

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, NOVEMBER 6, 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. Election of Chairman for 2026

V. Announcements and Reports

VI. Public Comments

VII. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of October 16, 2025
- (2) Work Session and Executive Session of October 21, 2025

VIII. Consent Agenda

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Willow Glen Avenue, Misty Glen Lane, Timberland Terrace, Willowdale Court, Willowbough Lane, Swamp Willow Place, and all other property and property rights as shown on the Subdivision Plat for Willow Glen Phase 1, recorded in Plat Book 221, Pages 50-84, 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 Montane Street and all other property and property rights as shown on the Subdivision Plat for Hopewell Reserve West, recorded in Plat Book 220, Pages 1-11, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of October 21, 2025 - County Clerk
- (4) Board Ratification of the following items that were discussed and voted on at the Work Session held on October 21, 2025 (as anticipated by Board Rule 1.07.01):
 - (A) Board authorization for Forsyth County, on behalf of the Forsyth County Sheriff's Office, to accept the award of the Governor's Office of Highway

Safety's Highway Enforcement of Aggressive Traffic (HEAT) Grant GA-2026-ForsythSO-028 in the amount of \$136,903.20 for the Forsyth County Sheriff's Office HEAT Program with \$34,225.80 required match and with approval of a Budget Resolution – Chief of Staff, Sheriff's Office

- (B) Board approval of the FY26 Annual Financial Agreement memo and Professional Services contract with University of Georgia Cooperative Extension - Director, Forsyth County Extension Services
- (C) Board authorization for staff to send the rezoning of Parcels 039-081 and 039-029 from PUD to CBD with conditions and Parcels 038-245 and 038-014 from CBD with a CUP to CBD with conditions to a Public Hearing - District 3 - Planning Manager, Department of Planning and Community Development
- (D) Board approval of the Concord Technologies Master Products and Services Agreement, Order Form and Addendum No. 1 with Concord III, L.L.C., dba Concord Technologies, in the amount of \$7,916.40 for Cloud Based E-Faxing for County departments and offices – Director IT Infrastructure, Department of IS&T
- (E) Board approval of a Request for Traffic Signal to the Georgia Department of Transportation (GDOT) on SR9 at Hopewell Road - Director, Department of Engineering
- (F) Board to award Bid 25-89-3150 to Reedwick, LLC. in the amount of \$275,264.00 for Traffic Signal Installation/Intersection Improvements at Chamblee Gap Road and Bethelview Road for the Department of Engineering with approval of the associated Road Construction Service Agreement - Deputy Director, Department of Engineering
- (G) Board approval of the Sixth Amendment to the Amended and Restated Services Agreement with T.Y.Lin International in the amount of \$50,156.42 for engineering, design, and environmental services for the Post Road South Widening Project (PEW22, GDOT PI No. 0006915) and the Post Road North Widening Project (PEW33, GDOT PI No. 0013965) - Transportation Project Manager, Department of Capital Projects
- (H) Board approval of Task Order No. 01A to the Project Management Roadway Connectivity and Pedestrian Services As-Needed Agreement with Jacobs Engineering Group Inc. in the amount of \$67,560.00 for project management services for the Post Road South Widening Project (PEW22) — Transportation Project Manager, Department of Capital Projects
- (I) Board approval of the Third Amendment to the Amended and Restated Services Agreement between Forsyth County and Pond & Company for engineering, design, and environmental services related to the SR 9 at Jewell Bennett Road Intersection Improvement Project (PE119, GDOT PI No. 0016066) with authorization for the County Manager to execute the document in furtherance of same - Transportation Project Manager, Department of Capital Projects

- (J) Board approval of Change Order #35 with Vertical Earth, Inc. (Contract # 1202000029) in the amount of \$13,650.00 regarding the SR 369 Widening Project for Vibration Monitoring at Parcel 14 – Transportation Project Manager, Department of Capital Projects
- (K) Board approval for First Amendment to Tower Site Lease Agreement with SBA Properties, LLC for Tax Parcel ID 119 063 located at 4125 Dr. Bramblett Road, Cumming, GA 30040 - Assistant County Manager (Lucas)
- (L) Board approval of the Board of Commissioners' 2026 Meeting Schedule - County Clerk
- (M) Board approval to postpone a Resolution to condemn property interest in Tax Parcel No. 059-009 of the Post Road Improvements Project (Parcel No. 48); estimated just and adequate compensation: \$123,900.00 for 0.014 acres of fee simple right-of-way; 3,618.67 sq. ft. of permanent easement for the construction and maintenance of slopes, drainage, and utilities to the November 25, 2025 Work Session Agenda - County Attorney

IX. Public Hearings

- (1) Public Hearing and possible vote regarding the revocation of existing Conditional Use Permits (CUPs) for CP220034 – Parcel 009-053 – 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 ZA2936 (Riverbrooke Capital Partners LLC) by Hemanth Kumar Palla with a variance to: 1. Reduce the front setback from 25 ft. to 21 ft. as shown on the site plan (UDC Table 11.2(b)); 2. Reduce the side setback from 10 ft. to 3 ft. as shown on the site plan (UDC Table 11.2(b)); 3. Reduce the rear setback from 25 ft. to 17 ft. as shown on the site plan (UDC Table 11.2(b)) - Parcel 179-613 - AZ250029 - District 2 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the County-Initiated request to rezone from Single Family Residential District (RES6) to Single Family Residential District (RES2) - Parcels 201-073 and 201-150 - ZA4259 - District 2 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the required façade landscape zone from 6 ft. to 0 ft. adjacent to the existing building as shown on the site plan (UDC Table 12.3); 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)); 5. Increase the maximum number of parking spaces from 14 to 23 spaces (UDC 17-2.7) - Parcel 139-098 - VA250062 - District 2 - Director, Department of Planning and Community Development

- (5) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. (UDC 10-1.10(A)(1)) - Parcel 131-064 - VA250061 - 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 - Planning Manager, Department of Planning and Community Development
(The first Public Hearing was held before the Planning Commission on September 16, 2025; The second Public Hearing was held before the Board of Commissioners on October 2, 2025; The Board voted unanimously to postpone for 30 days)
- (7) Public Hearing regarding an extension to an existing Moratorium prohibiting the County from receiving applications for Residential Rezonings as defined in UDC Chapter 11 and 20(B), with such Moratorium to run for one-hundred-eighty (180) days, from November 6, 2025 through and including May 5, 2026 - County Attorney

X. Public Comments

XI. Old Business

- (1) 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
(A Public Hearing was held before the Board of Commissioners on October 16, 2025; the Board voted unanimously to postpone, for decision only, to the November 6, 2025 Agenda)
- (2) 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
(Postponed from the October 16, 2025 Agenda)
- (3) Board consideration and possible vote regarding the approval of a Sketch Plat for Goldstone General Contractors, Inc. with the following variance to: 1. Reduce the zoning buffer along the southern property boundary from 40 ft. to 0 ft. adjacent to the access drive and utility easements only as shown on the site plan (UDC Table 12.2); 2. Reduce the distance from an access drive to a side property line from 40 ft. to 3 ft. (UDC 12-10.5) - Parcel 232-017 - SP250005 - District 4 - Director, Department of Planning and Community Development
(A Public Hearing was held before the Board of Commissioners on September 4, 2025; the Board voted unanimously to postpone, for decision only, to the November 6, 2025 Agenda)

XII. New Business

- (1) 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
(Postponed from the October 16, 2025 Agenda)

- (2) Board consideration and approval of retention agreement with Grossman & Kelly LLP to represent the County in the Generic Price Fixing and Insulin Price Fixing Multi District Litigation (and Pearl Logic for 5%) - County Manager / County Attorney

XIII. Recess Regular Meeting

XIV. Executive Session (if needed)

XV. Adjournment