



Forsyth County Department of Planning & Community Development

DATE: February 5, 2020

TO: Forsyth County Board of Commissioners

FROM: Forsyth County Planning Commission

RE: Rezoning Application Number: **ZA3955**
Application Name: **Spencer and Hannah Duncan**
Commission District: **4**
Acres: **2.316 acres**
Rezone from **Open Space Residential District (OSR) to Agricultural District (A1)**.

Tax Map: **292** Parcel Number(s): **010**

As a result of the meeting held on January 28, 2020, the Forsyth County Planning Commission voted with five members in favor (Hammond, Dincen, Guy, Hill and Thorsen) to recommend APPROVAL of **ZA3955 – Spencer and Hannah Duncan** to rezone from Open Space Residential District (OSR) to Agricultural District (A1) with the following variance and conditions:

VARIANCE:

1. Reduce the front setback along the eastern property boundary adjacent to the existing structure only from 50 ft. to 17 ft. (UDC Table 15.2).

CONDITIONS:

1. Development shall be substantially in accordance with the site plan on file in the Department.
2. Owner/ Developer shall dedicate right of way 50 feet from the centerline of Jot-Em-Down Road as part of site development or Certificate of Occupancy or when required for road improvement project as determined by Department of Engineering.

Sincerely,

Secretary, Forsyth County Planning Commission