

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, OCTOBER 16, 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 October 2, 2025
- (2) Work Session and Executive Session of October 7, 2025

VII. Consent Agenda

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Cottages Trail, Provenance Trail and all other property and property rights as shown on the Subdivision Plat for Courtyards At Post Road, recorded in Plat Book 218, Pages 106-125, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering
- (2) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Tillman Lane, Manning Drive, Coburn Path and all other property and property rights as shown on the Subdivision Plat for Estates at Yellow Creek, recorded in Plat Book 218, Pages 223-245, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of October 7, 2025 - County Clerk
- (4) Approval by the Board of Commissioners, pursuant to Section 3.02.01, to amend something previously approved. On September 4, 2025, the Board of Commissioners approved VA250039 following a public hearing. VA250039 was a request by Rockhaven Homes, LLC for a variance to: 1. Reduce the minimum width as measured from the perimeter of each contiguous area of disturbance from 50 ft. to 0 ft. for the purpose of calculating minimum square footage for each undisturbed area of separation (UDC 18-12.1(A)(1)); and 2. Reduce the minimum width of each undisturbed area of separation from 50 ft. to 0 ft. (UDC 18-12.1(A)(1)) – Parcel 002-008. **It was the intention of the District Commissioner that approval of**

VA250039 be accompanied by (i) the following variance condition: Variance approval is limited to the area depicted on the variance exhibit, attached as Exhibit A, and identified as “AREA OF PROPOSED OPEN SPACE DISTURBANCE - TO BE RESTORED WITH PERIMETER BUFFER PLANTINGS AND TRAIL: 73,958 SF = 1.7 AC.”, and (ii) that a site plan, labeled Exhibit A, by Atwell, dated June 30, 2025, accompany the VA250039 approval. The present consent agenda item approval shall incorporate the variance condition and the site plan such that both items become a part of the VA250039 approval.

Upon approval of this agenda item, the Forsyth County Clerk is authorized to manually affix an “*” on the September 4, 2025 minutes next to the approval of VA250039, cross referencing to this consent agenda item to alert individuals that these minutes should be consulted for supplements to the VA250039 approval. – County Attorney**

- (5) Board Resolution authorizing the demolition of a structure or structures at Tax Parcel 274-010, otherwise known as Hearthstone Lodge - County Attorney
- (6) Board Ratification of the following items that were discussed and voted on at the Work Session held on October 7, 2025 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval to purchase Paratech Rescue Strut system equipment, with the trade-in of various existing strut system equipment in the amount of \$68,271.59 through Team Equipment, Inc. as a sole source provider for the Fire Department – Fire Chief, Fire Department
 - (B) Board authorization to table and bring back the Item for further discussion regarding State Court Judicial Salary Adjustment - Court Administrator, Office of Court Administration
 - (C) Board authorization to table and bring back this Item regarding 2026 Solicitor General Salary — Director, Department of Employment Services
 - (D) Board approval of a Memorandum of Understanding for contractors to provide treatment services, substance screening, and 4th Amendment waiver searches (Groover, Burks, Beck) with authorization for the Chairman to execute all related documents - Director, Accountability Courts
 - (E) Board approval of Change Order #2 to Contract 1202500006 with Pencor Construction (Pencor, LLC) for the Matt Schoolhouse Renovation in the amount of \$155,456.85 - Director, Department of Public Facilities
 - (F) Board approval to award Bid 26-07-5211 to Steele & Associates, Inc. for Trail Repairs As-Needed for the Department of Parks and Recreation with approval of the associated General Services Agreement – Director, Department of Parks and Recreation
 - (G) Board approval to award Quote 26-11-5211 to CMC, Inc. for Gravel Parking Lot Maintenance and Repairs As-Needed for the Department of Parks and Recreation with approval of the associated General Services Agreement – Director, Department of Parks and Recreation

- (H) Board approval of Task Order No. 05.C to the Roadway Connectivity/Pedestrian CEI Services Agreement with BCC Engineering, LLC dba Heath & Lineback Engineers, Inc. in the amount of \$103,488.00 for CEI services for the Coal Mountain Connector Project (P18CM) - Transportation Project Manager, Department of Capital Projects
- (I) Board approval of Task Order No. 06.C to the Roadway Connectivity/Pedestrian CEI Services Agreement with BCC Engineering, LLC dba Heath & Lineback Engineers, Inc. in the amount of \$154,462.00 for CEI and engineering services for the SR 369 Widening/GA 400 Interchange Project (PEW29) - Transportation Project Manager, Department of Capital Projects
- (J) Board approval of Task Order No. 03 to the Project Management Roadway Connectivity and Pedestrian Services As-Needed Agreement with Atlas Technical Consultants, LLC. in the amount of \$336,870.00 for design services for the McGinnis Ferry Phase II Project (PEW07) - Transportation Project Manager, Department of Capital Projects
- (K) Board approval of Change Order #001 to Contract 1202500013 with Jericho Design Group, LLC, for the new Sheriff's Office Headquarters renovation design in the amount of \$455,920.00 - Vertical Capital Projects Manager, Department of Capital Projects
- (L) Board approval of Change Order #002 to Purchase Order 20212541 with Jericho Design Group, LLC for the Freedom Park Administration building additional design services in the amount of \$237,844.00 - Vertical Capital Projects Manager, Department of Capital Projects
- (M) Board approval of Change Order #003 to Purchase Order 20221107 with Jericho Design Group, LLC for the Freedom Park Employee Center additional design services in the amount of \$49,390.00 - Vertical Capital Projects Manager, Department of Capital Projects
- (N) Board approval of Change Order #001 to Purchase Order 20251122 with Nova Engineering and Environmental LLC, for water testing of storefront glazing at Freedom Park Campus in the amount of \$135,200.00 - Vertical Capital Projects Manager, Department of Capital Projects
- (O) Board approval of Change Order #001 to Contract #23-044-1514 with Carroll Daniel Construction Co. for the Freedom Park Campus project in the amount of \$1,818,646.51 - Vertical Capital Projects Manager, Department of Capital Projects
- (P) Board approval of Change Order #001 to Contract 1202400036 with Albion General Contractors, Inc. for the Water & Sewer Maintenance Warehouse project in the amount of \$520,806.17 - Vertical Capital Projects Manager, Department of Capital Projects
- (Q) Board approval of IDQ-015 with Sol Construction LLC under the Indefinite Quantity

Mechanical Contractor Contract (Contract No. 1202500015) in the amount of \$74,250.06 for Construction Services for the Fowler WRF Septage Receiving Containment Improvements Project - Deputy Director, Department of Water and Sewer

- (R) Board approval of IDQ-030 with R2T, Inc. under the Indefinite Quantity Mechanical Contractor Contract (Contract No. 1202500014) in the amount of \$323,264.76 for Construction Services for the James Creek WRF Chemical Improvements project - Deputy Director, Department of Water and Sewer
- (S) Board approval of IDQ-052 with R2T, Inc. under the Indefinite Quantity Mechanical Contractor Contract (Contract No. 1202500014) in the amount of \$89,177.99 for Construction Services for the Shakerag WRF Odor Control Mist Eliminator - Deputy Director, Department of Water and Sewer
- (T) Board approval of Task Order 3 with Southeast Pipe Survey, Inc. under the CIPP Lining of Sewer Pipes and Laterals As-Needed Agreement (Contract No. 1202500008) in the amount of \$90,886.43 for rehabilitation of 998 linear feet of sanitary sewer - Deputy Director, Department of Water and Sewer
- (U) Board authorization to bring back the City of Cumming annexation of parcel C21-037 (+/- 1.71 acres of land) to the Work Session of October 21, 2025 for further discussion - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding an Alternate Design for Pallavi Pesaru - Parcels 099-104 and 076-020 - AD250002 - District 1 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the revocation of existing Conditional Use Permit (CUP) CP220023 - Parcel 010-013 - District 1 - Director, Department of Planning and Community Development
(Postponed from the August 15, 2024 and August 21, 2025 Agendas)
- (3) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1333 (W.E. and Jeanette Burger) by Cliq Consulting LLC - Parcel 106-251 - AZ250031 - District 3 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request 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 - ZA4236 (John R. Wright, Jr.) - District 3 - Director, Department of Planning and Community Development
(Postponed from the September 18, 2025 Agenda for an additional Public Hearing; the first Public Hearing was held before the Planning Commission on August 26, 2025)

- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1992 (Dogwood Partners, LLC) by Gochin Real Properties, llc. with a variance to: 1. Increase the maximum building height from 40 ft. to 50 ft. for parcel 109-094 (UDC Table 12.2); 2. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side for parcel 109-094 (UDC 21-8.5(A)) - Parcel 109-094 - AZ250030 - District 5 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the County-Initiated request for an Amendment of Zoning Conditions on CP040065 (Small Dog Rescue & Humane Society, Inc.) by Forsyth County Board of Commissioners - Parcel 044-013 - AZ250033 - District 5 - Director, Department of Planning and Community Development

IX. Public Comments

X. Old Business

- (1) Rishi Gankidi - ZA4230 - to rezone from Single Family Residential Restricted District (R2R) and Agricultural District (A1) to Single Family Residential District (RES2) on 4.414 acres for 6 residential lots with a density of 1.36 units per acre with the following variance to: 1. Increase the maximum number of lots accessed by an easement from 3 to 4 (UDC 18-7.2) - Parcel 037-011 - District 3 - Director, Department of Planning and Community Development
(Postponed from the July 17, 2025, August 7, 2025 and August 21, 2025 Agendas)

XI. New Business

- (1) Pallavi Pesaru - ZA4226 - to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 3.46 acres for 23,598 sq. ft. retail/office with 95 parking spaces with a Conditional Use Permit (CUP) for a 3,000 sq. ft. retail package liquor store with 12 parking spaces with the following variance to: 1. Reduce the zoning buffer along the eastern and western property boundaries from 40 ft. to 10 ft. (UDC Table 12.2); 2. Reduce the zoning buffer along the southern property boundary from 40 ft. to 25 ft. as shown on the site plan (UDC Table 12.2); 3. Reduce the zoning setback along the eastern and western property boundaries from 50 ft. to 10 ft. (UDC Table 12.2) - Parcel 099-104, 076-020 - District 1 - Director, Department of Planning and Community Development
- (2) Luxe Vacay Stays LLC - CP250029 - to operate a 1,178 sq. ft. short-term rental in an existing building with 3 parking spaces on 1.144 acres zoned Agricultural District (A1) with the following variance to: 1. Reduce the setback abutting Hightower Circle adjacent to the existing structure only from 50 ft. to 40 ft. (UDC Table 15.2) - Parcel 070-099 - District 1 - Director, Department of Planning and Community Development
- (3) Tony Brown Custom Homes, LLC - ZA4245 - to rezone from Lake Residential District (LR) and Single Family Residential Restricted District (R2R) to Agricultural District (A1) on 4.262 acres for 4 residential lots with a density of 0.94 units per acre with the following variance to: 1. Reduce the minimum road frontage for lot 3 only

- from 60 ft. to 37 ft. (UDC 18-2.4(A)); 2. Reduce the minimum lot width for lot 3 only from 60 ft. to 37 ft. (UDC 18-4.5); 3. Reduce the minimum flag staff width for lot 3 only from 60 ft. to 37 ft. (UDC 18-7.1) - Parcel 198-223 - District 2 - Director, Department of Planning and Community Development
- (4) Cliq Consulting LLC - CP250021 - to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13); 2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 106-251 - District 3 - Director, Department of Planning and Community Development
- (5) Lake Lanier Storage Partners, LLC - ZA4243 - to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Restricted Industrial District (M1) on 11.28 acres for warehouse and storage in buildings totaling 100,430 sq. ft. with 101 parking spaces with the following variance to: 1. Reduce the zoning setback abutting tax map/parcel 018-048 only from 50 ft. to 15 ft. (UDC Table 14.2); 2. Reduce the zoning buffer abutting tax map/parcel 018-048 only from 40 ft. to 0 ft. (UDC Table 14.2) - Parcels 018-051 and 018-049 - District 3 - Director, Department of Planning and Community Development
- (6) Board consideration of the request by Cristie Phillips for a Public Hearing regarding an appeal of the Zoning Board of Appeals' decision on VA250045. All four variances were denied on September 9, 2025 – AV250004 – District 3 – Director, Department of Planning and Community Development
- (7) Jeffrey Alan Brown - CP250025 - to operate a 1,494 sq. ft. short-term rental in an existing building with 4 parking spaces with an overall site including existing accessory structures totaling 2,795 sq. ft. on 16.308 acres zoned Agricultural District (A1) - Parcel 164-016, 164-039 - District 4 - Director, Department of Planning and Community Development
- (8) Oakley Capital Partners, LLC - ZA4244 - to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 7.93 acres for a 95,280 sq. ft. warehouse with 117 parking spaces with the following variance to: 1. Reduce the zoning buffer along the southern property boundary adjacent to the existing easements only from 20 ft. to 0 ft. as shown on the site plan (UDC Table 14.2); 2. Reduce the landscape strip along the southern and western property boundaries adjacent to the existing easements only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 132-059 - District 5 - Director, Department of Planning and Community Development
- (9) Board consideration of a resolution of the Forsyth County Board of Commissioners authorizing the redemption of its Refunding General Obligation Bonds, Series 2015, to defease and redeem a portion of the Series 2017 Bonds maturing in 2035 with approval of Escrow Deposit Agreement Forsyth GO 2017 Defeasance and SLG Authorization Letter Forsyth GO 2017 Defeasance as well as the ratification of the conditional call notice - Chief Financial Officer, Department of Finance

XII. Administrative Hearings

- (1) Administrative Hearing in reference to violations of Ordinance 127 and the Forsyth County Alcohol Ordinance for Papas Food Mart LLC - Named Licensee is Kiran Komallapalli - AL04594 - District 3 - Director, Department of Building and Licensing
- (2) Administrative Hearing in reference to violations of Ordinance 127 and the Forsyth County Alcohol Ordinance for Hyzin LLC - Named Licensee is Hussain Samnani - AL2505367 - District 4 - Director, Department of Building and Licensing
- (3) Administrative Hearing in reference to violations of the Forsyth County Alcohol Ordinance for Peachpie Investments LLC dba Your Pie Pizza - Named Licensee is Naga Puneet Chandu - AL03446 - District 5 - Director, Department of Building and Licensing

XIII. Recess Regular Meeting

XIV. Executive Session (if needed)

XV. Adjournment