

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, DECEMBER 18, 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 and Executive Session of December 4, 2025
- (2) Work Session and Executive Session of December 9, 2025

VII. Consent Agenda

- (1) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of December 4, 2025 - County Clerk
- (2) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of December 9, 2025 - County Clerk
- (3) Board approval of nuisance abatement action for property located at 5325 Keithwood Drive (Parcel ID Number: 104-074; Parcel Owner: Armando Delgado Reyes; District 3) - County Attorney
- (4) Board approval of nuisance abatement action for property located at 2720 Fairlane Drive (Parcel ID Number: 220-567; Parcel Owner: Juan Villalovos Rodriguez; District 4) - County Attorney
- (5) Board Ratification of the following items that were discussed and voted on at the Work Session held on December 9, 2025 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval to award RFP 26-15-2410 to Front Line Mobile Health, LLC for Fire Fighter Physicals for the Department of Fire with approval of the associated Professional Services Agreement - Fire Chief, Fire Department
 - (B) Board approval to add two (2) new positions (Deputy Sheriff II and Deputy

First Class) to Sheriff's Office Position Control for 2025 and 2026 with no funding requested - Chief of Staff, Sheriff's Department

- (C) Board approval of the Memorandum of Understanding and Conflict Waiver between Forsyth County and Dawson County for the use of each jurisdiction's Public Safety Radio Frequencies - Director, Department of Emergency Management Agency
- (D) Board approval of a revised Public Transportation Agency Safety Plan (PTASP) with authorization for the Chairman to execute documents in furtherance of same - Director, Department of Public Transportation
- (E) Board approval to award Bid 26-27-1620 to Power and Energy Services, Inc. for Generator Preventative Maintenance and Repairs As-Needed for the Department of Public Facilities and the Department of Water and Sewer with approval of the associated General Services Agreement – Deputy Director, Department of Public Facilities
- (F) Board approval to award Quote 26-19-3320 to Eurofins Environment Testing Southeast, LLC for Wastewater Sample Lab Testing Services for the Department of Water and Sewer with approval of the associated General Services Agreement – Director, Department of Water and Sewer
- (G) Board approval of Change Order 001 to IDQ-055 with Lanier Contracting Company under the Indefinite Quantity Mechanical Contractor Contract (1202500002) in the amount of \$27,645.81 for replacement of the surge tank at the Parkstone Lift Station - Deputy Director, Department of Water and Sewer
- (H) Board approval of Invoice A26201 with Utilities Protection Center Inc. dba Georgia 811 in the amount of \$57,730.72 for the 2026 Annual Membership Fee - Deputy Director, Department of Water and Sewer
- (I) Board approval to renew various Annual Agreements for Calendar Year 2026 as presented - Director, Department of Procurement
- (J) Board authorization for staff to declare a presented list of items as surplus with authorization for the Department of Procurement to dispose of accordingly - Director, Department of Procurement
- (K) Board approval to award Quote 26-16-1562 to Level-Up Companies, LLC for Third-Party Cell Tower Review As-Needed for the Department of Planning and Community Development with approval of the associated General Services Agreement - Director, Department of Planning and Community Development
- (L) Board authorization for staff to commence the Public Hearing process regarding a County-Initiated Conditional Use Permit (CUP) to expand an existing place of worship on property zoned Agricultural District (A1) and

Single Family Residential District (R1) with variances to: 1. Increase the required number of parking spaces from 450 to 919 (UDC Table 17.1); 2. Reduce the impervious setback from 75 ft. to 40 ft. as shown on the site plan (UDC 18-11.2(B)); 3. Reduce the stream buffer from 50 ft. to 40 ft. as shown on the site plan (UDC 18-11.2(A)), Parcel 191-158 - District 4 - Moore / Hill

- (M) Board approval to award Bid 25-87-1514 to MAPP, LLC. in the amount of \$52,667,869.00 for Sharon Springs Park Campus Renovation for the Department of Capital Projects and approval of the associated Construction Service Agreement - Director, Department of Capital Projects
- (N) Board approval of a Grant of Water Vault & Meter Easement to the City of Cumming for Freedom Park Campus - Vertical Capital Projects Manager, Department of Capital Projects
- (O) Board approval of a Grant of Sewer Easement to the City of Cumming for Freedom Park Campus - Vertical Capital Projects Manager, Department of Capital Projects
- (P) Board approval of a Non-Residential Gas Extension Contract with Atlanta Gas Light Company for the Water & Sewer Maintenance Warehouse addition project - Vertical Capital Projects Manager, Department of Capital Projects
- (Q) Board approval of a Services Agreement Amendment to existing Task Orders with BCC Engineering d/b/a Heath & Lineback for an extension of the Contractual period until April 1, 2028 - Capital Projects Manager, Department of Capital Projects
- (R) Board approval of Change Order #002 in the amount of \$792,369.88 to Contract 23-051-1514 with MAPP, LLC for additional scope for the Bennett Park Redevelopment project - Capital Projects Manager, Department of Capital Projects
- (S) Board approval of Change Order #001 in the amount of \$456,083.00 to Contract 25-76-1514 with Townley Construction Company, Inc. for additional scope for the Coal Mountain Park Improvements project - Capital Projects Manager, Department of Capital Projects
- (T) Board approval of a Professional Services Agreement between Forsyth County and Tyler Technologies in the amount of \$52,800 to perform a current and future state analysis of the Enterprise Justice Case Manager application and business processes to ensure Best Practices are implemented - Director, IS&T Department
- (U) Board approval of a Professional Services Agreement between Forsyth County and Tyler Technologies for \$4,626 to set up, configure, and consult on the development of Enterprise Justice Forms for the District Attorney's Office - Director, IS&T Department

- (V) Board approval to increase the GIS fees, starting January 1, 2026, for maps and survey monuments, to cover the cost increase of materials and labor - Director, GIS Department
- (W) Board approval of Addendum No. 1 to the Environmental Systems Research Institute, Inc. Master Agreement Products and Services; Enterprise Agreement; and Quote dated August 12, 2025 with Environmental Systems Research Institute, Inc. (Esri) in the amount of \$2,100,000.00 over the next 3 years (Jan 1, 2026- Dec 31, 2028) for Geospatial mapping software and related services for the GIS Department - Director, GIS Department
- (X) Board approval to award Bid 26-09-3180 to Forsyth Collision LLC for As-Needed Paint and Body Repairs for the Department of Fleet Services with approval of the associated Services Agreement – Director, Department of Fleet Services
- (Y) Board approval to award Bid 26-09-3180 to Head's Wrecker Service, LLC for As-Needed Paint and Body Repairs for the Department of Fleet Services with approval of the associated Services Agreement – Director, Department of Fleet Services
- (Z) Board approval to award Bid 26-09-3180 to Linda Y. Gray dba Sky Collision for As-Needed Paint and Body Repairs for the Department of Fleet Services with approval of the associated Services Agreement – Director, Department of Fleet Services
- (AA) Board approval of an Intergovernmental Agreement between Forsyth County and the Forsyth County Board of Education for joint usage and access to North Forsyth Propane Fuel Site and the Fowler Park Fuel Site - Director, Department of Fleet Services
- (BB) Board approval of Professional Services Agreement with Corporate Sports Unlimited, Inc. for maintenance and operations of the fitness center located at Freedom Park Campus - Director, Department of Employment Services
- (CC) Board approval to award Quote 26-14-1512 to Vettfirst Security, LLC for Employee Background Services for the Department of Employment Services with approval of the associated General Services Agreement - Director, Department of Employment Services
- (DD) Board approval of the FY 2026 Nonprofit Services Agreement between Bald Ridge Lodge Inc. and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (EE) Board approval of the FY 2026 Annual Nonprofit Services Agreement between The Children's Center for Hope and Healing, Inc. and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (FF) Board approval of the FY 2026 Annual Nonprofit Services Agreement between Jesse's House, Inc. and Forsyth County - Capital Projects Financial

Manager, Department of Finance

- (GG) Board approval of the FY2026 Annual Nonprofit Services Agreement between the Forsyth County Division of Family and Children Services and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (HH) Board approval of the FY 2026 Annual Nonprofit Services Agreement between Avita Community Partners and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (II) Board approval of the FY 2026 Annual Nonprofit Services Agreement between CASA of Forsyth County and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (JJ) Board approval of the FY 2026 Annual Nonprofit Services Agreement between Child Advocacy Center of Forsyth County and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (KK) Board approval of the FY 2026 Annual Nonprofit Services Agreement between Forsyth County Family Haven, Inc. and Forsyth County - Capital Projects Financial Manager, Department of Finance
- (LL) Board Resolution Authorizing Compensation Supplements to the Forsyth County State Court Judges and Solicitor, in light of HB 85 (O.C.G.A. 1-3-12) such as to achieve the traditional 95%/75% compensation allowances provided in the local act creating the Forsyth County State Court with approval of associated budget resolution. Effective Date January 1, 2026 - County Attorney
- (MM) Board approval of salary supplement adjustments for Judges of the Probate and Magistrate Court to recognize cost of living adjustments to salary supplement as provided to all other county employees - Director, Department of Employment Services
- (NN) Board authorization for staff to proceed with a draft of amendments to the Tree Ordinance and Unified Development Code related to the residential moratorium and bring back to a future Work Session - Planning Manager, Department of Planning and Community Development
- (OO) Board authorization for staff to proceed with a draft of amendments to the Unified Development Code related to the North Forsyth Design Standards and the residential moratorium and bring back to a future Work Session - Planner II, Department of Planning and Community Development
- (PP) Board authorization for County Attorney to prepare a letter of objection to the City of Cumming regarding annexation of parcels C01-004, C01-005, C01-006, C01-007, C02-004, and C02-005 (+/- 21.567 acres of land) and to bring this Item to the December 18, 2025 Board of Commissioners Regular Meeting / Public Hearings for approval – County Attorney

- (6) Board authorization to submit for Forsyth County's WaterFirst renewal application, a voluntary program that the County participates in that is under the Georgia Environmental Finance Authority (GEFA).

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the County-Initiated request to rezone parcels 201-073 and 201-150 from Single Family Residential District (RES6) to Commercial Business District (CBD). **The public is advised that at its regular meeting on November 6, 2025, the Board of Commissioners took action to rezone the subject parcels from RES6 to CBD, but the legal ad for the November 6, 2025 public hearing contemplated a rezoning from RES6 to RES2. While the BOC approved the RES6 to CBD rezoning on November 6, 2025, the present County initiated rezoning (ZA4268) is undertaken in an abundance of caution to address any public hearing or notice concerns related to the November 6, 2025 action.** Parcels 201-150 and 201-073 - ZA4268 - District 2 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3552 (431 Commerce Park) by TOMCO2 Systems Company with a variance to: 1. Reduce the landscape strip abutting Ridgeland Parkway from 15 ft. to 8 ft. as shown on the site plan (UDC Table 21.6) - Parcel 042-264 - AZ250039 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4111 (Pet Paradise - South Forsyth County, LLC) by Sagadevan Subramani - Parcel 090-096 - AZ250034 - 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, August 21, 2025 and October 16, 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. Postponed to the December 18, 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, December 4, 2025 and December 18, 2025 Agendas)

XI. New Business

- (1) 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 and December 4, 2025 Agendas)
- (2) T.L.C. Veterinary Management Group, LLC - ZA4239 - to rezone from Single Family Residential District (R1) to Agricultural District (A1) on 5.267 acres with a Conditional Use Permit (CUP) for a 5,500 sq. ft. kennel/animal hospital/veterinary clinic with 25 parking spaces with the following variance to: 1. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side (UDC 21-11.5(B)); 2. Increase the percentage of parking that fronts the main building entrance from 60% to 100% (UDC 21-11.5(B)) - Parcels 031-074, 031-075 - District 1 - Director, Department of Planning and Community Development
- (3) SVS Traders LLC - ZA4234 - to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 4.56 acres for retail in buildings totaling 21,200 sq. ft. with 99 parking spaces with the following variance to: 1. Reduce the zoning buffer along the eastern and western property boundaries from 40 ft. to 0 ft. (UDC Table 12.2) - Parcel 053-038 - District 1 - Director, Department of Planning and Community Development
- (4) TOMCO2 Systems Company - CP250036 - to operate an open storage yard with an overall site including an existing 77,383 sq. ft. warehouse with 85 parking spaces on 6.434 acres zoned Restricted Industrial District (M1) with the following variance to:

1. Reduce the zoning buffer from 20 ft. to 0 ft. as shown on the site plan (UDC Table 14.2); 2. Reduce the landscape strips along all side and rear lot or lease lines from 10 ft. to 0 ft. as shown on the site plan (UDC 21-6.5(A)(2)); 3. Reduce the open space from 25% to 22% (UDC Table 21.6) - Parcel 042-264 - District 3 - Director, Department of Planning and Community Development
- (5) Traton, LLC - ZA4229 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 137.58 acres for 121 residential lots with a density of 0.88 units per acre - Parcel 102-010 - District 3 - Director, Department of Planning and Community Development
- (6) Sagadevan Subramani - CP250034 - to build a 40,730 sq. ft. climate controlled self-service storage facility with 10 parking spaces with an overall site including a 16,215 sq. ft. office with 39 parking spaces on 2.246 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the required number of parking spaces from 62 to 49 (UDC Table 17.1); 2. Reduce the separation distance between self-service storage businesses from 0.75 miles to 0.70 miles (UDC 16-4.30(G)) - Parcel 090-096 - District 5 - Director, Department of Planning and Community Development
- (7) Board consideration and approval of a Resolution to condemn property interest in Tax Parcel No. 190-072 of the SR 369 Waterline Relocation Project (Parcel No. Easement 4); estimated just and adequate compensation: \$4,000.00 for 1,133.00 square feet of permanent easement for the construction and maintenance of slopes, drainage, and utilities - County Attorney
- (8) Board consideration and approval of a letter of objection to the City of Cumming regarding the annexation of parcels C01-004, C01-005, C01-006, C01-007, C02-004, and C02-005 (+/- 21.567 acres of land) - County Attorney
- (9) Board consideration and approval of a budget resolution in the amount of \$9,077,034 amending the budget for Bid 25-87-1514 for the Sharon Springs Park Campus Renovation project — Chief Financial Officer, Department of Finance

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment