FORSYTH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING / PUBLIC HEARINGS
DECEMBER 4, 2025

OFFICIAL MINUTES

On Thursday, December 4, 2025, at 5:00 p.m. in the Commissioners' Meeting Room of the Forsyth County Administration Building, the Forsyth County Board of Commissioners held a Regular Meeting / Public Hearings with the following persons present: Alfred John – Chairman, Kerry Hill – Vice Chairman, Mendy Moore - Secretary, Laura Semanson – Member, Ken Jarrard – County Attorney, and Kiersten Law - County Clerk.

Commissioner Levent was absent during this portion of the meeting.

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 Tarania 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*

Chairman John called the meeting to order at 5:00 p.m. with four members present (John, Hill, Moore and Semanson) and one member absent (Levent).

The Invocation and Pledge of Allegiance were led by Brian Clark, Chief Financial Officer, Department of Finance.

UNDER ADOPTION OF AGENDA THE FOLLOWING ACTIONS WERE TAKEN:

There was a motion by Commissioner Hill and a second by Commissioner Semanson to move New Business, Item #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) to be heard following Public Hearing, Item #1). Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

There was a motion by Commissioner Hill and a second by Commissioner Semanson to postpone New Business, Item #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) to the Regular Meeting / Public Hearings of December 18, 2025. Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

There was a motion by Commissioner Semanson and a second by Commissioner Hill to move New Business, Item #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) to be heard following Public Hearing, Item #7). Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

There was a motion by Commissioner Moore and a second by Commissioner Semanson to postpone Old Business, Item #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) to the Regular Meeting / Public Hearings of December 18, 2025. Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

David McKee, County Manager, addressed the Board and provided an explanation regarding Consent Agenda, Item #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).

There was a motion by Commissioner Hill and a second by Commissioner Semanson to add New Business, Item #5 (Board consideration and approval to rescind a Resolution of the Forsyth County Board of Commissioners authorizing a narrow lifting of the existing moratoriums on the filing of Residential Zoning Application such as will allow rezoning applications to be filed for two specific parcels that have current appeals filed with the County signed August 21, 2025 with regards to Tax Parcel 037-007 associated with Appeal Number AP250002 and Tax Parcel 145-001 associated with Appeal Number AP250003) at the request of the County Attorney. Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

Chairman John announced that there may be an Item added to the Open Session following Executive Session.

Commissioner Levent arrived at 5:06 p.m.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to adopt the Agenda as amended. Motion carried unanimously.

UNDER ANNOUNCEMENTS AND REPORTS THE FOLLOWING ACTIONS WERE TAKEN:

Commissioner Moore recognized Girl Scout Troop 22208 who were in attendance.

Commissioner Moore announced that the agenda did not include an item related to an application seeking approval of a Special Events Space on Keith Bridge Road. She further explained that the application will be considered initially by the Planning Commission and subsequently by the Board of Commissioners.

David McKee, County Manager, provided updates to the Board regarding County SPLOST projects at the request of Chairman John.

Commissioner Semanson read aloud a Resolution in recognition of Eagle Scout Tarania Mosure Ramesh (who was not in attendance).

Chairman John read aloud a Resolution in recognition of Eagle Scout Prisha Kokane.

UNDER PUBLIC COMMENTS THE FOLLOWING PERSONS ADDRESSED THE BOARD:

Ana Strauss
Cheryl Riddle
Melinda Lynne Castleberry

There was a motion by Chairman John and a second by Commissioner Semanson to allow Ms. Castleberry an additional minute of speaking time. Motion carried unanimously.

Melinda Lynne Castleberry (continued)
Delana Bishop
Caleb Byrd
Stanley Simpson
Christine Korosec
Alex Warner
J. Alan Arena

UNDER ADOPTION OF MINUTES THE FOLLOWING ACTIONS WERE TAKEN:

(1) Regular Meeting / Public Hearings of November 20, 2025

There was a motion by Commissioner Semanson and a second by Commissioner Hill to adopt the Minutes of the Regular Meeting / Public Hearings of November 20, 2025. Motion carried unanimously.

(2) Work Session of November 25, 2025

There was a motion by Commissioner Hill and a second by Commissioner Semanson to adopt the Minutes of the Work Session of November 25, 2025. Motion carried unanimously.

UNDER CONSENT AGENDA THE FOLLOWING ACTIONS WERE TAKEN:

There was a motion by Commissioner Hill and a second by Commissioner Semanson to adopt the Consent Agenda as presented:

(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

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(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

Motion carried unanimously.

UNDER PUBLIC HEARINGS THE FOLLOWING ACTIONS WERE TAKEN:

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Sean Courtney

Speaking in opposition:
Larry Balou
David Samonis

Sean Courtney, Attorney, addressed the Board.

Chairman John declared the Public Hearing closed.

At this time, Vice Chairman Hill reviewed the proposed conditions related to New Business, Item #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).

Larry Balou addressed the Board at the request of Vice Chairman Hill.

There was a motion by Commissioner Hill and a second by Commissioner Moore to approve the request for an Amendment of Zoning Conditions on ZA3954 (Reymac Investments, LLC) by CFA Logistics Inc.– Parcel 076-125 – AZ250035 – as displayed which reads as follows:

Modify Condition #1 to read: Development shall be substantially in accordance with the site plan submitted with CP250032.

Modify Condition #3 to read: The repair of vehicles shall only be permitted between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday.

Delete Condition #4 in its entirety.

Modify Condition #5 to read: The use of back-up beepers shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. on the Subject Property.

Delete Condition #6 in its entirety.

Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member in opposition (Levent).

There was a motion by Commissioner Hill and a second by Commissioner Moore to County-Initiate the Public Hearing process for the removal of the Conditional Use Permit (CUP) for the ready-mix cement plant. Motion carried unanimously.

At this time, the Board considered New Business, Item #1.

UNDER NEW BUSINESS THE FOLLOWING ACTIONS WERE TAKEN:

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

There was a motion by Commissioner Hill and a second by Commissioner Moore to approve the request by CFA Logistics Inc. - CP250032 - to operate an open storage yard with 34 parking spaces with an overall site including 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 – with the conditions as displayed. The conditions read as follows:

1. Development shall be substantially in accordance with the site plan on file in the Department.

2. There shall be a 25 ft. front landscape strip along the eastern property boundary.

3. The developer is required to install and maintain a dust mitigation system for the entire gravel parking area.

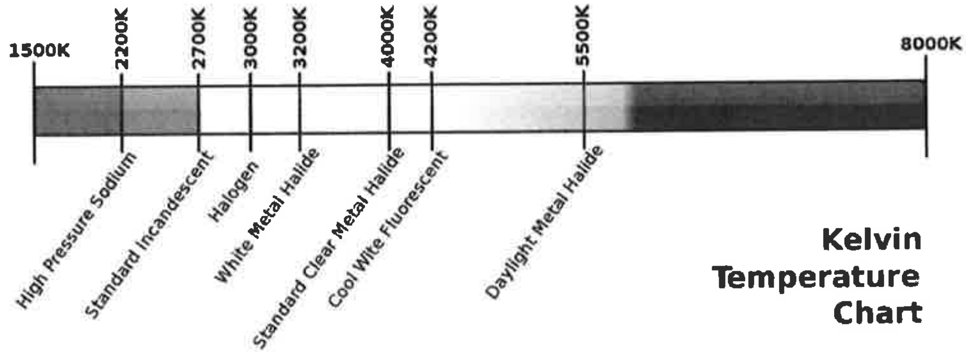
4. There shall be no idling of trucks or the turning on/off of air compressors between the hours of 8:00 p.m. and 6:00 a.m.

5. Freestanding pole-mounted lights shall not exceed twenty (20) feet in height.

6. All exterior lights shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. unless activated by motion on the subject property and programmed to turn off no more than fifteen (15) minutes after last detecting motion on the subject property.

7. All canopy luminaries shall be fully recessed and utilize flat lenses. All other fixtures shall be full cutoff or fully shielded.

8. All lighting shall emit a low color temperature light having a Kelvin temperature of no more than three-thousand (3,000). Thereby, light emitted from any source on site will be in the "warm" spectrum and light with a bluish color, sometimes referred to as "daylight" lights, which are in the "cool" spectrum are prohibited. See the chart below for guidance.



9. A video surveillance system shall be installed, maintained, and recording at all times. The video cameras shall be of a sufficient number to capture video of the entire perimeter and/or interior of the site. All video cameras shall be capable of capturing video images in darkness, commonly referred to as "night vision" video, with low lux capabilities. The video surveillance system shall record and store all video from all cameras for not less than thirty (30) days. Upon request from Law Enforcement, including, but not limited to, Code Compliance, recordings shall be preserved for not less than thirty (30) days, as measured form the date of request, to allow time for legal authorization to obtain said recordings. Cameras shall be positioned, or the system shall be programmed so that video or images of privately-owned external properties is not recorded in order to avoid any invasion of neighbor's privacy. There shall be cameras positioned to capture the license plate of all vehicles entering and exiting the premises.

10. The open storage yard shall be limited to the storage of trucks and trailers actively involved in the transport business. Any vehicle parts shall be kept inside the repair building.

11. Trucks shall not be stored with any hazardous material freight.

12. Between the hours of 10:00 p.m. and 6:00 a.m., there shall be a maximum of three trucks entering and exiting the open storage yard.

13. The landscape strip on the Northern boundary shall be planted with a row of evergreen trees.

14. A fence with slats shall be required along the boundary of the property.

15. No commercial deliveries or garbage pick-up shall be allowed between the hours of 9:00 p.m. and 6:00 a.m., Monday through Saturday. No commercial deliveries or garbage pick-up is allowed on Sunday.

16. Stormwater management facilities, such as detention and retention ponds, shall include a diversity of plant material based on species recommendations referenced in the Georgia Stormwater Management Manual. The planting selection shall achieve adequate screening and shall promote natural mosquito control through providing appropriate habitat for various insects that feed on mosquitoes throughout the mosquito life cycle.

17. Green landscaping and native plant species shall be used along the boundaries facing the nearby impaired stream, per NRCS comments in the Staff Report, to preserve/promote biodiversity and environmental health.

Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member in opposition (Levent).

At this time, the Board returned to Public Hearings.

UNDER PUBLIC HEARINGS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Justin Ririe

Speaking in opposition:
None

Chairman John declared the Public Hearing closed.

Justin Ririe addressed the Board at the request of Vice Chairman Hill.

There was a motion by Commissioner Hill and a second by Commissioner Semanson to approve the request for an Amendment of Zoning Conditions on ZA4081 (Justin & Laura Ririe) by Justin & Laura Ririe – Parcel 122-016 - AZ250042 as follows:

Delete Condition #1 in its entirety.

Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Justin Pugmire

Speaking in opposition:
None

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner John and a second by Commissioner Levent to approve the County-Initiated Conditional Use Permit (CUP) to operate a personal service establishment (tutoring) on property zoned Office and Institutional District (O&I) – Parcel 138-485 – CP250049. Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Patricia Rolenberg

Speaking in opposition:
Kirk Wintersteen

Patricia Rolenberg addressed the Board.

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner Levent and a second by Commissioner John to postpone Public Hearing, Item #4, to the Regular Meeting / Public Hearings of January 8, 2025 and that this Item be placed under Old Business. Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Ashley Ziebell

Speaking in opposition:
Kirk Wintersteen

Vice Chairman Hill left at 6:24 p.m.

Ashley Ziebell addressed the Board and displayed a presentation at the request of Commissioner Levent.

Vice Chairman Hill returned at 6:26 p.m.

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner Levent and a second by Commissioner Semanson to approve the Sketch Plat for Bank OZK - SP250008 - Parcel 043-027 – as displayed - with the following variances 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) and with the condition as displayed. The condition reads as follows:

<u>CONDITION:</u>

Landscaping variance - County Arborist shall review and sign off on landscape plan to include additional plantings if warranted.

Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
David Whittenton – provided a PowerPoint presentation

Speaking in opposition:
None

Chairman John declared the Public Hearing closed.

Commissioner Moore requested that the Master Development handbook be displayed.

Beth Burns and Tammy Miller addressed the Board at the request of Commissioner Moore.

David Whittenton addressed the Board at the request of Commissioner Levent.

There was a motion by Commissioner Moore and a second by Commissioner Semanson to approve the request for an Amendment of Zoning Conditions on ZA4144 (Forsyth County Board of Commissioners) by Beth Burns – Parcel 236-626 – AZ250041 - with the exhibits and additional conditions as presented. The additional conditions read as follows:

1. Development shall tie onto Forsyth County sewer system by gravity unless otherwise approved by Director of Water & Sewer.

2. Gravity sewer outfalls shall follow natural contours to minimize depth.

3. Sewer access must be provided to all upstream properties.

4. Any improvements to the water or sewer systems required to meet fire flow or other requirements shall be done at developer's expense.

5. There shall be no trees planted within the right of way or in utility easements.

Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:
Sean Courtney

Speaking in opposition:
None

Chairman John declared the Public Hearing closed.

At this time, Commissioner Semanson reviewed the proposed conditions related to New Business, Item #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).

Mike Chheda addressed the Board at the request of Commissioner Semanson.

There was a motion by Commissioner Semanson and a second by Commissioner Moore to approve the request for an Amendment of Zoning Conditions on ZA2600 (Steve Jordan) by RC GA Properties LLC – Parcel C12-013 – AZ250025 – as presented including the site plan as displayed. The amended condition reads as follows:

Delete Condition #7 in its entirety.

Motion carried unanimously.

At this time, the Board considered New Business, Item #3

UNDER NEW BUSINESS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to approve the request by 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 – with the conditions as displayed. The conditions read as follows:

1. Development shall be substantially in accordance with the site plan on file in the Department.

2. Owner/Developer shall obtain a GDOT encroachment permit to tie to Atlanta Highway

(aka S.R. 9).

3. Building shall be limited to a single tenant.

4. Front landscape strip shall substantially exceed the minimum requirements of the overlay district. In addition to the tree requirements, landscape strips shall have minimum 3 continuous rows of shrubs the entire length of the landscape strip, with 2 in front of the board fence and one on the inside, that shall meet the requirements of the Atlanta Highway Overlay District. Plantings shall be irrigated and mulched.

5. A façade landscape zone shall be required between parking areas and any building and shall be six (6) feet in width. This strip shall be planted with a combination of: (a) evergreen columnar trees (such as Emerald Green Arborvitae, columna holly, or equivalent species) spaced no greater than 8 feet on center; and (b) evergreen ornamental shrubs planted in continuous masses between the trees. Plantings shall be irrigated and mulched.

6. The following conditions apply to canopy structures:

   (a) Canopy structures shall not exceed twenty (20) feet in height and include a decorative cornice roofline design on all four sides of the canopy structure to match the principal building in color.

   (b) Columns shall be faced with full-height brick or stone that matches or complements the finish of the primary building.

   (c) Lighted or painted bands of corporate color are prohibited.

   (d) Fuel station canopy signs are allowed, one per road frontage not to exceed twenty (20) square feet. Sign must be flush against the canopy fascia.

   (e) Lighting shall not be mounted on the top of the canopy, and the sides shall not be illuminated either internally or externally. This requirement does not pertain to signage attached to the canopy that is internally illuminated.

7. Either fuel dispensing unit curbs or bollards are required for protection of fuel dispensing units.

8. Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details and other design embellishments shall not be a dominant architectural feature.

9. The principal entrance of a building shall be articulated and express greater architectural detail than other portions of the building. Building entries shall be identified by hierarchical massing, contrasting architectural styling, or prominent architectural elements, such as overhead structures, arbors, roof overhang, or canopy.

10. Building elevation shall be similar to Exhibit "A", with district commissioner providing final approval prior to issuance of a land disturbance permit.

11. Dumpster enclosures are required, shall be opaque and shall enclose the dumpster on three sides. Enclosures shall be constructed of materials and colors that match the building on site and shall be at least one (1) foot taller than the highest point of the dumpster or compactor. Dumpster enclosures are subject to building setback

requirements. A gate is required and shall be composed of metal or other durable material which shall reach the height of the three-sided enclosure. Gate color shall be coordinated to match the design of the dumpster enclosure and gates shall be oriented towards the interior of the site. All dumpsters and compactors shall be equipped with lids.

12. Outside vending and ice machines, lock boxes, propane tanks, and other dispensing equipment shall only be allowed on the south side of the building and shall use only earth tone and/or neutral colors.

13. Outdoor display of merchandise is prohibited.

14. Pole-mounted lights, if installed, shall be a consistent black metal finish. Full cut-off fixtures are required.

15. Lighting affixed to the exterior of a building must be downloaded facing gooseneck-style lights.

16. The following conditions apply to signage:

    (a) Wall signs and monument signs shall not be of the singular plastic insert or panel sheet variety. Channel letters are strongly encouraged for both monument and wall signs.

    (b) Temporary signs, including inflatable or forced-air signs, tarps, banners, sign dancers, and any sign mounted on wheels, are prohibited.

    (c) Monument sign structure and base material shall be compatible with the color, texture, material, and architectural design of the principal building.

    (d) Wall mounted raceways shall be painted to match the adjoining structure.

    (e) Window signs shall not exceed twenty percent (20%) of the total area of each window in which the sign is located.

    (f) Signs on bollards are prohibited.

17. Operating hours shall be 6:00 a.m. to 11:59 p.m.

Motion carried unanimously.

At this time, the Board returned to Public Hearings.

UNDER PUBLIC HEARINGS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:

(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

Ken Jarrard, County Attorney, addressed the Board and provided a handout.

Chairman John declared the Public Hearing open.

Speaking in favor:
None

Speaking in opposition:
Luke Crawford

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to approve the Resolution 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 and that this moratorium is extended until June 2, 2026. Motion carried unanimously.

UNDER PUBLIC COMMENTS THE FOLLOWING PERSONS ADDRESSED THE BOARD:

Amanda Roper, Assistant Director, Department of Communications, announced there were members of the Student Government Academy in attendance.

Ethan Wong
Raina Swaminathea
Rojan Puppala

David McKee, County Manager, announced this is the 5th year of the Student Government Academy and recognized staff for their work in coordinating the academy.

UNDER OLD BUSINESS THE FOLLOWING ACTIONS WERE TAKEN:

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Jake Hill, Director, Department of Licensing and Code Compliance, addressed the Board at the request of Chairman John.

There was a motion by Commissioner John and a second by Commissioner Semanson to deny 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. Motion carried unanimously.

(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

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

There was a motion by Commissioner Levent and a second by Commissioner Hill to postpone Old Business, Item #2 to the Regular Meeting / Public Hearings of December 18, 2025. Motion carried with four members in favor (John, Hill, Levent and Moore) and one member in opposition (Semanson).

(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 - This Item was postponed [during the Adoption of the Agenda] to the Regular Meeting / Public Hearings of December 18, 2025**

UNDER NEW BUSINESS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:

(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 – This Item was considered following Public Hearing, Item #1. See Page #13 for action taken.**

(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 - This Item was postponed [during the Adoption of the Agenda] to the Regular Meeting / Public Hearings of December 18, 2025**

(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 – This Item was considered following Public Hearing, Item #7. See Page #19 for action taken.**

(4) **Board consideration and approval of a Utility Easement for TowerCom Tower between Forsyth County and Sawnee Electric Membership Corporation**

Ken Jarrard, County Attorney, addressed the Board. There was a motion by Commissioner Levent and a second by Commissioner Hill to approve the Utility Easement for TowerCom Tower between Forsyth County and Sawnee Electric Membership Corporation. Motion carried unanimously.

(5) Board consideration and approval to rescind a Resolution of the Forsyth County Board of Commissioners authorizing a narrow lifting of the existing moratoriums on the filing of residential zoning application such as will allow rezoning applications to be filed for two specific parcels that have current appeals filed with the County signed August 21, 2025 with regards to Tax Parcel 037-007 associated with Appeal Number AP250002 and Tax Parcel 145-001 associated with Appeal Number AP250003

Ken Jarrard, County Attorney, addressed the Board. There was a motion by Commissioner Levent and a second by Commissioner Semanson to rescind the Resolution of the Forsyth County Board of Commissioners authorizing a narrow lifting of the existing moratoriums on the filing of residential zoning application such as will allow rezoning applications to be filed for two specific parcels that have current appeals filed with the County signed August 21, 2025 with regards to Tax Parcel 037-007 associated with Appeal Number AP250002 and Tax Parcel 145-001 associated with Appeal Number AP250003. Motion carried unanimously.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to recess the Regular Meeting / Public Hearings and enter into Executive Session for the purposes of Litigation, Land Acquisition and/or Personnel at 7:09 p.m. Motion carried unanimously.

Ken Jarrard, County Attorney, announced that there will be a potential Open Session Item discussed and voted upon following the Executive Session.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to come out of recess and reconvene the Regular Meeting / Public Hearings at 8:56 p.m. Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

Chairman John stated there was not an Open Session Item to be discussed at this time.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to adjourn the Regular Meeting / Public Hearings at 8:56 p.m. Motion carried with four members in favor (John, Hill, Moore and Semanson) and one member absent (Levent).

Kristen Lowe

Clerk of Commission

The above and foregoing Minutes are hereby certified as being correct and ordered as recorded.

Please reference the streaming video located on the Forsyth County website, www.forsythco.com, for detailed information concerning this Meeting.