

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, NOVEMBER 20, 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) Recognition of 2025 Georgia Recreation and Parks Association (GRPA) 7th District Level and State Level Awards - John / Semanson

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings and Executive Session of November 6, 2025

VII. Consent Agenda

- (1) Board approval of Resolution requesting that the local delegation to the General Assembly sponsor a local act establishing term limits for Forsyth County Board of Commissioners members - County Attorney
- (2) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of November 6, 2025 - County Clerk

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the County-Initiated request to rezone from Commercial Business District (CBD) with a Conditional Use Permit (CUP) to Commercial Business District (CBD) and for consideration of the revocation of the existing Conditional Use Permit (CUP) to build townhomes previously approved for ZA2645 - Parcels 038-014 and 038-245 - ZA4262 - District 3 - Director, Department of Planning and Community Development
- (2) 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 October 16, 2025 Agenda for an additional Public Hearing; the first Public Hearing was held before the Planning Commission on August 26, 2025; a second Public Hearing was held in front of the Board of Commissioners on October 16, 2025)

- (3) Public Hearing and possible vote regarding the County-Initiated request to rezone from Planned Unit Development District (PUD) to Commercial Business District (CBD) - Parcels 039-029 and 039-081 - ZA4261 - District 3 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1992 (Dogwood Partners, LLC) by Gochin Real Properties, Inc. 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
(Postponed from the October 16, 2025 Agenda)
- (5) Public hearing and possible vote related to the county-initiated rezoning of multiple parcels from R2R to Res2, R1R to Res1, and R1 to Res1 - Planning Manager, Department of Planning and Community Development
- (6) Public hearing and possible vote related to the adoption of an updated Forsyth County Zoning Map to reflect rezoning of multiple parcels from R2R to Res2, R1R to Res1, and R1 to Res1 - Planning Manager, Department of Planning and Community Development
- (7) Public Hearing regarding a proposed Cryptocurrency Tell Machine and Automated Teller Machine Ordinance - County Attorney / Forsyth County Sheriff's Office

IX. Public Comments

X. Old Business

- (1) Board Consideration 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
(A Public Hearing was held before the Board of Commissioners on November 6, 2025; the Board voted unanimously to postpone, for decision only, to the November 20, 2025 Agenda)
- (2) Board consideration 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 third Public Hearing was held before the Board of Commissioners on November 6, 2025; The Board voted to postpone, for decision only, to the November 20, 2025 Agenda)

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, June 19, 2025, July 17, 2025 and August 21, 2025 Agendas)
- (2) Mejia Landscaping USA, LLC - CP250003 - to operate an open storage yard with an overall site including two existing single-family dwellings totaling 10,082 sq. ft. and an existing accessory structure totaling 1,056 sq. ft. with 2 parking spaces on 4.003 acres zoned Agricultural District (A1) with the following variance to: 1. Reduce the side buffer along the eastern property boundary adjacent to the existing structures and retaining wall only from 25 ft. to 8 ft. (UDC Table 15.2); 2. Reduce the rear buffer adjacent to the existing retaining wall and concrete only from 25 ft. to 9 ft. (UDC Table 15.2); 3. Reduce the side setback along the eastern property boundary adjacent to the existing structures only from 25 ft. to 8 ft. (UDC Table 15.2) - Parcel 149-078 - District 1 - Director, Department of Planning and Community Development
- (3) StonePoint Church, Inc. - CP250033 - to build a 12,120 sq. ft. place of worship with 145 parking spaces and a future expansion to include an additional 24,000 sq. ft. on 7.455 acres zoned Agricultural District (A1) with the following variance to: 1. Increase the required number of parking spaces from 79 to 145 (UDC Table 17.1) - Parcel 168-019 - District 1 - Director, Department of Planning and Community Development
- (4) SRS Distribution, Inc. - CP250030 - to operate an open storage yard and container yard with an overall site including an existing 27,200 sq. ft. office/warehouse with 32 parking spaces on 9.066 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the minimum rear setback adjacent to the existing structure only from 25 ft. to 21 ft. (UDC Table 21.6) - Parcel 043-044 - District 3 - Director, Department of Planning and Community Development
- (5) Bryan D. Miles - CP250005 - to operate a special event facility in an existing 4,400 sq. ft. building with 91 parking spaces and short-term rentals in existing buildings totaling 11,480 sq. ft. with 10 parking spaces with an overall site including accessory structures in existing buildings totaling 6,870 sq. ft. on 35.43 acres zoned Agricultural District (A1) with the following variance to: 1. Reduce the side buffer along the southern and southeastern property boundaries adjacent to the existing utility easement and asphalt driveway only from 25 ft. to 0 ft. as shown on the site plan (UDC 15-3.3(F)); 2. Increase the maximum number of parking spaces from 38 to 91 (UDC 17-2.7); 3. Reduce the stream buffer from 50 ft. to 0 ft. as shown on the site plan (UDC 18-11.2(A)); 4. Reduce the impervious setback from 75 ft. to 0 ft. as

shown on the site plan (UDC 18-11.2(B)) - Parcels 187-230, 187-226, 187-229, 187-021 - District 4 - Director, Department of Planning and Community Development

- (6) Bold Wealth Management Inc. - ZA4238 - to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 4.845 acres for a 57,950 sq. ft. office/showroom/warehouse with 92 parking spaces - Parcel 218-019 - District 4 - Director, Department of Planning and Community Development
- (7) Board consideration of a Tax Levy Resolution on behalf of the Forsyth County Board of Education - County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment