

**AGENDA**  
**FORSYTH COUNTY BOARD OF COMMISSIONERS**  
**THURSDAY, JUNE 19, 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**

- (1) Board presentation of a Resolution recognizing Eagle Scout Eli Murphy - John / Semanson

**V. Public Comments**

**VI. Adoption of Minutes**

- (1) Regular Meeting / Public Hearings of June 5, 2025
- (2) Work Session of June 10, 2025
- (3) Special Called Meeting of June 11, 2025

**VII. Consent Agenda**

- (1) Board adoption of a Resolution recognizing Eagle Scout Eli Murphy - John / Semanson
- (2) Board Ratification of the following items that were discussed and voted on at the Work Session held on June 10, 2025 (as anticipated by Board Rule 1.07.01):
  - (A) Board approval of a Service Agreement and License to Enter Property for ECHUCK Farms, Inc. to enter Forsyth County's +/-10-acre tract at Old Federal Road, Parcel Number: 025-003, for the purpose of cutting and bailing grass/hay for the Department of Parks and Recreation - Director, Department of Parks and Recreation
  - (B) Board approval of Amendment 4 to the Annual Service Agreement with ACS Landscape Management, Inc. to provide mowing services on Highway 141 from Highway 20 to Highway 400 and Highway 400 to McGinnis Ferry Road for the Roads and Bridges Division of the Department of Engineering in the amount of \$150,500.00 with authorization for the County Manager to execute documents in furtherance of same - Director, Department of Engineering

- (C) Board approval of a Sole Source purchase from Aqua-Aerobic Systems, Inc. in the amount of \$45,427.00 for the replacement of a failed control system for the Cloth Media Filters at the Dick Creek Water Reclamation Facility - Deputy Director, Department of Water and Sewer
- (D) Board approval of three service agreements with the University of North Georgia, Forsyth County Schools, United Way of Forsyth County for the Georgia Opioid Crisis Abatement Trust (GOCAT) - Grants Manager, Department of Finance
- (E) Board authorization to allow the Forsyth County Grants Manager to submit the application and programmatic documents to the Georgia Tree Council, Inc. Georgia ReLeaf program and apply for an amount not to exceed \$15,000.00 for a total project cost of \$30,000.00 with a required match of 50% to fund a tree giveaway event for Forsyth County residents – Environmental Education Manager, Department of Solid Waste and Recycling
- (F) Board approval of Change Order #4 with CPL Architects, Engineers and Landscape Architect, D.P.C. (P.C.) in the amount of \$15,000.00 for additional design services for the Sawnee Mountain Preserve Phase 4, Barker Overlook Project - Director, Department of Public Facilities
- (G) Board approval to proceed with the renewal of the ACCG-IRMA Property & Liability Insurance Program for the period of July 1, 2025–June 30, 2026, and to allow staff to proceed with implementing a strategy to move towards a self-insured program in the future- Director, Department of Employment Services
- (H) Board approval of the Pregnant Workers Fairness (PWFA) Policy to be included in the Forsyth County Employee Handbook as a new section under Policy 9 Attendance and Leave - Director, Department of Employment Services
- (I) Board approval of Change Order #31 with Vertical Earth, Inc. (Contract # 1202000029) in the amount of \$52,493.60 regarding the installation of a Storm Drain and Drop Inlet associated with the SR 369 Road Widening Project - Transportation Project Manager, Capital Projects
- (J) Board approval of a Right of Way Easement with Sawnee Electric Membership Corporation, located within Parcel Identification Number 216 015 - Vertical Capital Projects Manager, Department of Capital Projects
- (K) Board approval of a Right of Way Easement with Sawnee Electric Membership Corporation, located within Parcel Identification Number 216 016 - Vertical Capital Projects Manager, Department of Capital Projects
- (L) Board approval of Task Order #04 to the As Needed Services Agreement

(1202300024) with Comprehensive Program Services, Inc. in the amount of \$210,000.00 for Program Management Services for the Sheriff's Office Headquarters Renovation - Vertical Capital Projects Manager, Department of Capital Projects

- (M) Board approval of Task Order #05 to the As Needed Services Agreement (1202300024) with Comprehensive Program Services, Inc. in the amount of \$759,840.00 for Program Management Services for the Fire Department Training Center project - Vertical Capital Projects Manager, Department of Capital Projects
- (N) Board approval of Change Order #003 to the Commissioning Authority Services agreement (PO 20213088) with Total Systems Commissioning, Inc. in the amount of \$24,200.00 for Electronic Leak Detection of the new County Administration Building roof system - Vertical Capital Projects Manager, Department of Capital Projects
- (O) Board approval of the Utility Relocation Agreement between Sawnee EMC and Forsyth County in the amount of \$269,398.18 for the McGinnis Ferry Widening Project Phase 1 (PEW06) - Utility Coordinator Manager, Department of Capital Projects
- (P) Board approval of Change Order #001 to Contract 23-051-1514 with MAPP LLC. in the amount of \$702,549.87 for the Bennett Park Redevelopment project - Project Manager, Department of Capital Projects
- (Q) Board authorization to commence the Public Hearing process regarding a County-Initiated request to rezone 7.81 acres from LR to A1 – Parcels 296-027 and 296-014 – District 4 – Moore / Hill
- (R) Board authorization to commence the Public Hearing process regarding a County-Initiated request to rezone 16.02 acres from LR to A1 – Parcels 296-026 and 296-114 – District 4 – Moore / Hill
- (S) Board authorization to commence the Public Hearing process regarding a County-Initiated request to rezone 2 acres from LR to A1 – Parcel 296-025 – District 4 – Moore / Hill
- (T) Board authorization to commence the Public Hearing process regarding amendments to the Forsyth County Ethics Ordinance to amend provisions related to the filing of complaints and related procedures - County Attorney

## **VIII. Public Hearings**

- (1) Public Hearing and possible adoption of a Resolution Authorizing Enactment and/or Extension of a Moratorium prohibiting the County from accepting applications for sketch plats or land disturbance permits, for a period of one-hundred eighty (180) days, for residentially zoned properties that were rezoned prior to April 15, 2017 - County Attorney

- (2) Public Hearing and possible vote regarding the request for an alcohol license to sell malt beverages (beer), wine, and distilled spirits by the package for 3 Grains LLC dba Johns Creek Beverage located at 7762 McGinnis Ferry Rd - Named Licensee is Sreenivasarao Gadiparthi - AL2505402 - District 2 - Director, Department of Building and Licensing
- (3) Public Hearing and possible vote regarding the request for an alcohol license to sell malt beverages (beer), wine, and distilled spirits by the package for Old Munk, LLC dba Proof Liquor located at 1545 McFarland Parkway, Suite 102 - Named Licensee is Peda Veeraiah Gorantla - AL2505408 - District 5 - Director, Department of Building and Licensing
- (4) Public Hearing and possible vote regarding the request for a pawnbroker and pawnshop license for Sanjeevani Group LLC dba Tanishq located at 580 Peachtree Parkway Suite 103-105 - Named Licensee is Nisha Agarwal - PW2505430 - District 5 - Director, Department of Building and Licensing
- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3594 (Hodges, Harbin, Newberry & Tribble, Inc.) by Eagle Point Landfill, LLC - Parcel 001-004 - AZ250015 - District 1 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the County-Initiated request to rezone from Planned Unit Development District/Single Family Community Residential District (PUD/CR1) and Office and Institutional District (O&I) to Neighborhood Shopping District (NS) with a Conditional Use Permit (CUP) to erect a telecommunication tower - Parcel 177-336 - ZA4215 - District 2 - Director, Department of Planning and Community Development
- (7) 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  
**(Postponed from the June 5, 2025 Agenda)**
- (8) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4087 (Barese LLC) by Barese LLC - Parcel 128-063 - AZ250012 - District 5 - Director, Department of Planning and Community Development
- (9) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on CP200014 (QuikTrip Corporation) by QuikTrip Corporation with a variance to: 1. Reduce the front setback abutting McGinnis Ferry Road from 50 ft. to 20 ft. (UDC Table 14.2); 2. Reduce the landscape strips abutting McGinnis Ferry Road and Windward Concourse from 25 ft. to 0 ft. as shown on the site plan (UDC Table 14.2); 3. Reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. as shown on the site plan (UDC 10-1.10(A)(1)) - Parcels 022-009, 022-008 and 022-001 - AZ250001 - District 5 - Director, Department of Planning and Community Development  
**(Postponed from the April 17, 2025 and May 15, 2025 Agendas)**

- (10) Public Hearing and possible vote regarding the proposed amendment to the Forsyth County Noise Ordinance, otherwise known as Forsyth County Ordinance 80-A or Chapter 34, Article IV of the Forsyth County Code of Ordinances, to prohibit the use of compression brakes, engine brakes, or jake brakes in Forsyth County, to include provisions authorizing the placement of signage along County and State routes providing notice of this prohibition, enforcement, and other miscellaneous provisions - County Attorney  
(This is the second of two required Public Hearings. The first Public Hearing was held on May 1, 2025)

**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, May 1, 2025 and June 5, 2025 Agendas)

**XI. New Business**

- (1) Wendell Smith - CP240037 - to operate a 2,528 sq. ft. minor automobile service establishment in an existing building with 13 parking spaces on 2.0 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the landscape strip abutting Bethelview Road from 25 ft. to 0 ft. (UDC 21-8.5(D)(3)); 2. Reduce the landscape strip between the front property line and any vehicular use area from 10 ft. to 0 ft. (UDC 17-5.7); 3. Reduce the landscape strip along all side lot or lease lines from 10 ft. to 0 ft. (UDC 12-10.15) - Parcel 077-393 - District 1 - Director, Department of Planning and Community Development  
(Postponed from the May 15, 2025 Agenda)
- (2) Coal Mountain Spot, LLC - ZA4223 - to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 1.728 acres for a 2,400 sq. ft. office in an existing building with 8 parking spaces with an overall site including an existing 1,492 sq. ft. attached accessory structure and an existing 980 sq. ft. detached accessory structure with the following variance to: 1. Reduce the landscape strip abutting Spot Road from 20 ft. to 0 ft. (UDC 21-12.5(B)(2)); 2. Reduce the zoning buffer along the eastern property boundary adjacent to the existing structures, asphalt, parking and gravel only from 40 ft. to 0 ft. (UDC Table 12.2); 3. Reduce the zoning setback along the eastern property boundary adjacent to the existing structures only from 50 ft. to 0 ft. (UDC Table 12.2); 4. Reduce the zoning setback along the western property boundary adjacent to the existing structure only from 50 ft. to 47 ft. (UDC Table 12.2); 5. Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18); 6. Reduce the landscape strip along the eastern property boundary adjacent to the existing structure, asphalt, and gravel only from 10 ft. to 0 ft. (UDC

12-10.15) - Parcel 191-079 - District 1 - Director, Department of Planning and Community Development

- (3) Ron Surani - ZA4219 - to rezone from Highway Business District (HB) and Agricultural District (A1) to Highway Business District (HB) on 2.497 acres with a Conditional Use Permit (CUP) to build a 5,040 sq. ft. convenience store with fuel dispensing units with 23 parking spaces 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); 2. Reduce the distance from the access drives to the side property lines abutting Heardsville Road from 40 ft. to 35 ft. (UDC 12-10.5) - Parcel 009-049 - District 1 - Director, Department of Planning and Community Development
- (4) Eagle Point Landfill, LLC - CP250007 - to expand a landfill on 1.586 acres zoned Mining Operations District (MINE) with the following variance to: 1. Increase the maximum building height for flares only from 30 ft. to 50 ft. (UDC Table 14.2) - Parcel 001-004 - District 1 - Director, Department of Planning and Community Development
- (5) 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 and June 5, 2025 Agendas)**
- (6) 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 and June 5, 2025 Agendas)**
- (7) New Heights Academy, Inc. - CP250009 - to operate a 4,830 sq. ft. private school in an existing building with 28 parking spaces on 5.90 acres zoned Commercial Business District (CBD) - Parcel 019-154 - District 3 - Director, Department of Planning and Community Development
- (8) G8Partners LLC - ZA4171 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 20.94 acres for 22 residential lots with a density of 1.05 units per acre with the following variance to: 1. Reduce the exterior buffer along the southwestern property boundary adjacent to tax map/parcel number 080-303 only from 25 ft. to 0 ft. (UDC Table 11.2(b)) - Parcels 080-528, 080-018 - District 3 - Director, Department of Planning and Community Development
- (9) Robert Stawicki - CP250010 - to build a 3,500 sq. ft. kennel/animal hospital/veterinary clinic with 24 parking spaces with an overall site including existing detached accessory structures totaling 500 sq. ft. on 2.944 acres zoned Agricultural District (A1) with the following variance to: 1. Reduce the buffer along the western property boundary from 25 ft. to 0 ft. (UDC Table 15.2); 2. Reduce the rear buffer adjacent to the existing structures, gravel driveway, utilities and access

easement only from 25 ft. to 0 ft. (UDC Table 15.2); 3. Reduce the rear setback adjacent to the existing structures only from 25 ft. to 0 ft. (UDC Table 15.2) - Parcel 215-019 - District 4 - Director, Department of Planning and Community Development

- (10) Board consideration of "Claim, Request and Demand for [Tax] Refund" requested by Edward McCrimmon concerning ad valorem (property) taxes with regard to property located at 3930 Mathis Airport Road, Parcel Identification Number 137 020 for Tax Year 2020, in the amount of \$30.00 plus future interest at the rate of 11.5% per annum - County Attorney  
(Postponed from the March 20, 2025 and May 15, 2025 Agendas)
- (11) Board consideration of "Claim, Request and Demand for [Tax] Refund" requested by Edward McCrimmon concerning ad valorem (property) taxes with regard to property located at 5775 Truman Mountain Road, Parcel Identification Number 322 012 for Tax Year 2023, in the amount of \$159.01 plus interest of \$13.68, plus future interest at the rate of 11.5% per annum - County Attorney  
(Postponed from the March 20, 2025 and May 15, 2025 Agendas)
- (12) Board consideration of "Claim, Request and Demand for [Tax] Refund" requested by Edward McCrimmon concerning ad valorem (property) taxes with regard to property located at 5775 Truman Mountain Road, Parcel Identification Number 322 012 for Tax Year 2024, in the amount of \$1,585.66 plus interest of \$15.20, plus future interest at the rate of 11.5% per annum - County Attorney  
(Postponed from the March 20, 2025 and May 15, 2025 Agendas)

**XII. Recess Regular Meeting**

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

**XIV. Adjournment**