

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, OCTOBER 17, 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 a Proclamation declaring October 19, 2024 through October 27, 2024 as *Family Promise Week* in Forsyth County - Mills / Levent
- (2) Board presentation of a Proclamation declaring October as *Breast Cancer Awareness Month* in Forsyth County - John / Hill

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of October 3, 2024
- (2) Work Session and Executive Session of October 8, 2024

VII. Consent Agenda

- (1) Board ratification of a Sewer Reservation Agreement for the City of Cumming Basin: Staton Holdings, LLC - 616 gpd - Director, Department of Water and Sewer
- (2) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): Forsyth Choice Properties, LLC - 10,530 gpd - Director, Department of Water and Sewer
- (3) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): MSM-Forsyth Commerce, LLC - 3,693 gpd - Director, Department of Water and Sewer
- (4) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): Quiktrip Corporation - 531 gpd - Director, Department of Water and Sewer
- (5) Board ratification of a Sewer Reservation Agreement for the Fowler Water

Reclamation Facility (WRF): Sujnana Religious and Charitable Foundation - 4,080 gpd - Director, Department of Water and Sewer

- (6) Board ratification of a Sewer Reservation Agreement for the Fowler Water Reclamation Facility (WRF): The Orchards of Coal Mountain, LP - 930 gpd - Director, Department of Water and Sewer
- (7) Board adoption of a Proclamation declaring October 19, 2024 through October 27, 2024 as *Family Promise Week* in Forsyth County - Mills / Levent
- (8) Board ratification of the following Items that were discussed and voted on at the Work Session held on October 8, 2024 (to the extent that a Board Member was not present to vote on the Items presented below at the October 8, 2024 Work Session, the absent Board Member has indicated having no objections to placement of the Items on the Consent Agenda - at the request of County staff as anticipated by Board Rule 1.07.01):
 - (A) Board approval of the First Amendment to Services Agreement between Tuition.io, Inc. and Forsyth County to extend Student Loan Benefit Services for County Employees through October 9, 2025 - Director, Department of Employment Services
 - (B) Board approval to award Bid 24-50-5211 to Signature Tennis Courts, Inc. in the amount of \$31,500.00 for the Midway Park Tennis to Pickleball Court Conversion for the Department of Parks and Recreation with approval of the associated Services Agreement - Director, Department of Parks and Recreation
 - (C) Board approval of a Sole Source Purchase from JWC Environmental in the amount of \$37,121.00 for a Channel Grinder Assembly for the Lower Big Creek Lift Station - Director, Department of Water and Sewer
 - (D) Board approval of Change Order #7 with Vertical Earth, Inc. (Contract 1202400013) in the amount of \$80,405.17 for additional Waterline Quantities on the Coal Mountain Connector associated with the approved 44-Series Waterline Plans - Transportation Project Manager, Department of Capital Projects
 - (E) Board approval of Task Order No. 13 with Freese and Nichols, Inc. (Contract 1202300003) in the amount of \$1,463,650.00 for Construction Phase Services for the Fowler Water Reclamation Facility Return Flow Phase 1 Project (Bid 24-46-1514) - Director, Department of Capital Projects
 - (F) Board approval to postpone the consideration and possible direction of a Board generated rezoning for ZA4091, SkyLand Homes, LLC, to the Work Session of April 8, 2025 - District 2 - Comprehensive Planning Manager, Department of Planning and Community Development
 - (G) Board authorization for staff to proceed with the Public Hearing process

regarding a County-Initiated request to rezone 10.95 acres from A1 and R3 to A1 - Parcel 239-023 - District 4 - Mills / Levent

- (H) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated request to rezone 45.968 acres from A1 and LR to A1 - Parcel 239-066 - District 4 - Mills / Levent
 - (I) Board authorization for staff to proceed with the Public Hearing process regarding a County-Initiated request to rezone 2.489 acres from A1 and LR to A1 - Parcel 239-313 - District 4 - Mills / Levent
 - (J) Board authorization for staff to proceed with the Public Hearing process regarding the proposed amendments related to Appeal of Zoning Board of Appeals' Decisions within the County's Unified Development Code - County Attorney
- (9) Board adoption of a Proclamation declaring October as *Breast Cancer Awareness Month* in Forsyth County - John / Hill

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the County-Initiated request to rezone from Lake Residential District (LR) to Agricultural District (A1) on 1.5 acres - Parcels 219-153, 219-107, and 219-109 - ZA4193 - District 4 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding an Alternate Design for Godley Group of Atlanta, LLC with the following variance to: 1.) Increase the lighting under canopies from 30 foot-candles to 40 foot-candles (UDC 21-6.5(M)(3)) - Parcels 107-006, 107-005, and 106-080 - AD240006 - District 5 - Director, Department of Planning and Community Development

IX. Public Comments

X. Old Business

XI. New Business

- (1) Beta Investments LLC - ZA4181 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 24.476 acres for 23 residential lots with a density of 0.94 units per acre with the following variance to: 1.) Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18) - Parcel 036-024 - District 3 - Director, Department of Planning and Community Development
- (2) Godley Group of Atlanta, LLC - ZA4160 - to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Commercial Business District (CBD) on 18.383 acres for a 155,000 sq. ft. indoor commercial recreational facility with 380 parking spaces with the following variance to: 1.) Reduce the stream buffer from 50

ft. to 0 ft. (UDC 18-11.2(A)); 2.) Reduce the impervious setback from 75 ft. to 0 ft. (UDC 18-11.2(B)); and, 3.) Reduce the minimum number of required parking spaces from 465 to 380 (UDC 21-6.5(D)(1)) - Parcels 106-080, 107-006, and 107-005 - District 5 - Director, Department of Planning and Community Development

- (3) SOUTHERN GENTRY HOMES, LLC - ZA4183 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 42.245 acres for 35 residential lots with a density of 0.83 units per acre - Parcels 109-005, 109-221, and 109-004 - District 5 - Director, Department of Planning and Community Development
- (4) Board consideration and authorization for Forsyth County, on behalf of the Department of Senior Services, to apply for the Thanks Mom and Dad Fund Senior Center Innovation and Modernization Grant in the amount of \$4,000.00 (\$2,000.00 for each Senior Center - Central Park and Sexton Hall) with no required match to fund Programming at Central Park and Sexton Hall Senior Centers - Interim Assistant Manager, Department of Senior Services

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment