

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, DECEMBER 4, 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) Eagle Scout Recognition for Taranian Mosur Ramesh and Prisha Kokane - John / Semanson

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of November 20, 2025
- (2) Work Session of November 25, 2025

VII. Consent Agenda

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Thalley Creek Drive, Cornel Lane and all other property and property rights as shown on Subdivision Plat for Thalley Creek Estates Phase 1, recorded in Plat Book 221, Pages 192-213, 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 Thalley Creek Drive, Sweetshrub Lane, Alderleaf Lane and all other property and property rights as shown on the Subdivision Plat for Thalley Creek Estates Phase 2, recorded in Plat Book 223, Pages 229-255, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering
- (3) Resolution appointing attorney Chris Balch, Esq. to provide legal guidance to the Ethics Clerk and the ethics panel on certain ethics complaints involving County officials – County Attorney
- (4) Board Ratification of the following items that were discussed and voted on at the Work Session held on November 25, 2025 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval of a Budget Resolution for replacement of total loss Unit

#040 — Director of Business Operations, Sheriff's Office

- (B) Board approval to enter into a no cost boat slip lease agreement with Traina Enterprises Inc. (d/b/a Port Royale Marina) for the new Fire Boat for the Fire Department - Fire Chief, Fire Department
- (C) Board approval to enter into a no cost EMS Affiliation Agreement with Northside Hospital for the Fire Department - Fire Chief, Fire Department
- (D) Board approval to renew the Joint Funding Agreement with the U.S. Department of the Interior, U.S. Geological Survey, in the amount of \$61,900.00 for 2026 Stream Flow Monitoring of Dick Creek at Old Atlanta, Big Creek at Hwy 9, and Chattahoochee River upstream and downstream of McGinnis Ferry Road with authorization for the County Manager to sign - Deputy Director, Department of Water and Sewer
- (E) Board approval of IDQ-045 with Lanier Contracting Co. under the Indefinite Quantity Mechanical Contractor Contract (Contract No. 1202500002) in the amount of \$584,804.90 for Construction Services for Middle Settingdown Creek Lift Station Grinder Installation - Deputy Director, Department of Water and Sewer
- (F) Board approval of a Single Source purchase from Goforth Williamson Inc. in the amount of \$62,570.00 for the repair of High Service Pump No. 2 at the Antioch Water Treatment Plant - Deputy Director, Department of Water and Sewer
- (G) Board authorization to apply for the State of Georgia Fiscal Year 2026 Local Maintenance & Improvement Grant (LMIG) for an amount not to exceed \$3,580,227.19 with a required match of up to \$1,534,382.08 with authorization for the Chairman to execute any related application documents - Director, Department of Engineering
- (H) Board approval to award Quote 26-08-3120 to Stembridge Custom Metals, Inc. for Guardrail Repairs As-Needed for the Department of Engineering with approval of the associated General Services Agreement – Deputy Director, Department of Engineering
- (I) Board approval to award Quote 26-08-3120 to Reynolds Fence & Guardrail, Inc. for Guardrail Repairs As-Needed for the Department of Engineering with approval of the associated General Services Agreement – Deputy Director, Department of Engineering
- (J) Board approval to award Bid 26-02-3401 to Atlanta Paint Disposal, LLC for Paint Disposal Services As-Needed for the Department of Recycling & Solid Waste with approval of the associated General Services Agreement - Manager of Environmental Programs, Department of Recycling & Solid Waste

- (K) Board approval to award Quote 26-03-3401 to THINK TLS, LLC. for Electronic Waste Collection & Recycling Services for the Department of Recycling & Solid Waste with approval of the associated General Services Agreement – Manager of Environmental Programs, Department of Recycling & Solid Waste
- (L) Board approval to award Quote 26-04-3401 to Waste Industries Atlanta, LLC dba GFL Environmental for Waste & Recycling Disposal Services as needed for the Department of Recycling & Solid Waste with approval of the associated General Services Agreement – Manager of Environmental Programs, Department of Recycling & Solid Waste
- (M) Board authorization for Staff to commence the Public Hearing process regarding a County-Initiated rezoning of 6.63 acres from Agricultural District (A1) to Restricted Industrial District (M1), Tax Parcel No. 130-071, Parcel Owner: Georgia Department of Transportation (Semanson / Levent) and to include a public participation event with Commissioners Levent and Semanson - Director, Department of Planning and Community Development
- (N) Board approval to award Bid 26-22-1620 to Eola Power, LLC for Uninterruptible Power Supply (UPS) preventative maintenance & repairs as-needed for the Department of Public Facilities with approval of the associated General Services Agreement – Deputy Director, Department of Public Facilities
- (O) Board approval of Change Order #1 to Contract #1202500012, Bid 25-71-1620 Bathroom Renovations at Multiple Parks, in the amount of \$18,633.62, for demo and replacement of the metal roofing on the restroom pavilion at Pooles Mill Park - Deputy Director, Department of Public Facilities
- (P) Board approval of a contract with Weatherproofing Technologies, Inc. and National Building Contractors, Inc. under the OMNIA R230404 Contract agreement for Roof Retrofit for the Forsyth County Oil and Lube Center (Old Fire Station #15) in the amount of \$85,900.00 with approval of the associated Roofing Services Agreement - Deputy Director, Department of Public Facilities
- (Q) Board ratification of Emergency Mold Remediation services with Water Removal Services LLC in the amount of \$41,156.03 for the Sheriff's Office Training Center – Deputy Director, Department of Public Facilities
- (R) Board approval of the renewal of the 2026 Aetna Stop Loss Application and Schedule of Insurance, for the County's self-insured Stop Loss Policy, with authorization for the Chairman to sign – Director, Department of Employment Services
- (S) Board approval to renew the Excess Workers' Compensation Insurance with Midwest Employers in the total amount of \$344,149.00 for policy period January 1, 2026 – December 31, 2026 with authorization for the Chairman to execute documents in furtherance of same — Risk & Safety Manager,

Department of Employment Services

- (T) Board approval of a Resolution for the annual transfer from fund 234 Insurance Premium Tax Fund to fund 505 Water & Sewer in the amount of \$30,878,744.00 and approval of Budget Resolution - Chief Financial Officer, Department of Finance
- (U) Board approval to award RFP 25-70-1514 to Total Systems Commissioning, Inc. for Commissioning Services As-Needed for the Department of Capital Projects, with approval of the associated As-Needed Services Agreement - Director, Department of Capital Projects
- (V) Board approval to award RFP 25-70-1514 to PBK Architects Georgia, P.C. for Commissioning Services As-Needed for the Department of Capital Projects with approval of the associated As-Needed Services Agreement - Director, Department of Capital Projects
- (W) Board approval to award RFP 25-70-1514 to Salas O'Brien, Inc. for Commissioning Services As-Needed for the Department of Capital Projects with approval of the associated As-Needed Services Agreement - Director, Department of Capital Projects
- (X) Board approval of Task Order #01 with Salas O'Brien, Inc. in the amount of \$27,540.00 for Commissioning Services at the Water & Sewer Maintenance Warehouse for the Department of Capital Projects - Director, Department of Capital Projects
- (Y) Board approval of Task Order #01 with Total Systems Commissioning, Inc. in the amount of \$220,450.00 for Commissioning Services at the Court Buildings & Sheriff's Office Headquarters Renovation for the Department of Capital Projects - Director, Department of Capital Projects
- (Z) Board approval of Amendment No. 2 to Task Order No. 24 between CH2MHill, Inc. and Forsyth County Board of Commissioners (PO 20213024) for additional permitting support services related to the new Forsyth County Water Intake in the amount of \$0.00 - Director, Department of Capital Projects
- (AA) Board approval of Task Order No. 05 for the Project Management Roadway Connectivity and Pedestrian Services As-Needed Agreement with Atlas Technical Consultants, LLC. in the amount of \$152,476.60 for design during construction services for the McGinnis Ferry Phase I Project (PEW06) - Transportation Project Manager (Smith), Department of Capital Projects
- (BB) Board approval of Contract Modification No. 3 between Forsyth County and the Georgia Department of Transportation (GDOT) for the SR 369/400 Interchange Project (PI 0013369) with authorization for the County Manager to execute documents in furtherance of same - Transportation Project Manager (Smith), Department of Capital Projects

- (CC) Board approval of Task Order #2 with Holt Consulting Company, LLC in the amount of \$354,039.68 for design and environmental services for the SR 9 @ Punch Hammond intersection improvement project (PE144) - Transportation Project Manager (Ibrahim), Department of Capital Projects
- (DD) Board approval of a Deductive Change Order (#12) with Vertical Earth, Inc. (Contract #1202400013) to reduce the final contract value by \$462,968.38 for the Coal Mountain Connector Road Project No. P18CM - Transportation Project Manager (Ibrahim), Department of Capital Projects
- (EE) Board approval to award Bid 25-94-1514 to Enviro Masters, Inc. in the amount of \$30,403.00 for the demolition of Post Road Parcels 57 and 76 with approval of the associated Construction Services Agreement – Transportation Project Manager (Ibrahim), Department of Capital Projects
- (FF) Board approval of Change Order #005 in the amount of \$153,597.33 to Contract 22-47-1514 with Cooper & Company General Contractors, Inc. for additional scope for the Central Park Recreation Center addition and renovation - Capital Projects Manager, Department of Capital Projects

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3954 (Reymac Investments, LLC) by CFA Logistics Inc. - Parcel 076-125 - AZ250035 - 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 ZA4081 (Justin & Laura Ririe) by Justin & Laura Ririe - Parcel 122-016 - AZ250042 - District 1 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to operate a personal service establishment (tutoring) on property zoned Office and Institutional District (O&I) - Parcel 138-485 - CP250049 - District 2 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding an Alternate Design for EK Engineering Consultants, LLC with the following variance to: 1. Reduce the front setback from 40 ft. to 6 ft. (UDC Table 21.6); 2. Reduce the side setback from 10 ft. to 0 ft. as shown on the site plan (UDC Table 21.6); 3. Reduce the front landscape strip from 20 ft. to 0 ft. (UDC 21-6.5(A)(1)); 4. Reduce the side landscape strips from 10 ft. to 0 ft. as shown on the site plan (UDC 21-6.5(A)(2)); 5. Reduce the setback from the right-of-way to the parking area from 10 ft. to 7 ft. as shown on site plan (UDC 12-10.8) - Parcel 018-065 - AD250007 - District 3 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the approval of a Sketch Plat for Bank OZK with the following variance to: 1. Increase the maximum number of parking spaces from 93 to 200 (UDC 21-6.5(D)(1)); 2. Reduce the landscape strip abutting

Bluegrass Lakes Parkway adjacent to the existing utility easement only from 15 ft. to 0 ft. (UDC Table 21.6) - Parcel 043-027 - SP250008 - District 3 - Director, Department of Planning and Community Development

- (6) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4144 (Forsyth County Board of Commissioners) by Beth Burns - Parcel 236-626 - AZ250041 - District 4 - Director, Department of Planning and Community Development
- (7) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2600 (Steven Jordan) by RC GA Properties LLC - Parcel C12-013 - AZ250025 - District 5 - Director, Department of Planning and Community Development
- (8) A Public Hearing related to extending the existing moratorium that prohibits the County from accepting applications for sketch plats or land disturbance permits, for a period of an additional one-hundred eighty (180) days, for residentially zoned properties that were rezoned prior to April 13, 2017. If approved, this will extend the moratorium until June 2, 2026 - County Attorney

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 and December 4, 2025 Agendas)
- (2) Board consideration 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; a second Public Hearing was held in front of the Board of Commissioners on October 16, 2025; a third public hearing was held before the Board of Commissioners on November 20, 2025; the Board voted unanimously to postpone, for decision only, to the December 4, 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 and December 4, 2025 Agendas)

XI. New Business

- (1) CFA Logistics Inc. - CP250032 - to operate an open storage yard with 34 parking spaces with an overall site including a 9,800 sq. ft. office/major automobile service establishment with 8 parking spaces on 3.001 acres zoned Heavy Industrial District (M2) - Parcel 076-125 - District 1 - Director, Department of Planning and Community Development
- (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 (Postponed from the November 20, 2025 Agenda)
- (3) RC GA Properties LLC - CP250028 - to build a 6,000 sq. ft. convenience store with fuel dispensing units with 23 parking spaces on 1.877 acres zoned Commercial Business District (CBD) - Parcel C12-013 - District 5 - Director, Department of Planning and Community Development
- (4) Board consideration and approval of a Utility Easement for TowerCom Tower between Forsyth County and Sawnee Electric Membership Corporation - County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment