

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, MARCH 6, 2025 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 20, 2025
- (2) Work Session and Executive Session of February 25, 2025

VII. Consent Agenda

- (1) Board authorization for the County Attorney's office to commence a nuisance abatement action regarding property at 8216 Knight Lane – County Attorney
- (2) Acceptance of Right of Way as County Maintained with a speed limit of 25 MPH on Birch Valley Road, Julep Court and all other property and property rights as shown on subdivision plat for Oakwood recorded in Plat Book 216, Pages 75-91, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
- (3) Board ratification of the following items that were discussed and voted on at the Work Session held on February 25, 2025 (as anticipated by Board Rule 1.07.01:
 - (A) 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
 - (B) Board approval of a revised Public Transportation Agency Safety Plan (PTASP) with authorization for the Chairman to execute documents in furtherance of same - Director, Department of Public Transportation
 - (C) Board approval of a Lighting Services Agreement with Georgia Power to add an LED Light at Coal Mountain Park to illuminate the playground area - Director, Department of Public Facilities

- (D) Board approval to award Quote 25-43-3401 to WestRock CP, LLC for acceptance of Recycled Material As Needed for calendar year 2025 for the Department of Solid Waste and Recycling with approval of the associated General Services Agreement – Manager of Environmental Programs, Department of Solid Waste and Recycling
- (E) Board approval of a Professional Services Agreement with Atlantic Coast Consulting, Inc. in the amount of \$87,023.50 for calendar year 2025 for Environmental Monitoring and Post Closure Services for the Closed Forsyth County Landfill – Environmental Scientist Manager, Department of Recycling and Solid Waste
- (F) Board approval to award Quote 25-05-5212 to Scoreboard Service, Inc. for Scoreboard Services and Repairs As Needed for the Department of Parks and Recreation with approval of the associated Services Agreement – Director, Department of Parks and Recreation
- (G) Board approval to award Quote 25-07-2210 to Proglass, LLC for Windshield Repair and Replacement As Needed for various County departments with approval of the associated Services Agreement - Service Manager, Department of Fleet Services
- (H) Board approval to award Quote 25-27-3180 to Grease Monkey International, LLC for Emissions Testing for Various Forsyth County Vehicles for the Department of Fleet Services with approval of the associated Services Agreement – Service Manager, Department of Fleet Services
- (I) Board authorization to accept the award of the Georgia Emergency Management and Homeland Security Agency Hazard Mitigation Grant Program (HMPG) with the Federal amount of \$454,058.32 and a required match of \$151,352.78 for the purchase and installation of three (3) fixed generators in the amount of \$605,411.10, with approval of a Budget Resolution and authorization for the Finance Director to sign programmatic and financial documents - Director, Emergency Management Agency
- (J) Board approval of Change Order No. 16 with G.P.'s Enterprises, Inc. to Contract No. 1202000014 in the amount of \$133,434.05 to install a driveway for Parcel #57 associated with right-of-way settlement for the Ronald Reagan Blvd. Extension (PEN12) - Director, Department of Capital Projects
- (K) Board approval of Change Order No. 29 with Vertical Earth, Inc. to Contract #1202000029 (SR 369 Widening - PEW29) in the amount of \$3,910.00 to install thermoplastic arrow striping at the entrance of Publix along SR 369 as required by GDOT plan redlines - Director, Department of Capital Projects
- (L) Board approval to award RFP 25-49-0610 to Arthur J. Gallagher Risk Management Services, LLC in the amount of \$48,000.00 for calendar year 2025 for Risk Management and Brokerage Services with approval of the associated Professional Services Agreement – Risk and Safety Manager, Department of Employment Services

- (M) Board approval of a Professional Services Agreement with NMH Consulting, LLC for change management services for the Workday Enterprise Resource Planning-Human Capital Management Implementation Project in the not to exceed amount of \$151,800.00 - Director, Department of Employment Services
- (N) Board appointment of DeAndra Jordan as the Civil Service Board Clerk for the remainder of 2025 - Director, Department of Employment Services
- (O) Board adoption of a revision to Civil Service Policy 5 - Appeals, to revise Section 8 (f) and Section 12 (5) to require both parties to an appeal to provide written notification of a settlement/withdrawal to the Hearing Officer and Clerk for distribution - Director, Department of Employment Services
- (P) Board approval of Task Order No. 2 with Brown and Caldwell under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300008) in the amount of \$101,073.00 for Design and Construction Services for the Molly View Point Waterline Upgrade Project - Director, Department of Water and Sewer
- (Q) Board approval to award Bid 25-19-3300 to Gulf Coast Underground, LLC for CIPP Lining of Sewer Pipes and Laterals As-Needed for the Department of Water and Sewer with approval of the associated Services Agreement – Deputy Director, Department of Water and Sewer
- (R) Board approval to award Bid 25-19-3300 to Southeast Pipe Survey, Inc. for CIPP Lining of Sewer Pipes and Laterals As-Needed for the Department of Water and Sewer with approval of the associated Services Agreement – Deputy Director, Department of Water and Sewer
- (S) Board approval of a right of entry for Wesley Hall to enter Forsyth County's 85.02 acre tract at John Burruss Road and/or Karr Road (referred to as the "Burruss" property) for the purpose of cutting and baling grass/hay – Deputy County Manager (Tarnacki) / County Attorney
- (T) Board authorization for staff to commence the Public Hearing process regarding amendments to the Unified Development Code related to Electronic Message Boards in the Atlanta Highway-McFarland Parkway-Mullinax Road Overlay - Levent / John
- (U) Board authorization for staff to commence the Public Hearing process regarding amendments to the Unified Development Code related to LR performance standards and oversized garages - Moore / John
- (V) Board authorization for Staff and Legal Counsel to assemble an Impact Fee Advisory Committee and return to the Board for ratification of same - County Attorney

- (W) Board appointment of Parish Patel to the Development Authority (term will run from March 5, 2025 to March 4, 2029) to replace the seat of Joseph Stein which is set to expire on March 4, 2025 - County Manager
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of February 25, 2025 - County Manager

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4118 (Mack Development Group, LLC) by Heavy Equipment Real Estate, LLC - Parcel 192-186 - AZ240037 - District 1 - Director, Department of Planning and Community Development
(Postponed from the December 19, 2024 Agenda.)
- (2) Public Hearing and possible vote regarding the approval of a Sketch Plat for Cherokee Growth, LLC with the following variance to: 1. Reduce the zoning setback along the western property boundary from 50 ft. to 10 ft. (UDC Table 12.2); 2. Reduce the zoning buffer along the western property boundary from 40 ft. to 10 ft. (UDC Table 12.2); 3. Increase the required number of parking spaces from 47 to 112 (UDC Table 17.1); 4. Reduce the landscape strip abutting Tribble Road from 10 ft. to 5 ft. (UDC Table 12.2); 5. Reduce the landscape strip abutting Canton Highway from 25 ft. to 5 ft. (UDC 21-11.5(H)(3)); 6. Reduce the required number of enhanced rows of plant material paralleling the rights-of-way from 4 to 2 (UDC 21-11.5(H)(5)); 7. Reduce the landscape strip between the front property line and any vehicular use area from 10 ft. to 5 ft. (UDC 17-5.7) - Parcel 031-116 - SP240021 - District 1 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding an Alternate Design for Cherokee Growth, LLC - Parcel 031-116 - AD240023 - District 1 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3327 (New Harmony, LLC) by Tellus Holdings LLC - Parcel 009-060 - AZ250002 - District 1 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the approval of a Sketch Plat for Tellus Holdings LLC - Parcel 009-060 - SP240023 - District 1 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the approval of a Sketch Plat for Rahull Chikyala with the following variance to: 1. Reduce the required number of parking spaces from 188 to 116 (UDC Table 17.1); 2. Reduce the landscape strip abutting Buford Highway from 35 ft. to 25 ft. (UDC 21-11.5(H)(3)); 3. Increase the maximum retaining wall height from 20 ft. to 40 ft. (UDC 12-13.17(B)); 4. Reduce the required number of off-street loading spaces from 5 to 3 (UDC 17-3.3) - Parcel 228-016 - SP240018 - District 2 - Director, Department of Planning and Community Development

- (7) Public Hearing and possible vote regarding the approval of a Sketch Plat for the Forsyth County Board of Commissioners with the following variance to: 1. Reduce the required number of off-street loading spaces from 5 to 1 (UDC 17-3.3); 2. Reduce the required number of parking spaces from 169 to 85 (UDC Table 17.1) - Parcel 064-032 - SP250001 - District 5 - Director, Department of Planning and Community Development
- (8) Public Hearing and possible vote regarding amendments to the Unified Development Code related to data centers and clerical edits - Planner II, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on January 28, 2025)
- (9) Public Hearing and possible vote regarding amendments to the Unified Development Code related to dumpsters and signage within the Coal Mountain Overlay - Planner II, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on January 28, 2025)
- (10) Public hearing regarding an amendment to the Forsyth County Impact Fee Ordinance, otherwise known as Forsyth County Ordinance 125 or Chapter 47 of the Forsyth County Code of Ordinances, that will (i) assess road impact fees for commercial, office, medical, industrial, warehouse, manufacturing, institutional, and private school/day care uses, (ii) authorize payment of such fees within 18 months of build permit issuance or receipt of a certificate of occupancy; (iii) to authorize certain penalties and remedies for non-payment of impact fees, and (iv) to repeal conflicting ordinances; and (v) for other purposes – Chief Financial Officer / County Attorney

IX. Public Comments

X. Old Business

- (1) Public Hearing and possible vote regarding the request for an alcohol license to sell malt beverages (beer) and wine by the package for Mike & Sam LLC located at 8585 Browns Bridge Rd - Named Licensee is Murtuza Sayani - AL04991 - District 4 - Director, Department of Building and Licensing
(Public Hearing was held February 20, 2025)

XI. New Business

- (1) Heavy Equipment Real Estate, LLC - CP240055 - to operate an open storage yard with 50 parking spaces and build a vehicle sales dealership in a 32,505 sq. ft. building with an overall site including a wholesale trade establishment and a minor automobile service establishment with 36 parking spaces and a 2,800 sq. ft. closed loop wash system on 9.94 acres zoned Restricted Industrial District (M1) with the following variance to: 1.) Reduce the required number of parking spaces from 109 to 36 (UDC Table 17.1); and, 2.) Reduce the required paved surface for the display of used vehicles from 1 acre to 0.2 acres (UDC 16-4.37(G)(1)) - Parcel 192-186 - District 1 - Director, Department of Planning and Community Development
(Postponed from the December 19, 2024 Agenda)
- (2) Grand Communities, LLC - ZA4198 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 19.469 acres for 26 residential lots with

a density of 1.34 units per acre - Parcel 097-056 - District 1 - Director, Department of Planning and Community Development
(Postponed from the February 20, 2025 Agenda)

- (3) SKC Development, LLC - ZA4208 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 38.717 acres for 42 residential lots with a density of 1.08 units per acre - Parcels 144-082, 144-092, 144-091, 144-090, 144-078 - District 1 - Director, Department of Planning and Community Development
(Postponed from the February 20, 2025 Agenda)
- (4) Carson Tidwell - CP240038 - to operate a convenience store with fuel dispensing units conducting around the clock business in an existing 4,957 sq. ft. building with a 1,148 sq. ft. addition with 30 parking spaces on 3.873 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the setback abutting Georgia Highway 400 adjacent to the existing structure only from 60 ft. to 37 ft. (UDC 10-1.10(B)(1)); 2. Reduce the landscape strip abutting Georgia Highway 400 adjacent to the existing asphalt only from 25 ft. to 11 ft. (UDC 10-1.10(B)(2)); 3. Reduce the required number of parking spaces from 36 to 30 (UDC Table 17.1); 4. Reduce the landscape strip abutting Jot Em Down Road adjacent to the existing asphalt only from 10 ft. to 7 ft. (UDC Table 12.2); 5. Reduce the landscape strip between Jot Em Down Road and any vehicular use area adjacent to the existing asphalt only from 10 ft. to 7 ft. (UDC 17-5.7); 6. Reduce the setback abutting Jot Em Down Road adjacent to the existing underground fuel tank area and existing structure only from 40 ft. to 28 ft. (UDC Table 12.2) - Parcel 249-039 - District 4 - Director, Department of Planning and Community Development
(Postponed from the February 20, 2025 Agenda)
- (5) Jaime Barrios - CP240065 - to operate a 2,415 sq. ft. minor automobile service establishment in an existing building with 5 parking spaces on 0.305 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the rear setback adjacent to the existing structure only from 25 ft. to 16 ft. (UDC Table 12.2); 2. Reduce the landscape strip along the eastern property boundary adjacent to the existing asphalt only from 10 ft. to 0 ft. (UDC 12-10.15); 3. Reduce the landscape strip abutting Keith Bridge Road adjacent to the existing asphalt only from 20 ft. to 0 ft. (UDC 21-12.5(B)(2)); 4. Reduce the landscape strip between Keith Bridge Road and any vehicular use area adjacent to the existing asphalt only from 10 ft. to 0 ft. (UDC 17-5.7); 5. Reduce the common area from 5% to 2% (UDC 21-12.8(A)(12)); 6. Reduce the landscape strip along the southern property boundary from 10 ft. to 0 ft. as shown on the site plan (UDC 12-10.15) - Parcel 239-025 - District 4 - Director, Department of Planning and Community Development
(Postponed from the February 20, 2025 Agenda)
- (6) Board adoption of an enforcement moratorium on the Forsyth County Ordinance pertaining to Brokers in Precious Metals and Gems (Ord. 122) as applied to fine jewelry businesses accepting gold/precious stones as credit/ value toward purchases at their retail locations. This enforcement moratorium is not a moratorium on the entirety of Forsyth County Ordinance 122, and is enacted on a limited basis to the above type of business(es) while the County updates Ordinance 122 - County Attorney
- (7) Board discussion and possible direction regarding a County-Initiated Conditional Use Permit for a Pawn Shop – 580 Peachtree Pkwy - Suite 103-105 - Parcel 108-562 - District 5 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment