

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, MARCH 7, 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. Public Comments

VI. Adoption of Minutes

(1) Regular Meeting / Public Hearings of February 15, 2024

(2) Work Session of February 20, 2024

VII. Consent Agenda

(1) Board ratification of the following Items that were discussed and voted on at the Work Session held on February 20, 2024 (as anticipated by Board Rule 1.07.01):

(A) Board authorization for staff to apply for the Federal Emergency Management Agency's FY 2023 Assistance to Firefighters Grant (AFG) in the amount of \$89,277.27, with an \$8,927.73 match requirement, for the purchase of Firefighter Physical Agility Test (PAT) and Health and Wellness Equipment for the Fire Department - Fire Chief

(B) Board authorization for staff to declare a presented list of Items as surplus with authorization for the Department of Procurement to dispose of accordingly - Director, Department of Procurement

(C) Board approval of Amendment 1 to the Annual Service Agreement with ACS Landscape Management Inc. for Landscaping, Ground Maintenance, and Detention Pond Clearing for the Department of Parks and Recreation with authorization for the County Manager to execute documents in furtherance of same - Director, Department of Parks and Recreation

(D) Board ratification of Change Order No. 1 to PO 20231690 with ECS Southeast, LLP in the amount of \$2,400 for the Forsyth County Water Intake Transmission Main Geotechnical Investigations - Director, Department of Capital Projects

- (E) Board approval of the First Amendment to Fixed Price Agreement Between G.P.'S Enterprises Inc. and Forsyth County, Georgia for the Old Atlanta Road Widening Phases 4 and 5 (Contract #1202200014 / PEW27) - Director, Department of Capital Projects
 - (F) Board authorization for staff to proceed with the Public Hearing process regarding amendments to the Unified Development Code relating to Backyard Chickens - Hill / Semanson
 - (G) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated Conditional Use Permit for an Open Container Yard - Parcel 177-558 - John / Semanson
 - (H) Board authorization for staff to proceed with the Public Hearing process regarding amendments to Chapter 16 within the Unified Development Code related to Building Materials for Senior Housing - Levent / Mills
 - (I) Board approval to increase the Per Diem Rate as presented by the County Manager to \$95 with approval of a Budget Resolution to allocate the additional funds needed - County Manager
 - (J) Board authorization for staff to proceed with the Public Hearing process regarding an amendment to Forsyth County Ordinance 101, Turn Lanes, Driveways, and Encroachment - County Attorney / Director, Department of Engineering
 - (K) Board appointment of David McKee as the County's Voting Delegate to the Georgia Opioid Settlement Advisory Commission (GOSAC) and Regional Advisory Councils (RACs) - Mills / John
-
- (2) Board ratification of a Sewer Reservation Agreement for the City of Cumming sewer basin: Syks 400, LLC - 500 gpd - Director, Department of Water and Sewer
 - (3) Board ratification of a Sewer Reservation Agreement for the Dick Creek Water Reclamation Facility (WRF): St Royal Investment, LLC - 960 gpd - Director, Department of Water and Sewer
 - (4) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): Beazer Homes, KL LHB CHP AIV, LLC - 43,740 gpd - Director, Department of Water and Sewer
 - (5) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): CRP/OSR Hayloft Cottages Owner, LLC - 24,860 gpd - Director, Department of Water and Sewer
 - (6) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): Settingdown 4165, LLC - 14,411 gpd - Director,

Department of Water and Sewer

- (7) Board ratification of a Sewer Reservation Agreement for the Fulton/Big Creek basin: CL-RP Halcyon 3, LLC - 1,398 gpd - Director, Department of Water and Sewer
- (8) Board ratification of a Sewer Reservation Agreement for the James Creek Water Reclamation Facility (WRF): Sumanth Yellanki - 2,160 gpd - Director, Department of Water and Sewer
- (9) Board ratification of a Sewer Reservation Agreement for the Shakerag Water Reclamation Facility (WRF): New Boyd Business Park, LLC - 1,327 gpd - Director, Department of Water and Sewer
- (10) Board acceptance of Right of Way as County-maintained with a speed limit of 25 MPH on Herrington Drive, Bertrand Way, and all other property and property rights as shown on the Subdivision Plat for Sterling Pointe Phase 1B, recorded in Plat Book 211, Pages 1-32, Forsyth County, Georgia Records - District 5 - Director, Department of Engineering

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the revocation of existing Conditional Use Permit (CUP) CP200027 - Parcel 097-079 - District 1 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3379 (Apex Land Company, LLC) by Datha Parsi with a variance to: 1.) Reduce the exterior buffer from 25 ft. to 0 ft. (UDC Table 11.2(b)) - Parcel 081-653 - AZ230037 - District 3 - Director, Department of Planning and Community Development
(Postponed from the February 1, 2024 Agenda)
- (3) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to build a Contractor's Establishment on 2.556 acres currently zoned Commercial Business District (CBD) - Parcel 019-083 - CP240005 - District 3 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1621 (Mary Tritt) by Olde Towne Cutlery, LLC with a variance to: 1.) Reduce the landscape strip abutting Georgia Highway 400 from 25 ft. to 10 ft. (UDC 10-1.10(B)(2)); 2.) Reduce the front setback from 40 ft. to 25 ft. (UDC Table 12.2); and, 3.) Reduce the front landscape strip from 10 ft. to 0 ft. (UDC Table 12.2) - Parcel 250-073 - AZ240001 - 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 ZA2532 (Peachtree Property Group) by Xin Wang - Parcel 130-122 - AZ240002 - 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 ZA4028 (Freeman Berrong Properties, LLC) by Windsor Development Company LLC - Parcels 135-637, 135-661, 135-675, 135-647, 135-674, 135-653, 135-655, 135-641, 135-648, 135-639, 135-667, 135-640, 135-664, 135-644, 135-658, 135-671, 135-670, 135-656, 135-663, 135-669, 135-676, 135-662, 135-666, 135-665, 135-650, 135-652, 135-642, 135-646, 135-651, 135-654, 135-679, 135-659, 135-649, 135-645, 135-660, 135-643, 135-678, 135-677, 135-668, 135-638, 135-657, 135-673, 135-672, and 135-636 - AZ240005 - District 5 - Director, Department of Planning and Community Development
- (7) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to build a Hotel on property zoned Commercial Business District (CBD) - Parcels 107-036, 107-012, and 107-011 - CP240007 - District 5 - Director, Department of Planning and Community Development
- (8) Public Hearing and possible vote regarding amendments to the Unified Development Code related to Hotels, Motels and Extended Stay Hotels and Motels - Planner II, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on February 27, 2024)
- (9) Public Hearing and possible vote regarding amendments to the Unified Development Code related to Incentives for Large Lots in A1 - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on January 30, 2024)
- (10) Public Hearing and possible vote regarding amendments to the Unified Development Code related to Horse Stables - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on January 30, 2024)
- (11) Public Hearing and possible vote regarding amendments to the Unified Development Code related to Enhanced Entitlements for Master Planned Districts - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on January 30, 2024)

IX. Public Comments

X. Old Business

XI. New Business

- (1) Board consideration of an Amendment to the Services Agreement with TishlerBise, Inc. regarding an updated Impact Fee Study with an updated budget of \$60,260.00 - County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment