

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, FEBRUARY 19, 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 February 5, 2026 - County Clerk
- (2) Work Session and Executive Session of February 10, 2026 - County Clerk

VII. Consent Agenda

- (1) Board Ratification of the following items that were discussed and voted on at the Work Session held on February 10, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval of a Budget Resolution in the amount of \$450,000.00 for the purchase of a Sheriff's Office SWAT vehicle - Chief of Staff, Sheriff's Office
 - (B) Board approval of a Budget Resolution in the amount of \$558,000.00 for the early decommission and replacement of Unit #26868, a 2015 Caterpillar AP1000F, for the Department of Engineering - Director, Department of Fleet Services
 - (C) Board approval to enter into an agreement with Ford Motor company, with the associated Addendum to extend our asset tracking program to include equipment - Director, Department of Fleet Services
 - (D) Board approval of a Request for Traffic Signal to the Georgia Department of Transportation (GDOT) on SR141/Peachtree Parkway at Bagley Drive - Deputy Director, Department of Engineering
 - (E) Board approval of Change Order #004 to Contract 20221130 with Hussey, Gay, Bell & Deyoung, Inc. in the amount of \$17,644.80 for additional site visits and septic system design revisions required by comments made during permit review for the Bennett Park Redevelopment project - Capital Projects

Manager, Department of Capital Projects

- (F) Board approval of Change Order #001 in the not-to-exceed amount of \$143,610.50 to Contract 1202500021 with Lose & Associates, Inc. for the design, permitting, construction administration, materials testing, and special inspections for an additional bathroom building at the Sharon Springs Park Campus - Capital Projects Manager, Department of Capital Projects
- (G) Board approval of a Sole Source purchase with VenTek International in the amount of \$47,649.00 for the Equipment and Annual Pass Gate System at Mary Alice Park for the Department of Parks and Recreation - Director, Department of Parks and Recreation
- (H) Board authorization to apply to the Criminal Justice Coordinating Council (CJCC) FY 2027 State of Georgia Accountability Court Funding Program Grant not to exceed the amount of \$95,000.00 with a required 15% match of \$16,764.71 for the DUI Court - Director, Accountability Courts
- (I) Board authorization to apply to the Criminal Justice Coordinating Council (CJCC) FY 2027 State of Georgia Accountability Court Funding Program Grant not to exceed the amount of \$200,000.00 with a required 15% match of \$35,294.12 for the Adult Drug Court - Director, Accountability Courts
- (J) Board authorization to apply to the Criminal Justice Coordinating Council (CJCC) FY 2027 State of Georgia Accountability Court Funding Program Grant not to exceed the amount of \$70,000.00, with a required 15% match of \$12,352.94 for the Mental Health Court (CARE Program) - Director, Accountability Courts
- (K) Board authorization to apply and accept the award of the Thanks Mom and Dad Fund 2025-2026 Senior Center Innovation and Modernization Grant in the amount of \$2,000.00, with no required match, to purchase Audio Devices and Enhancements for the Senior Services Center located at Sexton Hall – Accountant, Department of Senior Services
- (L) Board authorization to apply and accept the award of the Thanks Mom and Dad Fund 2025-2026 Senior Center Innovation and Modernization Grant in the amount \$2,000.00, with no required match, to purchase portable stage equipment for the Senior Services Center located at Central Park - Accountant, Department of Senior Services
- (M) Board authorization to postpone a Board generated rezoning for ZA4153, Anamaria Hazard Meanes for six (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 5 – Director, Department of Planning and Community Development
- (N) Board authorization for staff to bring this Item back to the February 24, 2026 Work Session regarding amendments to the Unified Development Code

related to senior housing - Planning Manager, Department of Planning and Community Development

- (O) Board authorization for staff to commence the Public Hearing process at Planning Commission regarding amendments to the Unified Development Code related to application limits - Director, Department of Planning and Community Development
- (P) Board approval of a Personal Property Donation Agreement and Resolution to Accept an Artwork Donation for the County Administration Building - County Manager
- (Q) Board authorization for staff to commence the Public Hearing process at Planning Commission regarding amendments to the Unified Development Code (UDC) related to requirements for art, benches, trash cans, and bike racks - Director, Department of Planning and Community Development
- (2) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of February 10, 2026 - 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

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3552 (431 Commerce Park Drive, LLC) 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
(Postponed from the December 18, 2025 and January 22, 2026 Agendas)
- (2) Public Hearing and possible vote regarding a Resolution abandoning that certain portion of County right-of-way (Clayburn Road) lying within Tax Parcel Number 244 091 - County Attorney

IX. Public Comments

X. Old Business

- (1) Board Consideration 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
(A Public Hearing was held before the Board of Commissioners on January 8, 2026; the Board voted unanimously to postpone and send to the Planning Commission for review only on January 27, 2026 and to the February 19, 2026 Agendas)

XI. New Business

- (1) Board approval of a Resolution designating a section of Pilgrim Mill Road as the SPC Zachary Evan Steele Memorial Road - County Attorney
- (2) Rajesh Tanti - CP250006 - to build a 5,995 sq. ft. retail package liquor store with 24 parking spaces on 0.966 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the required number of off-street loading spaces from 2 to 1 (UDC 17-3.3); 2. Increase the percentage of parking that fronts the main building entrance from 60% to 63% (UDC 21-11.5(B)) - Parcel 009-052 - District 1 - Director, Department of Planning and Community Development
- (3) 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
(Postponed from the December 18, 2025 and January 22, 2026 Agendas)
- (4) John R Billa - CP250039 - to build an 18,000 sq. ft. place of worship with 135 parking spaces on 4.13 acres zoned Agricultural District (A1) - Parcel 056-029 - District 3 - Director, Department of Planning and Community Development
- (5) HREP Acquisitions, LLC - ZA4253 - to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 21.652 acres for warehouses in buildings totaling 228,240 sq. ft. with 289 parking spaces with the following variance to: 1. Reduce the zoning buffer adjacent to tax map/parcel 130-071 from 40 ft. to 0 ft. (UDC Table 14.2); 2. Increase the required number of parking spaces for Building A from 80 to 122 (UDC Table 17.1); 3. Reduce the landscape strip adjacent to tax map/parcel 130-071 from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13); 4. Reduce the zoning buffer adjacent to tax map/parcel 130-012 from 40 ft. to 20 ft. (UDC Table 14.2) - Parcels 130-077, 130-078, 130-079, 130-015 - District 3 and 5 - Director, Department of Planning and Community Development
- (6) HCI DP Land Acquisition LLC - ZA4249 - to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 31.719 acres for warehouses in buildings totaling 321,300 sq. ft. with 326 parking spaces with the following variance to: 1. Reduce the zoning buffer from 40 ft. to 0 ft. as shown on the site plan (UDC Table 14.2) - Parcel 234-025 - District 4 - Director, Department of Planning and Community Development
- (7) Rocket Brew, Inc - ZA4252 - to rezone from Neighborhood Shopping District (NS) to

Commercial Business District (CBD) on 0.306 acres for a drive-through restaurant in buildings totaling 777 sq. ft. with 6 parking spaces with the following variance to: 1. Reduce the setback abutting Buford Highway from 40 ft. to 22 ft. (UDC Table 21.6); 2. Reduce the side setbacks from 10 ft. to 0 ft. as shown on the site plan (UDC Table 21.6); 3. Reduce the landscape strips along the sides and rear lot or lease lines from 10 ft. to 0 ft. (UDC 21-6.5(A)(2)); 4. Reduce the minimum width of the bypass lane from 9 ft. to 0 ft. (UDC 21-6.5(J)(4)); 5. Reduce the rear setback from 25 ft. to 0 ft. as shown on the site plan (UDC Table 21.6) - Parcel C20-034 - District 5 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment