1500-1600 in area, and had no objection to the continuation of the sidewalk from Bemiss Road down Pine Grove to the northwest property line. Commissioner Griner made a motion to approve the item as presented with the condition of the continuation of the sidewalk from Bemiss Road down Pine Grove to the northwest property line, Commissioner Marshall seconded. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Orr Road Extension, P.I. 0016273 - Transportation Improvement Act (TIA) Project Agreement

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the Board approved submitting the Transportation Investment Act (TIA) Local Government Application for project delivery at the March 12, 2024 commission meeting. The Georgia Department of Transportation (GDOT) approved the application and sent staff the Project Agreement to be approved and executed. The Project Agreement is required to be executed prior to beginning, and a written Notice to Proceed from GDOT is also required prior to beginning any project phase. The agreement is for eligible project costs up to \$1,175,000.00. Vice Chairman Marshall asked regarding a timeline for this project? Mr. McLeod stated the bid would go out later in the year 2025. Commissioner Orenstein made a motion to approve the item as presented, Vice Chairman Marshall seconded. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes reported the following: