

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, SEPTEMBER 18, 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 Proclamation declaring September 2025 as *Ovarian Cancer Awareness Month* in Forsyth County- Moore / Hill
- (2) Board presentation of a Proclamation declaring September 15, 2025–October 15, 2025 as *Hispanic Heritage Month* in Forsyth County - John / Moore

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of September 4, 2025
- (2) Work Session and Executive Session of September 9, 2025

VII. Consent Agenda

- (1) Board adoption of a Proclamation declaring September 2025 as *Ovarian Cancer Awareness Month* in Forsyth County - Moore / Hill
- (2) Board adoption of a Proclamation declaring September 15, 2025 through October 15, 2025 as *Hispanic Heritage Month* in Forsyth County - John / Moore
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of September 9, 2025 - County Clerk
- (4) Board acceptance of Right of Way as County—maintained with a speed limit of 25MPH on Magnolia Crest Lane, Willow Walk Lane and all other property and property rights as shown on the Subdivision Plat for Meadow Brook Farms, recorded in Plat Book 220, Pages 256-277, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering
- (5) Board Ratification of the following items that were discussed and voted on at the

Work Session held on September 9, 2025 (as anticipated by Board Rule 1.07.01):

- (A) Board approval of a Budget Resolution for the replacement of total loss vehicles for the Sheriff's Office (Units #134, #147 and #207) and Solid Waste and Recycling (Unit #3411) - Director, Department of Finance
- (B) Board approval of the Memorandum of Understanding between Forsyth County, Georgia and AVITA Community Partners in the amount of \$15,000.00 with approval of a Budget Resolution - Chief Financial Officer, Department of Finance
- (C) Board approval of Quote #046364 in the amount of \$188,755.37 for switches for Courthouse and Jail with approval of a Budget Resolution - Director, Department of Infrastructure & Technology
- (D) Board approval of a sole source purchase with Natural Enclosures Fence Co. in the amount of \$47,950.00 for SR 369 Widening Ornamental Fence Panel Replacement – Director, Department of Capital Projects
- (E) Board approval of Change Order #33 with Vertical Earth, Inc. (Contract # 1202000029) in the amount of \$19,934.40 for signal work related to the signal at SR369 and Holtzclaw Road, associated with the SR 369 Road Widening Project - Director, Department of Capital Projects
- (F) Board authorization for Forsyth County on behalf of the Parks and Recreation Department to accept a donation from Northside Hospital Sports Medicine in the amount of \$15,000.00 for renovations with approval of a Budget Resolution - Director, Department of Parks and Recreation
- (G) Board approval of a Task Order with NOVA Engineering and Environmental, LLC in the amount of \$67,015.00 for Construction Materials Testing and Special Inspection Services for the Shakerag Water Reclamation Facility Phase II Expansion project – Director, Department of Water and Sewer
- (H) Board approval to award RFP 26-01-3340 to Inframark, LLC in the amount of \$41,126,277.00 for Operations and Maintenance of Water Treatment Plant and Wastewater Treatment Plants for calendar years 2026 - 2030 with approval of the associated General Services Agreement – Director, Department of Water and Sewer
- (I) Board approval of Amendment No. 1 to Task Order 25-03 with Precision Planning, Inc. under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202200045) in the amount of \$144,469.00 for Design and Construction Services for the North Water Distribution System Improvements Project - Director, Department of Water and Sewer
- (J) Board approval of Change Order No. 002 for IDQ-024 Ozone Pipe Replacement with Lanier Contracting Company under the Indefinite Quantity

Mechanical Contractor Contract (Contract No. 1202500002) in the amount of \$38,550.37 for the repair of leaking ozone sample lines at the Antioch WTP - Deputy Director, Department of Water and Sewer

- (K) Board approval of a sole source purchase from Ovivo USA, LLC in the amount of \$42,614.80 for the purchase and replacement of fine screen panels at the Fowler Water Reclamation Facility - Deputy Director, Department of Water and Sewer
- (L) Board adoption of a Resolution by the Forsyth County Board of Commissioners Authorizing an Exemption to the Sketch Plat Requirement - District 3 - Premier Automation - Levent / Semanson
- (M) Board authorization for staff to commence the Public Hearing process regarding County-Initiated Variances to 1. Increase the allowed parking spaces from 14 to 23 spaces (UDC Table 17.1); 2. Reduce the required pedestrian landscape zone from 8 ft. to 0 ft. (UDC Table 12.3); 3. Reduce the required percentage of primary building materials from 75% to 50% per vertical wall plane. (UDC 21-8.6(A)(1)); 4. Increase the allowed percentage of accent wall materials from 25% to 50% per vertical wall plane. (UDC 21-8.6(A)(2)) - Parcel 139-098 - District 2 - John / Semanson
- (N) Board authorization for staff to commence the Public Hearing process regarding a County-Initiated Variance on SP250007 (Euphoric Development LLC) to reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. (UDC 10-1.10(A)(1)) – Parcel 131-064 – District 5 – Semanson / John
- (O) Board approval of a Memorandum of Lease Agreement between Forsyth County, Georgia and Municipal Communications III, LLC. Property is located at 1222 Swallowtail Drive, Suwanee, GA 30024; Parcel 177 336 - Assistant County Manager (Tarnacki)
- (P) Board authorization for staff to commence the Public Hearing process regarding a proposed Crypto ATM Ordinance - John / Hill
- (Q) Board approval of a Retirement Policy to be included in the Forsyth County Employee Handbook - Director, Department of Employment Services
(Postponed from the August 26, 2025 Work Session)
- (R) 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, 2026 - Director, Department of Employment Services
- (S) Board approval of revisions to Policy 5 - Recruitment of the Employee Handbook to align with the recently Board-approved updates to the Drug & Alcohol policy, the DOT Drug and Alcohol policy, and procedural changes - Director, Department of Employment Services

- (T) Board approval of Civil Service Handbook Revision to Policy 5 to clarify "Working Days" vs. "Business Days" in Appeal Timelines - Director, Department of Employment Services
- (U) Board authorization of a Resolution authorizing mass rezoning of parcels zoned R2R to Res2, R1R to Res1, and R1 to Res1 - County Attorney
R2R - 023 002, 027 071(Part of), 119 032, 123 226 (Part of), 149 003 , 151 211, 151 217, 078 545, 101 007, 101 054, 038 045, 105 009, 105 008, 020 021, 202 006, 300 024, 265 042, 304 061 (Part of), 324 034, 319 021 (Part of), 295 041 (Part of), 269 065, 269 064, 269 060, 307 058, 284 081, 297 016, 272 041, 274 006, 272 036, 258 094, 244 147, 244 091, 243 076, 243 112, 243 113, 221 501, 242 036, 42 022, 220 449, 240 002, 240 258
R1R - 164 087, 185 047, 164 061, 164 059, 211 025, 212 025, 211 024, 212 027, 212 028, 212 013, 212 024, 212 030, 213 023, 151 198, 151 204, 125 093, 008 141, 126 035, 126 034, 101 012, 126 040, 126 044, 126 231, 034 014, 035 001, 035 003, 035 020, 040 077, 174 021, 319 128, 295 022, 295 031, 295 027, 295 004, 294 064, 294 057, 295 072
R1 - 028 057, 170 046, 192 103, 192 101, 193 014 (Split between R1R and R1), C31 001, C32 001, C22 058, 151 128, 151 231, 151 129, 125 025, 100 123, 099 106, 099 041, 099 045, 076 042, 054 001, 017 037, 083 041 (Part of), 106 079, 131 070, 152 026, 173 264, 112 012, 202 026 (Part of), 229 002
(Postponed from the September 4, 2025 Regular Meeting / Public Hearings Agenda)

VIII. Public Hearings

- (1) Public Hearing regarding a proposed amendment to the Forsyth County Pawn Shop and Pawnbroker Ordinance, otherwise known as Forsyth County Ordinance 96 or Chapter 22, Article III of the Forsyth County Code of Ordinances. This proposed amendment will modify the definition of "pawnbroker" - County Attorney
(This is the second of two required Public Hearings; the first Public Hearing was held on August 21, 2025)

IX. Public Comments

X. Old Business

XI. New Business

- (1) Iconic Performance and Design LLC - CP240006 - to operate a 3,600 sq. ft. minor automobile service establishment in an existing building with 11 parking spaces on 0.765 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the front landscape strip from 10 ft. to 0 ft. (UDC Table 12.2); 2. Reduce the front setback adjacent to the existing structure only from 40 ft. to 25 ft. (UDC Table 12.2); 3. Reduce the zoning buffer along the western property boundary from 40 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 23 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 parking area setback from the right-of-way from 10 ft. to 0 ft. (UDC 12-10.8); 7. Reduce the landscape strip between the front property line and vehicular use area from 10 ft. to 0 ft. (UDC 17-5.7); 8. Reduce the side landscape strips from 10 ft. to 0 ft. (UDC 12-

10.15) - Parcel 184-004 - District 2 - Director, Department of Planning and Community Development

- (2) Grand Communities, LLC - ZA4231 - to rezone from Agricultural District (A1) to Mixed Residential District (MRD) on 77.358 acres for 59 residential lots with a density of 0.77 units per acre with the following variance to: 1. Reduce the percentage that community parks must be bounded by streets from 50% to 20% (UDC Table 20B.3); 2. Eliminate the requirement for interconnection between the subject property and any adjoining properties (UDC 20B-3.3(A)(6)); 3. Eliminate the requirement for all streets, pedestrian paths and trails within the development to remain ungated for public access (UDC 20B-3.3(F)(4)) - Parcels 178-898, 178-034, 179-029, 178-027, 179-584, 179-052, 178-899 and 178-025 - District 2 - Director, Department of Planning and Community Development
- (3) John R. Wright, Jr. - ZA4236 - to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Restricted Industrial District (M1) on 21.239 acres for warehouses in buildings totaling 243,520 sq. ft. with 224 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)); 3. Reduce the minimum number of parking spaces from 244 to 224 (UDC 21-6.5(D)(1)) - Parcels 019-054 and 019-052 - District 3 - Director, Department of Planning and Community Development
- (4) Per Forsyth Code 38-37, Board of Commissioner's preliminary review of appeal by Olde Towne Cutlery (Lee and Melissa Tigner) regarding the June 5, 2025 decision of the Forsyth County Fire Chief regarding a request for variance to Fire Hydrant requirement (Code 38-38). Under this agenda item, the Board has three options. The Board may: (1) decline to consider the matter, thereby constituting an affirmation of the Fire Chief's written determination; (2) consider the matter based entirely upon the record prepared and submitted by the Fire Chief; or (3) schedule a hearing wherein the individual requesting Board review and the Fire Chief- or his designee may present information supporting their respective positions. In the event the Board of Commissioners utilizes options two or three, the Board shall render its decision within 30 days of the hearing or meeting where the matter is considered - County Attorney
(Postponed from the July 17, 2025 and the August 7, 2025 Agendas)

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment