

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, MARCH 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

- (1) Board presentation of a Proclamation declaring March 29, 2026 as *Education and Sharing Day* in Forsyth County - Semanson / Hill

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings and Executive Session of March 5, 2026 - County Clerk
- (2) Work Session and Executive Session of March 10, 2026 - County Clerk
- (3) Special Called Meeting of March 16, 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 March 10, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval to award RFP 26-25-2520 to Thompson Consulting Services, LLC for Debris Monitoring Services As-Needed for the Department of EMA with approval of the associated As-Needed Services Agreement – Director, Department of Emergency Management Agency
 - (B) 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
 - (C) Board approval of a Master Services Agreement with The Cogle Group, LLC for implementation of a two phase building permit review project, the Pilot phase consisting of a three week trial of the permit review and reporting software in the amount of \$5,000.00; and the Software License phase consisting of a full implementation of the software/hosting environment in the

amount of \$20,600.00 with authorization for the CIO to sign programmatic documents; and approval of a Budget Resolution for the IS&T Department – CIO, Department of IS&T

- (D) Board approval of Change Order No. 1 to the 2026 Annual Nonprofit Services Agreement by and between Forsyth County and CASA of Forsyth County, Inc. for establishing a maximum allowable amount for salary supplements - Assistant Director, Department of Finance
- (E) Board approval of a Notice of Acquisition and Consent to Assignment of Contracts between American Engineers, Inc. and STV Incorporated for Engineering Services - Roadway Design As-Needed, including annual renewal with approval of the associated Assignment Agreement - Deputy Director, Department of Engineering
- (F) Board approval of a contract with Tri Scapes, LLC. for Litter Pick Up and Removal As-Needed for the Department of Solid Waste with approval of the associated General Services Agreement – Director, Department of Fleet Services
- (G) Board approval of Addendum No. 1 and authorization to enter into an Order Form and General Terms and Conditions agreement with Rynse, Inc. for the implementation of a County wide vehicle wash program – Director, Department of Fleet Services
- (H) Board approval of three (3) Non-Residential Gas meter upgrades to support new generators for the Old Atlanta, Fowler Park, and Central Park Recreation Centers - Director, Department of Public Facilities
- (I) Board approval to award RFP 25-97-3320 to Crowder Construction Company in the amount of \$630,000.00 for Preliminary Stage Work and 15% Design Builder's Fee of the Cost of Completion of the Work for the Completion Stage for the Antioch WTP Emergency Generator project with approval of the associated Progressive Design-Build Agreement – Deputy Director (Kaufman), Department of Water and Sewer
- (J) Board approval of an Agreement between Forsyth County and Toll Southeast LP Company, Inc. in the amount of \$709,633.00 for the construction of a Reuse Line - Deputy Director (Kaufman), Department of Water and Sewer
- (K) Board approval to award RFQ 25-55-1514 to TranSystems Corporation in the amount of \$2,758,574.35 for Engineering and Design Services for State Route 369 Passing Lanes (PEW 31/GDOT PI 0013552) for the Department of Capital Projects with approval of the associated Professional Services Agreement - Director, Department of Capital Projects
- (L) Board approval of Task Order 01 with TranSystems Corporation (RFQ 25-55-1514) in the amount of \$2,758,574.35 for Engineering and Design Services for the State Route 369 Passing Lanes Project (PEW 31)-

Transportation Project Manager (Ibrahim), Department of Capital Projects

- (M) Board approval of Commitment Change Order #001 to agreement 25-66-1514 with Reeves Young, LLC. for the Court Buildings Renovation project in the amount of \$18,964,000.00 - Vertical Capital Projects Manager, Department of Capital Projects
- (N) Board approval of two new Administrative Specialist positions for the Magistrate Court with the approval of the attached Budget Resolution – Chief Magistrate Judge
- (O) Board approval of a Benefit Broker Services Agreement with The Alera Group, Inc., with authorization for the Chairman to sign documents in furtherance of same – Director, Department of Employment Services
- (P) Board approval of proposed revisions to Forsyth County Employee Handbook Policy 9 – Leave & Attendance Policy – Director, Department of Employment Services
- (Q) Board approval of the Institutional Consulting Agreement between Forsyth County and Morgan Stanley Smith Barney LLC for consulting services for the Forsyth County Government 457(b) Plan with authorization for the Chairman to sign - Director, Department of Employment Services
- (R) Board approval of an Institutional Services Agreement between Morgan Stanley Smith Barney LLC and Forsyth County for services related to the Forsyth County Government Employees Retirement Plan 401(k), replacing the existing 2005 agreement, with authorization for the Chairman to sign – Director, Department of Employment Services
- (S) Board ratification of alternative Challenge Cost-Sharing Cooperative Management Agreement (CCSCMA) for Recreation Facilities between the Department of the Army Corps and Forsyth County, Georgia, pertaining to the operation and management of Tidwell Water Access Point, Vann's Tavern Water Access Point, Two Mile Creek Day Use Park, Keith's Bridge Day Use Park, and Long Hollow Day Use Park at the Lake Sidney Lanier - Buford Dam Project. The backup attached to this agenda item contains an original version of the CCSCMA as well as a version with edits. Due to time constraints associated with the upcoming summer season, this approval constitutes direction by the Board of Commissioners that both version of the CCSCMA are acceptable and that staff are authorized to execute the original or the version consistent with the edits in the backup. This approval shall further serve as the Board's spreading the substantive terms of the contract upon the minutes - County Attorney
- (T) Board authorization for staff to commence the Public Hearing process regarding modifications to Chapter 54, Parks and Recreation - Director, Department of Parks and Recreation / County Attorney
- (U) Board approval of an Encroachment and Indemnification Agreement

between Forsyth County and Halcyon Garden Townhome Association, Inc. related to Encroachments to a water and sewer utility easement - County Attorney

- (V) Board acceptance of a Quit Claim Deed from the State of Georgia to James E. Barker and approval of an Affidavit regarding Claim of Ownership for the Georgia Forestry tower site (Parcel 125 095) - County Attorney
- (W) Board approval of withdrawal of objection to Providence Group Annex annexation, in light of the annexation application being withdrawn - County Attorney
- (X) Board approval of a March 9, 2026, term limit proposal delivered to Forsyth County by State Representative Brent Cox (District 28), wherein the County's local delegation to the General Assembly proposed the following term limit language (that would only become effective following a successful referendum): *"No person elected to the Board of Commissioners after January 1, 2027, who has been elected to and served two full terms of office as a Commissioner shall be eligible for election to a successive term of office as a Commissioner until after the expiration of four years from the conclusion of his or her last term as a member of the Board of Commissioners. Any terms served, fully or in part, prior to the effective date of this section shall apply to the term limit provided for in this section."* - County Attorney
- (2) Board adoption of a Proclamation declaring March 29, 2026 as *Education and Sharing Day* in Forsyth County - Semanson / Hill
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of March 5, 2026 - County Clerk
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of March 10, 2026 - County Clerk

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, January 22, 2026, and February 19, 2026 Agendas)
- (2) Public Hearing and possible vote regarding an Alternate Design for Amy Smith - Parcel 019-008 - AD250011 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding amendments to the Forsyth County Tree Ordinance - Planning Manager, Department of Planning and Community

Development

IX. Public Comments

X. Old Business

XI. New Business

- (1) Jason Creech - CP250027 - to operate a 2,218 sq. ft. contractor's establishment in an existing building with 8 parking spaces, an open storage yard and a container yard on 4.437 acres zoned Commercial Business District (CBD) - Parcel 132-038 - District 2 - Director, Department of Planning and Community Development
- (2) 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, January 22, 2026, and February 19, 2026 Agendas)
- (3) Amy Smith - CP250041 - to operate a 23,975 sq. ft. vehicle sales dealership in an existing building with 24 parking spaces with an overall site including a minor automobile service establishment on 1.82 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the zoning buffer along the northern and southern property boundaries from 20 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the landscape strip abutting Atlanta Highway from 20 ft. to 0 ft. (UDC 21-6.5(A)(1)); 3. Reduce the zoning setback along the southern property boundary adjacent to the existing structures only from 30 ft. to 19 ft. (UDC Table 14.2); 4. Reduce the minimum number of parking spaces from 48 to 24 (UDC 21-6.5(D)(1)); 5. Reduce the landscape strip along the northern and southern property boundaries from 6 ft. to 0 ft. (UDC 14-4.13); 6. Reduce the landscape strip between the front property line and any vehicular use area from 10 ft. to 0 ft. (UDC 17-5.7); 7. Reduce the required paved surface for the display of vehicles from 1 acre to 0 acres (UDC 16-4.37(G)(1)) - Parcel 019-008 - District 3 - Director, Department of Planning and Community Development
- (4) Cory Cianci - CP250046 - to operate a commercial horse stable in a 3,322 sq. ft. existing building with 14 parking spaces with an overall site including an existing 4,450 sq. ft. single-family detached dwelling and an existing 426 sq. ft. accessory structure on 5.16 acres zoned Agricultural District (A1) with the following variance to: 1. Reduce the side and rear buffers from 25 ft. to 0 ft. (UDC Table 15.2); 2. Remove the standard dust-free pavement requirement to allow for a gravel parking area (UDC 17-5.3) - Parcel 279-021 - District 4 - Director, Department of Planning and Community Development
- (5) Mayer Investment Properties LLC - CP250057 - to build a 5,200 sq. ft. contractor's establishment/warehouse with 12 parking spaces and operate an open storage yard with 15 parking spaces with an overall site including existing accessory structures

totaling 2,650 sq. ft. on 3.434 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side (UDC 21-8.5(A)); 2. Increase the percentage of parking that fronts the main building entrance from 60% to 100% (UDC 21-8.5(A)) - Parcel 110-454, 110-097 - District 5 - Director, Department of Planning and Community Development

- (6) 2152 Peachtree Pkwy LLC - ZA4264 - to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 3.351 acres for office/retail/restaurant/indoor commercial recreational facility in buildings totaling 30,000 sq. ft. with 153 parking spaces with the following variance to: 1. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side (UDC 21-8.5(A)); 2. Increase the percentage of parking that fronts the main building entrance from 60% to 100% (UDC 21-8.5(A)) - Parcel 111-037 - District 5 - Director, Department of Planning and Community Development
- (7) Board approval of a Resolution to condemn property interest in Tax Parcel No. 058-023 of the Post Road Improvements Project (No. Parcel 49); estimated just and adequate compensation: \$283,870.00 - County Attorney
- (8) Board consideration and approval of the Forsyth County Board of Commissioners Declaring 2435 Freedom Parkway as the Central Facility for Forsyth County Administrative Offices - County Manager / County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment