

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, MARCH 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 February 19, 2026 - County Clerk
- (2) Work Session and Executive Session of February 24, 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 24, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval of a three-year Memorandum of Understanding between Forsyth County and Northside Hospital that supports community health and wellness initiatives through Parks and Recreation facilities and programs and approval of the associated Budget Resolution - Director, Department of Parks and Recreation
 - (B) Board approval of the FY 2026-2027 Local Share Commitment Letter to The Legacy Link, Inc. for payment of the required county share of local matching funds in the amount of \$16,000.00 to provide for continued federal and state funding for senior services through the Area Agency on Aging – Accountant 1, Department of Senior Services
 - (C) Board approval of an amendment to the Services Agreement with Georgia Highlands Medical Services, Inc. to add Naloxone (Narcan) prescribing as a service component within the existing Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Grant with the Criminal Justice Coordinating Council – Grant Manager, Department of Finance
 - (D) Board approval of Deductive Change Order #19 with G.P.'s Enterprises, Inc. (Contract #1202000014) to reduce the final contract value by \$1,223,051.94

for the Ronald Reagan Boulevard Extension Project (PEN12) - Director,
Department of Capital Projects

- (E) Board approval to award Bid 26-36-3180 to United Pump and Controls, Inc., in the amount of \$55,864.00 for Equipment and Installation of two (2) Diesel Exhaust Fluid Storage Tanks and Dispensers for the Department of Fleet Services with approval of the associated Construction Services Agreement - Director, Department of Fleet Services
- (F) Board approval of a contract with Weatherproofing Technologies, Inc. and Eskola, LLC. under the OMNIA R230404 Contract agreement for Roof Retrofit for Forsyth County Fire Station #5 in the amount of \$98,728.00 with approval of the associated Roofing Services Agreement - Director, Department of Public Facilities
- (G) Board approval of Task Order No. 26-01 with ESG Engineering, Inc. under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300006) in the amount of \$399,148.00 for Fowler Water Reclamation Facility Capability Review and Expansion Planning Project - Deputy Director, Department of Water and Sewer
- (H) Board approval of Task Order No. 4 with Metals & Materials, LLC under the Manhole and Lift Station West Well Rehabilitation As-Needed Agreement (Contract No.1202500010) in the amount of \$170,217.78 for the rehabilitation of eight manholes in the southern end of the county - Deputy Director, Department of Water and Sewer
- (I) Board approval of IDQ-042 with Sol Construction LLC to provide services under the Indefinite Quantity Mechanical Contractor Contract (1202500015) in the amount of \$144,566.89 for Construction Services for the Watson Road Tank Site Improvements project — Deputy Director, Department of Water and Sewer
- (J) Board approval of a proposal by Inframark d/b/a MR Systems, under a Standard Service Agreement (RFP 19-48-3340) in the amount of \$117,169.87 to provide services to upgrade the plant control system at the Fowler Water Reclamation Facility - Deputy Director, Department of Water and Sewer
- (K) Board authorization for staff to commence the Public Hearing process regarding amendments to the Unified Development Code related to the North Forsyth Design Standards and the residential moratorium - Planner II, Department of Planning and Community Development
- (L) Board authorization for staff to commence the Public Hearing process regarding amendments to the Unified Development Code related to active amenity areas and the residential moratorium - Planning Manager, Department of Planning and Community Development

- (M) Board authorization for staff to commence the Public Hearing process regarding amendments to the Unified Development Code related to senior housing and the residential moratorium - Planning Manager, Department of Planning and Community Development
- (N) Board authorization for staff to commence the Public Hearing process regarding amendments to the Tree Ordinance related to the residential moratorium - Planning Manager, Department of Planning and Community Development
- (O) Board approval of a Resolution regarding disposition of a sanitary sewer easement in Tax Parcel 139-255 (Parcel Owner: Victory Ventures Group LLC) - County Attorney
- (P) Board approval of a Resolution regarding disposition of a sanitary sewer easement in Tax Parcel C17 025 (Parcel Owner: NGI Properties, LLC) - County Attorney
- (Q) Board approval of a quit claim deed to the Forsyth County Water and Sewerage Authority of property located along Clayburn Road (Parcel 244-091) and a portion of Clayburn Road for the Forsyth County Water Intake Project - County Attorney
- (R) Board authorization for Staff to move forward with Tower Road / Barker Road roadway abandonment process - County Manager
- (2) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Reins Ridge and all other property and property rights as shown on the Subdivision Plat for Bridlefield Phase 1C, recorded in Plat Book 224, Pages 1-10, Forsyth County, Georgia Records - District 3 - Director, Department of Engineering
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of February 24, 2026 - County Clerk

VIII. Public Hearings

- (1) 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
(Postponed from the February 5, 2026 Agenda)
- (2) 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
(Postponed from the February 5, 2026 Agenda)

- (3) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2989 (Hubbard Town Group LLC) by Hubbard Town Group LLC - Parcel 233-029 - AZ250024 - 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 ZA4139 (Forsyth Choice Properties, LLC) by Tellus Holdings LLC - Parcel 167-205 - AZ260001 - 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
(Postponed from the February 5, 2026 Agenda)

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, December 18, 2025, and February 5, 2026 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, February 5, 2026, and March 5, 2026 Agendas)
- (3) 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 was postponed to the February 19, 2026 and March 5, 2026 Agendas)

- (4) 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
(Postponed from the February 19, 2026 Agenda)

XI. New Business

- (1) Hubbard Town Group LLC - CP250019 - to build a 2,700 sq. ft. convenience store with fuel dispensing units with 14 parking spaces with an overall site including retail/office/restaurant in buildings totaling 7,005 sq. ft. with 37 parking spaces on 1.56 acres zoned Commercial Business District (CBD) - Parcel 233-029 - District 4 - Director, Department of Planning and Community Development
- (2) Board consideration and approval of voting precinct boundary modifications to create a new Election Day voting precinct, Matt (53), which includes voting precinct boundary modifications to Otwell (16) and name change and voting precinct boundary modifications to Hightower (52) (formerly Matt (51)) pursuant to procedure in O.C.G.A. § 21-2-262 (d) - Director, Voter Registrations & Elections

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment