

**AGENDA**  
**FORSYTH COUNTY BOARD OF COMMISSIONERS**  
**THURSDAY, JANUARY 8, 2026 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. Adoption of Rules and Procedures for 2026**

**VI. Election of Officers for 2026**

**VII. Public Comments**

**VIII. Adoption of Minutes**

- (1) Regular Meeting / Public Hearings and Executive Session of December 18, 2025

**IX. Consent Agenda**

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Promise Mill Lane, Dell Way, and all other property and property rights as shown on Subdivision Plat for Ansley at Pilgrim Mill Phase 4, recorded in PLat Book 224, Pages 151-173, 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 Waylon Drive, Rodgers Pass, Opry Court, Gibson Trace, Ibanez Lane, Mandolin Drive and all other property and property rights as shown on Subdivision Plat for Crossing at Coal Mountain Phase 1, recorded in Plat Book 222, Pages 233-261, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of December 18, 2025 - County Clerk

**X. Public Hearings**

- (1) Public Hearing and possible vote regarding the County-Initiated request for revocation of the existing Conditional Use Permit (CUP) for ZA3954 – Parcel 076-125 - 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 ZA2957 (Amy Smith) by Aqua Design Pools & Spas, LLC with a variance to: 1. Reduce the exterior setback from 50 ft. to 40 ft. (UDC Table 11.2(b)) - Parcel 074-306 - AZ250043 - District 1 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the County-Initiated request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 6.63 acres - Parcel 130-071 - ZA4269 - District 3 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to expand an existing place of worship on property zoned Agricultural District (A1) and Single Family Residential District (R1) with the following variance 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 - CP250060 - District 4 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4099 (SkyLand Homes, LLC) by Skyland Homes LLC - Parcels 155-392, 155-017, and 155-014 - AZ250045 - District 5 - Director, Department of Planning and Community Development

## **XI. Public Comments**

## **XII. Old Business**

- (1) Board consideration 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  
**(A Public Hearing was held before the Board of Commissioners on December 4, 2025; the Board voted unanimously to postpone, for decision only, to the January 8, 2026 Agenda)**
- (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 and January 8, 2025 Agendas.)

**XIII. New Business**

- (1) Board consideration and approval of U.S. Department of the Army Easement for Water Pipeline, Pumping Facility, and Water Intake Structure (DACW01-2-24-0035) for Forsyth County's New Water Intake in Lake Sidney Lanier, and associated administrative cost of \$7,600.00 - Senior Project Manager, Department of Capital Projects
- (2) Board appointment of two (2) Commissioners to serve on the Water and Sewer Committee for 2026 - County Manager
- (3) Board appointment of three (3) Commissioners to serve on the Finance Committee for 2026 - County Manager

**XIV. Recess Regular Meeting**

**XV. Executive Session (if needed)**

**XVI. Adjournment**