

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, OCTOBER 3, 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

- (1) Board presentation of Proclamation declaring October 6, 2024 through October 12, 2024 as *4-H Week* in Forsyth County - John / Semanson

V. Public Comments

VI. Adoption of Minutes

- (1) Special Called Meeting of September 18, 2024
- (2) Regular Meeting / Public Hearings of September 19, 2024
- (3) Work Session and Executive Session of September 24, 2024

VII. Consent Agenda

- (1) Board ratification of the following Items that were discussed and voted on at the Work Session held on September 24, 2024 (to the extent that a Board Member was not present to vote on one of the Items presented below at the September 24, 2024 Work Session, the absent Board Member has indicated having no objections to placement of the Item on the Consent Agenda - at the request of County staff as anticipated by Board Rule 1.07.01):
 - (A) Board authorization of application for the Georgia Emergency Management and Homeland Security Agency's Hazard Mitigation Assistance Planning Grant in the amount of \$33,201.00 with a \$9,000.00 required match to update of the County's existing Hazard Mitigation Plan - Director, Emergency Management Agency
 - (B) Board approval to declare a list of Items as surplus with authorization for the Department of Procurement to dispose of accordingly - Deputy Director, Department of Procurement
 - (C) Board acceptance of a \$40,000.00 donation from the Forsyth County Parks

Foundation, Inc. for use by the Department of Parks and Recreation to assist with funding of the Big Creek Greenway and Park Beautification with approval of a Budget Resolution Director, Department of Parks and Recreation

- (D) Board approval to award Bid 24-47-1620 to Intercontinental Commercial Services, Inc. for On-Call Painting Services for the Department of Public Facilities with approval of the associated Services Agreement - Director, Department of Public Facilities
- (E) Board approval to award Bid 24-47-1620 to New World Restoration, LLC. for On-Call Painting Services for the Department of Public Facilities with approval of the associated Services Agreement - Director, Department of Public Facilities
- (F) Board approval to award Bid 24-47-1620 to POD, LLC. for On-Call Painting Services for the Department of Public Facilities with approval of the associated Services Agreement - Director, Department of Public Facilities
- (G) Board approval of Task Order HS-10 with Hazen and Sawyer under the Standard Services Agreement (Contract No. 1202300002) in the amount of \$116,700.00 for Engineering Design and Bid Phase Services to modify the Lower Big Creek Lift Station - Director, Department of Water and Sewer
- (H) Board approval of a Sole Source purchase from Veolia WTS Services USA, Inc. in the amount of \$141,500.00 for the purchase of Settling Tube Modules for the Super Pulsators at the Antioch Water Treatment Facility - Director, Department of Water and Sewer
- (I) Board approval of Task Order No. 9 with Freese and Nichols, Inc. under the Standard Service Agreement (Contract No. 1202300003) in the amount of \$190,892.00 for Construction Phase Services for Smith Drive and Leland Road Gravity Sewer Construction (Bid No. 24-44-3320) - Director, Department of Water and Sewer
- (J) Board approval of a Professional Design Services Agreement with Croft & Associates, Inc. in the amount of \$3,650,000.00 for the Fire Training and Logistics Center - Vertical Capital Projects Manager, Department of Capital Projects
- (K) Board approval to postpone the consideration and possible direction of a Board generated rezoning for CP220034, Todd Hunter Holbrook, to the Work Session of September 23, 2025 - District 1 - Comprehensive Planning Manager, Department of Planning and Community Development
- (L) Board approval to postpone the consideration and possible direction of a Board generated rezoning for ZA4083, GVR Realty LLC, to the Work Session of March 25, 2025 - District 1 - Comprehensive Planning Manager, Department of Planning and Community Development

- (M) Board approval to postpone the consideration and possible direction of a Board generated rezoning for ZA4091, SkyLand Homes, LLC, to the Work Session of October 8, 2024 - District 2 - Comprehensive Planning Manager, Department of Planning and Community Development
- (N) Board approval to postpone the consideration and possible direction of a Board generated rezoning for ZA4094, Rezerved Space, LLC, to the Work Session of October 22, 2024 - District 3 - Comprehensive Planning Manager, Department of Planning and Community Development
- (O) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated Zoning Condition Amendment on ZA2278 (Emory Lipscomb) - Parcel 236-073 - District 4 - Mills / Levent
- (P) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated request to rezone 1.123 acres from LR to A1 - Parcel 239-314 - District 4 - Mills / Levent
- (Q) Board approval of the First Amendment to the Memorandum of Understanding between Forsyth County, Georgia and The Gathering at South Forsyth, LLC as presented - County Manager
- (2) Board adoption of Proclamation declaring October 6, 2024 through October 12, 2024 as *4-H Week* in Forsyth County - John / Semanson
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of September 24, 2024 - County Clerk
- (4) Board approval to amend the September 19, 2024 Minutes. The motion related to AD240014 stated that the Board of Commissioners was approving said Alternative Design "with the conditions and rendering displayed"; there were no conditions approved as part of AD240014. This Agenda Approval authorizes the Clerk to manually affix an "***" next to the September 19, 2024 Agenda Entry associated with AD240014 to reflect that there were no "conditions" associated with said approval - County Attorney
- (5) Board approval to correct the September 24, 2024 Minutes and associated Agenda related to a County-Initiated rezoning. At the September 24, 2024 Work Session, the Board of Commissioners authorized a County-Initiated zoning condition amendment process related to ZA3290; however, the intended zoning for modification was not ZA3290, but instead ZA2599 for tax parcel 106-634. The Board of Commissioners hereby directs that the intended zoning to be modified was ZA2599. County staff are authorized to initiate a rezoning condition amendment for ZA2599 as directed at the September 24, 2024 Work Session. The County Clerk is authorized to place an "***" at Agenda Item (32) on the September 24, 2024 Work Session Minutes to cross-reference back to this correction - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3846 (Mosaic Homes, LLC) by Sun Hills LLC with a variance to: 1.) Reduce the zoning buffer along the northern and western boundaries from 25 ft. to 0 ft. (UDC Table 11.2(b)) - Parcels 102-003, 102-004, 102-002, and 102-001 - AZ240033 - District 3 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4034 (Surya Realty LLC) by Sun Hills LLC - Parcels 102-119, 102-075, 102-076, 102-062, and 102-005 - AZ240034 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the approval of a Sketch Plat for Adam Brock - Parcels 273-184, 273-182, 273-183, and 273-028 - SP240014 - District 4 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2532 (Peachtree Property Group) by Charles D. Myers - Parcel 130-213 - AZ240029 - District 5 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding amendments to the Unified Development Code related to Material Transitions at Inside Corners and Alternate Design within the Southeast Forsyth Design Standards - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on August 27, 2024)
- (6) Public Hearing and possible vote regarding amending the Hotel-Motel Excise Tax from 5% to 8% - County Attorney
(The first Public Hearing was held before the Board of Commissioners on September 5, 2024)

IX. Public Comments

X. Old Business

- (1) Board discussion and possible direction regarding the revised maps related to the proposed expansion of sewer lines for the Sewer Expansion Project funded by American Rescue Act Proceeds - Director, Department of Water and Sewer
(During the Regular Meeting / Public Hearings of September 19, 2024, the Board voted 3-2-0 (Commissioners John, Hill, and Semanson in favor; Commissioners Levent and Mills opposed) to postpone this Item to the Regular Meeting / Public Hearings of October 3, 2024.)

XI. New Business

- (1) Board consideration of the request by David and Rebekah Wassmer for a Public Hearing regarding an appeal of the Zoning Board of Appeals' (ZBA) decision to deny a variance on VA240030. The variance was denied on September 3, 2024 - AV240003 - District 4 - Director, Department of Planning and Community Development

- (2) Golden Highway LLC - ZA4174 - to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 19.423 acres for offices/warehouses/wholesale trade establishments in buildings totaling 125,200 sq. ft. with 143 parking spaces - Parcel 236-001 - District 4 - Director, Department of Planning and Community Development
(Postponed from the September 19, 2024 Agenda)
- (3) Board consideration and adoption of the 2023 annual update to the Impact Fee Program Capital Improvements Element (CIE) with approval of Resolution of Adoption - Impact Fee Administrator, Department of Finance
- (4) Board consideration of a change to the County's Purchasing Policy requiring that all bid / solicitation applications contain information identifying any public officials affiliated with corporate entities tendering such applications - Levent / Mills
(Postponed from the September 24, 2024 Agenda)
- (5) Board consideration and possible approval of the Target Participation Agreement regarding Opioid litigation - County Attorney
- (6) Board consideration of the 3rd amendment to the Project Framework Agreement between Forsyth County and Toll Bros., Inc. related to the Coal Mtn. Connector - County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment