

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, FEBRUARY 5, 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. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of January 22, 2026 - County Clerk
- (2) Work Session and Executive Session of January 27, 2026 - County Clerk

VII. Consent Agenda

- (1) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of January 27, 2026 - County Clerk
- (2) Board Ratification of the following items that were discussed and voted on at the Work Session held on January 27, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) 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
 - (B) Board approval of a Memorandum of Understanding for contractors to provide treatment services, substance screening, and 4th Amendment waiver searches (Beck, Fanning, Edwards, Stapp, Kreitner, Crane, Kelley, Barber, DelValle) with authorization for the Chairman to execute all related documents - Director, Accountability Courts
 - (C) Board approval to award Sweeping Corporation of America, LLC a contract for Street Sweeping Services As Needed for the Department of Engineering with approval of the associated General Services Agreement – Director, Department of Engineering
 - (D) Board approval to award Bid 25-99-1620 to Beam Team Construction, Inc. in the amount of \$441,249.00 for Old Fire Station 15 Renovation for the

Department of Public Facilities with approval of the associated Construction Services Agreement – Director, Department of Public Facilities

- (E) Board approval of Change Order #5 to RFP 21-81-5211 for Barker House Overlook project to extend architectural and design services provided by CPL Architecture Engineering Planning in the amount \$10,000.00 - Director, Department of Public Facilities
- (F) Board approval of Change Order No. 001 for Task Order IDQ-032 with Lanier Contracting Company to provide services under the Indefinite Quantity Mechanical Contractor Contract (1202500002) in the amount of \$78,359.51 for additional materials required and additional bypass pumping time required - Deputy Director, Department of Water and Sewer
- (G) Board approval of IDQ-077 with Lanier Contracting Company under the Indefinite Quantity Mechanical Contractor Contract (Contract No. 1202500002) in the amount of \$82,873.77 for Construction Services for the James Creek Water Reclamation Facility Influent Pump Station Discharge Piping Replacement - Deputy Director, Department of Water and Sewer
- (H) Board approval of revisions to Employee Handbook Policy 18 Dress Code - Director, Department of Employment Services
- (I) Board approval to postpone a Board-generated rezoning for ZA4141, SSL Ventures, LLC to a Work Session in 36 months. In accordance with UDC 8-5.5(I), if an application for a land disturbance permit has not been submitted within 18 months of zoning approval, the Board may consider rezoning to a constitutional zoning designation - District 1 – Director, Department of Planning and Community Development
(Postponed from the July 22, 2025 Agenda)
- (J) Board approval to postpone a Board-generated rezoning for ZA4135, Athena Learning LLC, to a Work Session in 6 months. In accordance with UDC 8-5.5(I), if an application for a land disturbance permit has not been submitted within 18 months of zoning approval, the Board may consider rezoning to a constitutional zoning designation - District 2 – Director, Department of Planning and Community Development
(Postponed from the July 22, 2025 Agenda)
- (K) Board approval to withdraw a Board-generated rezoning for ZA4128, R.D. Links Investments, LLC. In accordance with UDC 8-5.5(I), if an application for a land disturbance permit has not been submitted within 18 months of zoning approval, the Board may consider rezoning to a constitutional zoning designation - District 4 – Director, Department of Planning and Community Development
(Postponed from the July 22, 2025 Agenda. LDP submitted in December 2025, and therefore rezoning opportunity under UDC 8-5.5(I) is forfeit.)
- (L) Board approval of a Resolution establishing procedures for the County Administration of Design-Build contracts for transportation projects in accordance with O.C.G.A. § 32-4-74 - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding a request made by Chase Fulbright for:
1. A lot-size variance of 0.038 acres in order for an A1 lot to be 0.962 acres rather than the required 1 acre, and 2. A lot-width variance of 39.24 feet in order for an A1 lot to be 85.76 feet wide rather than the required 125 feet (UDC 15, Table 15.2) – Parcel 180-065 – VA250079 – 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 ZA3411 (Paces Battle Properties, LLC) by Aqua Design Pools & Spas, LLC - Parcel 061-267 - AZ250047 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding an Alternate Design for Lanier Watercraft Sales & Service, LLC with the following variance to: 1. Reduce the front landscape strip from 20 ft. to 10 ft. (UDC 21-12.5(B)(2)); 2. Reduce the percentage of bicycle parking from 2.5% of the total parking spaces to 0% (UDC 21-12.5 (G)(1)); 3. Reduce the minimum amount of paved surface for display vehicles from 1 acre to 0 acres (UDC 16-4.37(G)(1)) - Parcel 295-077 - AD250012 - District 4 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4175 (Priyanka Patel) by YOGI REAL ESTATE HIGHWAY 53 LLC with the following variance to: 1. Reduce the zoning setback from 50 ft. to 20 ft. as shown on the site plan (UDC Table 12.2); 2. Reduce the zoning buffer from 40 ft. to 20 ft. as shown on the site plan (UDC Table 12.2) – Parcel 302-006 - AZ250044 - 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 ZA2975 (Norma R Vaughan) by trinityfortune llc with a 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 required number of off-street loading spaces from 5 to 0 (UDC 17-3.3) - Parcel 111-316 - AZ250046 - District 5 - Director, Department of Planning and Community Development
- (6) Public Hearing regarding a proposed Cryptocurrency Teller Machine and Automated Teller Machine Ordinance - County Attorney / Forsyth County Sheriff's Office
(This is the second Public Hearing; the first Public Hearing was held on November 20, 2025)

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, October 16, 2025, and December 18, 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, January 8, 2026, and February 5, 2026 Agendas)
- (3) 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 and February 5, 2026 Agendas)
- (4) 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, December 18, 2025 and February 5, 2026 Agendas)

XI. New Business

- (1) 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
(Postponed from the December 18, 2025 and January 22, 2026 Agendas)
- (2) Board consideration of the request by Rex Gravitt of Moxie Construction, LLC for a

Public Hearing regarding an appeal of the Zoning Board of Appeals' decision on VA250064. The variance was denied on January 6, 2026 – AV260001 – District 4 – Director, Department of Planning and Community Development

- (3) Board consideration and approval of a stipulation and settlement agreement between Forsyth County Board of Commissioners and Jerome D. Huggins for a Workers' Compensation Claim - Director, Department of Employment Services

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment