

**AGENDA**  
**FORSYTH COUNTY BOARD OF COMMISSIONERS**  
**THURSDAY, JUNE 5, 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 May 15, 2025
- (2) Special Called Meeting / Public Hearing of May 20, 2025
- (3) Work Session of May 20, 2025

**VII. Consent Agenda**

- (1) Board clarification of action previously taken. Rule 3.02.01. At the Board's April 17, 2025 meeting, the Board of Commissioners approved ZA4208, with conditions. During the meeting, a December 19, 2024 site plan was displayed on the screen instead of the correct site plan dated March 17, 2025. By approval of this matter on the consent agenda, the approval of ZA4208 is hereby clarified such that the site plan traveling with ZA4208 is the March 17, 2025 site plan. This approval hereby authorizes the County Clerk to manually place an "\*\*\*" on the April 17, 2025 minutes at ZA4208 to cross reference against this action such as will inform of the correction action - County Attorney
- (2) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Bridlefield Pass, Trotting Trail, Bronco Court and all other property and property rights as shown on subdivision Plat for Bridlefield Phase 1A, recorded in Plat Book 219, Pages 224-242, Forsyth County, Georgia Records - District 3 - Director, Department of Engineering
- (3) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Haven Way and all other property and property rights as shown on the Subdivision Plat for Haven Abbey recorded in Plat Book 219, Pages 140-172, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering

- (4) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Hudson Point Lane and all other property and property rights as shown on Subdivision Plat for Southbrooke Phase 3, recorded in Plat Book 219, Pages 79-98, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
- (5) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Stewart Road, Colliers Lane and all other property and property rights as shown on Subdivision Plat for Cross Creek Downs, recorded in Plat Book 218, Pages 29-41, Forsyth County, Georgia Records - District 5 - Director Department of Engineering
- (6) Board Ratification of the following items that were discussed and voted on at the Work Session held on May 20, 2025 (as anticipated by Board Rule 1.07.01):
  - (A) Board approval to apply for the Georgia Pet Foundation Fix Georgia Pets grant in the amount of \$10,000.00 with no required match for trap-neuter-return procedures at the Pet Resource Center – Director of Business Operations, Sheriff's Office
  - (B) Board approval to award Quote 25-45-3401 to Universal Environmental Services LLC in the not to exceed amount of \$10,000.00 for calendar years 2025, 2026, and 2027 for Removal and Recycling of Used Motor Oil, Oil Filters, and Antifreeze for the Department of Solid Waste and Recycling – Manager of Environmental Programs, Department of Solid Waste and Recycling
  - (C) Board approval for modifications to Senior Services Facilities Rental Agreements - Accountant 1, Department of Senior Services
  - (D) Board approval 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
  - (E) Board approval to apply for the U.S. Department of Transportation (USDOT) FY25 Safe Streets and Roads for All (SS4A) grant in the amount of \$4,854,400.00 with a required match of \$1,213,600.00 and a total project cost of \$6,068,000.00 with approval of a resolution regarding the application and local funding match commitment and authorization for the Grant Manager to submit the application – Grant Manager, Department of Finance
  - (F) Board approval of the first amendment to the agreement between Forsyth County and Triple Crown Sports, Inc. to add the Forsyth County Chamber as an additional party and to expand the scope to include other Triple Crown Sports events - Director, Department of Parks and Recreation
  - (G) Board approval to award Quote 25-61-5211 to Perry Weather, Inc. in the amount of \$18,000.00 for a Weather Notification System for the Department of Parks and Recreation with approval of the associated Addendum #1 to Perry Weather Terms & Conditions - Deputy Director, Department of Parks

and Recreation

- (H) Board approval of the Access Forsyth Fare Increases and Major Service Reductions Public Comment Policy - Director, Department of Public Transportation
- (I) Board approval of Invoice INV-014382 to the Georgia Department of Transportation in the amount of \$461,251.60 for Water and Sewer Infrastructure Relocations due to GDOT Project PI 0015591 State Route 9 at Bannister Road Roundabout - Director, Department of Water and Sewer
- (J) Board approval of Task Order No. 3 with Black & Veatch Corporation under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300004) in the amount of \$526,428.00 for design services of the Keith Bridge Road and Browns Bridge Road 36-inch Water Transmission Main - Director, Department of Water and Sewer
- (K) Board approval of Task Order HS-14 with Hazen and Sawyer under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300002) in the amount of \$105,939.00 for preliminary design services of the Middle Big Creek Lift Station - Director, Department of Water and Sewer
- (L) Board approval of Task Order 001 with Gulf Coast Underground, LLC under the CIPP Lining of Sewer Pipes and Laterals As-Needed Agreement (Contract No. 25-19-3300) in the amount of \$104,229.72 for Sewer Rehabilitation - Deputy Director, Department of Water and Sewer
- (M) Board approval of Task Order 002 with Metals and Materials Engineers, LLC under the Manhole and Lift Station Wet Well Rehabilitation As-Needed Agreement (Contract No. 25-36-3300) in the amount of \$156,519.22 for the rehabilitation of sewer manholes - Deputy Director, Department of Water and Sewer
- (N) Board approval of a sole source purchase with Opex Corporation for a Falcon+ Red scanner in the amount of \$118,962.00 for the Department of Water and Sewer - Deputy Director, Department of Water and Sewer
- (O) Board approval to modify action previously adopted - Rule 3.02.01 - related to a Telecommunications Tower. On March 2, 2023, the Board of Commissioner authorized a county-initiated conditional use permit on parcel 203-111 (County-owned property comprising Windermere Park) for a telecommunications tower. Following that action, the location of the parcel for the proposed telecommunications tower was required to be changed.  
This agenda item will change the county-initiated rezoning action to a different parcel (177-336) [physical address – 1222 Swallowtail Dr. Suwanee GA, owned by Forsyth County and/or the Forsyth County Water and Sewerage Authority], and will change the underlying zoning action to rezoning the proposed tower property from PUD, CRI and O&I to NS with a

CUP for a telecommunication tower. – Deputy County Manager/County Attorney

- (P) Board approval of a Resolution to initiate the abandonment of a portion of Grant's Path (public right-of-way) as requested by abutting property owners - County Attorney

## **VIII. Public Hearings**

- (1) Public hearing and possible vote regarding amendments to the Comprehensive Plan related to appropriate zoning districts within the North GA 400 Character Area - Planning Manager, Department of Planning and Community Development  
**(The first Public Hearing was held before the Planning Commission on April 22, 2025)**
- (2) Public Hearing and possible vote regarding the County-Initiated request to rezone from Office and Institutional District (O&I) to Single Family Residential District (RES2) on 5.125 acres - Parcels 152-073 and 152-082 - ZA4233 - District 2 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the request for a variance to: 1. Reduce the minimum lot size by 0.063 acres for an A1 lot to be 0.937 acres rather than the required 1 acre (UDC 15.2); 2. Reduce the front setback by 8 feet to allow the setback to be 42 feet rather than the required 50 feet (UDC 15.2) – Parcel 180-015 – VA250019 – District 2 – Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on CP240015 (Furkids, Inc.) by Furkids, Inc. with a variance to: 1. Reduce the zoning buffer along the western property boundary from 40 ft. to 15 ft. as shown on the site plan (UDC Table 12.2) - Parcel 063-593 and 063-067 - AZ250014 - District 3 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the approval of a Sketch Plat for Cross Church, Inc. with the following variance to: 1. Reduce the landscape strip along the southern property boundary adjacent to the existing stormwater pond only from 10 ft. to 4 ft. (UDC 12-10.15) - Parcel 135-082 - SP250002 - District 5 - Director, Department of Planning and Community Development

## **IX. Public Comments**

## **X. Old Business**

- (1) Board consideration 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

**(A Public Hearing was held before the Board of Commissioners on April 17, 2025; the Board voted unanimously to postpone, for decision only, to the May 1, 2025 Agenda. Postponed from the March 6, 2025, April 17, 2025 and May 1, 2025 Agendas)**

- (2) Toll Brothers, Inc. - ZA4176 - to rezone from Agricultural District (A1) and Mining Operations District (MINE) to Single Family Residential District (RES2) on 224.681 acres for 242 residential lots with a density of 1.08 units per acre with the following variance to: 1. Increase the length of straight street segments from 600 ft. to 1,000 ft. (UDC 11-9.7(D)(6)(c)) - Parcels 181-006, 181-005, 161-001, 181-007, 181-004 - District 2 - Director, Department of Planning and Community Development  
**(Postponed from the May 15, 2025 Agenda)**

#### **XI. New Business**

- (1) Skyland Investment Group LLC - ZA4195 - to rezone from Single Family Residential Restricted District (R2R) to Office and Institutional District (O&I) on 2.4638 acres for offices in buildings totaling 15,100 sq. ft. with 51 parking spaces - Parcels 152-091, 152-090, 152-092, 152-089 - District 2 - Director, Department of Planning and Community Development  
**(Postponed from the May 15, 2025 Agenda)**
- (2) Skyland Investment Group LLC - ZA4196 - to rezone from Single Family Residential Restricted District (R2R) to Office and Institutional District (O&I) on 4.7816 acres for offices in buildings totaling 30,700 sq. ft. with 104 parking spaces - Parcels 152-088, 152-087, 152-086, 152-085 - District 2 - Director, Department of Planning and Community Development  
**(Postponed from the May 15, 2025 Agenda)**

#### **XII. Recess Regular Meeting**

#### **XIII. Executive Session (if needed)**

#### **XIV. Adjournment**