

**FORSYTH COUNTY PLANNING COMMISSION
WORK SESSION
OCTOBER 18, 2022**

On Tuesday, October 18, 2022 at 6:30 p.m. in the Forsyth County Administration Building Commissioners' Meeting Room, Suite 220, 2nd Floor, the Forsyth County Planning Commission held a Work Session with the following persons present:

Representing the Forsyth County Planning Commission: Jessica Thorsen – Secretary, Stacy Guy – Member, Kerry Hill – Member and Nedal Shawkat – Member

Planning Commission Member Absent: Tim Dineen

Representing the Forsyth County Department of Planning and Community Development: Vanessa Bernstein-Goldman – Deputy Director, Leslie Silas – Planning Manager, Kiley Smith – Planner II and Molly Esswein – Jarrard and Davis, LLP

***FORSYTH COUNTY PLANNING COMMISSION
WORK SESSION AGENDA
TUESDAY, OCTOBER 18, 2022 AT 6:30 P.M.
FORSYTH COUNTY ADMINISTRATION BUILDING
COMMISSIONERS' MEETING ROOM
Suite 220, 2nd Floor***

Call Meeting to Order

Adoption of Agenda

Announcements and Briefings

New Business:

- a) UDC modifications related to MPD Requirements in the Haw Creek Community Node***
- b) UDC modifications related to Signage***

Review and discussion of applications scheduled for a public hearing on October 25, 2022:

- a) CP220025 - Rick Dwayne Johnson***
- b) CP220034 - Todd Hunter Holbrook***
- c) CP220035 - The Anvil Academy, Inc.***
- d) CP220036 - Ruppert Landscape, Inc.***
- e) HP220001 - Leonor Cuadros-Reyes***
- f) HP220003 - Devonda Jean Croft***
- g) ZA4017 – Northpoint Capital Investment Holdings LLC***

- h) ZA4052 - EAH Acquisitions LLC***
- i) ZA4059 - Weekley Homes, LLC***
- j) ZA4072 - David Patterson***
- k) ZA4081 - Justin & Laura Ririe***
- l) ZA4083 - GVR Realty LLC***
- m) ZA4085 - Beazer Homes, LLC***
- n) ZA4087 - Barese LLC***
- o) ZA4088 - Ronnie Rock-LLC***
- p) ZA4089 - 4536 Castleberry Road LLC***
- q) ZA4090 - Hopewell Blacksmill LLC***
- r) ZA4091 - SkyLand Homes, LLC***

Adjournment

Jessica Thorsen recognized a quorum and called the meeting to order at 6:30 p.m.

Adoption of Agenda

HP220001 – Leonor Cuadros-Reyes – is postponed to the November 15, 2022 Planning Commission meeting due to failure to post the public hearing sign.

There was a motion by Jessica Thorsen and a second by Kerry Hill to move ZA4059 - Weekley Homes, LLC to the beginning of the agenda. The motion passed with four members in favor (Thorsen, Guy, Hill and Shawkat) and one member absent (Dineen).

There was a motion by Jessica Thorsen and a second by Kerry Hill to postpone ZA4017 – Northpoint Capital Investment Holdings LLC to the November 15, 2022 Planning Commission meeting. The motion passed with four members in favor (Thorsen, Guy, Hill and Shawkat) and one member absent (Dineen).

There was a motion by Jessica Thorsen and a second by Kerry Hill to postpone ZA4052 - EAH Acquisitions LLC to the November 15, 2022 Planning Commission meeting. The motion passed with four members in favor (Thorsen, Guy, Hill and Shawkat) and one member absent (Dineen).

There was a motion by Jessica Thorsen and a second by Kerry Hill to adopt the agenda as amended. The motion passed with four members in favor (Thorsen, Guy, Hill and Shawkat) and one member absent (Dineen).

UNDER ITEMS FOR CONSIDERATION AND DISCUSSION THE FOLLOWING ACTIONS WERE TAKEN:

1. Announcements and Briefings – None.

2. Review and discussion of applications scheduled for a public hearing on October 25, 2022.
 - a) ZA4059 - Weekley Homes, LLC
3. New Business
 - a) UDC modifications related to MPD Requirements in the Haw Creek Community Node were presented by Beth Garmon.
 - b) UDC modifications related to Signage were presented by Michael Chapman.
4. Review and discussion of applications scheduled for a public hearing on October 25, 2022 (continued).
 - b) CP220025 - Rick Dwayne Johnson
 - c) CP220034 - Todd Hunter Holbrook
 - d) CP220035 - The Anvil Academy, Inc.
 - e) CP220036 - Ruppert Landscape, Inc.
 - f) HP220001 – Leonor Cuadros-Reyes is postponed to the November 15, 2022 Planning Commission meeting due to failure to post the public hearing sign.
 - g) HP220003 - Devonda Jean Croft
 - h) ZA4017 – Northpoint Capital Investment Holdings LLC is postponed to the November 15, 2022 Planning Commission Regular meeting.
 - i) ZA4052 - EAH Acquisitions LLC is postponed to the November 15, 2022 Planning Commission Regular meeting.
 - j) ZA4072 - David Patterson
 - k) ZA4081 - Justin & Laura Ririe
 - l) ZA4083 - GVR Realty LLC
 - m) ZA4085 - Beazer Homes, LLC
 - n) ZA4087 - Barese LLC
 - o) ZA4088 - Ronnie Rock-LLC
 - p) ZA4089 - 4536 Castleberry Road LLC
 - q) ZA4090 - Hopewell Blacksmill LLC
 - r) ZA4091 - SkyLand Homes, LLC

Adjournment

There was a motion by Jessica Thorsen and a second by Kerry Hill to adjourn the Work Session at 8:22 p.m. The motion passed with four members in favor (Thorsen, Guy, Hill and Shawkat) and one member absent (Dineen).

Adopted October 25, 2022

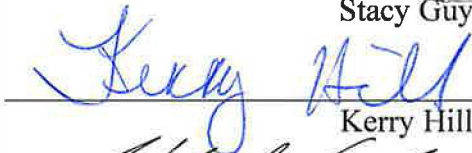
Tim Dineen, Chairman



Jessica Thorsen, Secretary



Stacy Guy, Member



Kerry Hill, Member



Nedal Shawkat, Member