

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, OCTOBER 2, 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 Proclamation declaring October 5, 2025 - October 11, 2025 as *4-H Week* in Forsyth County - John / Semanson

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of September 18, 2025
- (2) Work Session of September 23, 2025

VII. Consent Agenda

- (1) Board adoption of Proclamation declaring October 5, 2025 through October 11, 2025 as *4-H Week* in Forsyth County - John / Semanson
- (2) Board of Commissioners Resolution consenting to the City of Cumming De-Annexing Mary Alice Park - County Attorney
- (3) Board authorization for Legal Counsel to commence nuisance abatement actions with respect to property located at 4311 Piney Grove Road; Parcel ID 104-205 - County Attorney
- (4) Board authorization for Legal Counsel to commence nuisance abatement actions with respect to property located at 7381 Heard Road; Parcel ID 259-225 - County Attorney
- (5) Board authorization for Legal Counsel to commence nuisance abatement actions with respect to property located at 1476 Canton Hwy; Parcel ID 099-045 - County Attorney
- (6) Board clarification of a previously approved item. CP240044. At the Board of

Commissioner's September 4, 2025 meeting, the BOC approved CP240044. However, the motion approving that Item omitted certain detail that needs to be incorporated into the motion of approval. In the motion of approval, it should have been clarified that all nine (9) of the requested variances were approved and that the Planning Commission recommended conditions 2 and 3, only, were also approved. The Clerk is authorized to affix a manual "****" on the September 4, 2025 minutes next to CP240044, reflecting the clarification set forth in this Item - County Attorney

- (7) 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 authorization for Staff to commence the Public Hearing process regarding a County-Initiated Conditional Use Permit (CUP) at 1520 Union Hill Road, Alpharetta, GA 30005 – Parcel 044-013 – District 5 – Semanson / Moore
- (8) Board Ratification of the following items that were discussed and voted on at the Work Session held on September 23, 2025 (as anticipated by Board Rule 1.07.01):
 - (A) Board authorization for Forsyth County, on behalf of the Sheriff's Office, to apply for the Criminal Justice Coordinating Council (CJCC) Victims of Crime Act (VOCA) Grant Program in the amount of \$46,451.00 with no match required for the Victim Advocate Unit – Director of Business Operations, Sheriff's Office
 - (B) Board approval of a Professional Services Agreement for \$9,620 between Forsyth County IS&T and Tyler Technologies to deploy Enterprise Justice software aka Odyssey to a new hardware platform — Director, Department of Information Systems and Technology
 - (C) Board authorization for staff to commence the Public Hearing process regarding a rezoning for CP220034, Todd Hunter Holbrook. In accordance with UDC 8-5.5(l), if an application for a land disturbance permit has not been submitted within 18 months of zoning approval, the Board may consider rezoning to a constitutional zoning designation - District 1 - Deputy Director, Department of Planning and Community Development
(Postponed from the September 24, 2024 Agenda)
 - (D) Board authorization for staff to commence the Public Hearing process regarding a rezoning of the RES6 portions of Parcels 201-150 and 201-073 to RES2 with conditions to include Southeast Forsyth Design Standards and Buford Highway Overlay - Planning Manager, Department of Planning and Community Development
 - (E) Board approval of Task Order No. 3 with Metals & Materials Engineers, LLC under the Manhole and Lift Station Wet Well Rehabilitation As-Needed Agreement (Contract No. 1202500010) in the amount of \$165,797.37 for the rehabilitation of seven (7) sanitary sewer manholes - Deputy Director, Department of Water and Sewer

- (F) Board approval to award RFQ 25-66-1514 to Reeves Young, LLC in the amount of \$2,347,975.00 for Preconstruction Phase Services for Construction Manager at Risk Courts and Sheriffs Headquarters Renovations for the Department of Capital Projects with approval of the associated Construction Manager at Risk Services Agreement - Vertical Capital Projects Manager, Department of Capital Projects
- (G) Board authorization to postpone the consideration of the City of Cumming annexation of parcel C21-037 (+/- 1.71 acres of land) to the October 7, 2025 Work Session meeting - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the minimum lot area for zoning to Office and Institutional District (O&I) from 2 acres to 1.7 acres (UDC Table 12.2) - Parcel 191-079 - VA250054 - District 1 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3687 (Lennar Georgia, LLC) by Mandy N. Turner - Parcel 101-192 - AZ250028 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding an Alternate Design for HP CM Property, LLC - Parcels 215-037, 236-094, 236-006, 236-044 and 216-263 - AD250005 - District 4 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the approval of a Sketch Plat for Euphoric Development LLC - Parcel 131-064 - SP250007 - District 5 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2583 (John Jamont) by Elizabeth Bannerman - Parcel 136-377 - AZ250032 - District 5 - Director, Department of Planning and Community Development
- (6) Public hearing and possible vote regarding amendments to the Unified Development Code related to performance standards, buffers, and landscaping in residential zoning districts - Planner II, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on September 16, 2025)

IX. Public Comments

X. Old Business

XI. New Business

- (1) 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
(Postponed from the June 19, 2025, July 17, 2025 and August 7, 2025 Agendas)

- (2) Board consideration and adoption of the 2024 annual update to the Impact Fee Program Capital Improvements Element (CIE) with approval of a Resolution of Adoption - Impact Fee Administrator, Department of Finance

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment