

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, APRIL 16, 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 and Executive Session of April 2, 2026 - County Clerk

VII. Consent Agenda

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Old Wayt Place, Belshire Way, Ansted Court and all other property and property rights as shown on Subdivision Plat for Wayt Farm Phase 1, recorded in Plat Book 224, Pages 183-198, Forsyth County, Georgia Records - District 3 - Director, Department of Engineering
- (2) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of April 2, 2026 - County Clerk
- (3) Pursuant to Board Rule of Procedure 3.02.01, the Board hereby amends a scrivener's error with respect to Condition #14 on zoning item ZA4264, approved March 19, 2026. Condition #14 as set forth in the minutes was in error and not what was displayed. What was displayed as Condition #14 was:

Wall signs and monument signs shall not be of the singular plastic insert or panel sheet variety. Channel letters are strongly encouraged for both monument and wall signs.

By approval of this Item, the approval of ZA4264 is hereby amended to include the corrected Condition #14. The County Clerk is hereby directed to manually place an asterisk (*) on the March 19, 2026 agenda item regarding ZA4264, that cross-references to this item so the record is clear that the conditions stand approved - County Attorney

- (4) Board adoption of a Proclamation recognizing National Small Business Week - John / Moore

- (5) Board adoption of a Proclamation recognizing National Day of Prayer - John / Moore

VIII. Public Hearings

IX. Public Comments

X. Old Business

- (1) Board consideration 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
(Public Hearing postponed from the February 5, 2026 Agenda to the April 2, 2026 Agenda. A Public Hearing was held before the Board of Commissioners on April 2, 2026; the Board voted unanimously to postpone, for decision only, to the April 16, 2026 Agenda)
- (2) Board Consideration 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. A Public Hearing was held before the Board of Commissioners on March 19, 2026; the Board voted unanimously to postpone, for decision only, to the April 16, 2026 Agenda).

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
(Postponed from the March 19, 2026 Agenda)
- (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, February 19, 2026, and March 19, 2026 Agendas)
- (3) Axis Partners LLC - CP250058 - to operate an open storage yard with 30 parking spaces with an overall site including an existing warehouse in buildings totaling 7,342 sq. ft. with 8 parking spaces on 2 acres zoned Restricted Industrial District

(M1) with the following variance to: 1. Reduce the zoning buffer adjacent to the existing concrete, gravel and easements only from 40 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the zoning setback adjacent to the existing structures only from 50 ft. to 20 ft. (UDC Table 14.2); 3. Reduce the front setback adjacent to the existing structure only from 40 ft. to 24 ft. (UDC Table 21.6); 4. Reduce the landscape strips adjacent to the existing concrete, asphalt and easements only from 10 ft. to 0 ft. (UDC 21-6.5(A)(2)); 5. Reduce the landscape strip between the front property line and any vehicular use area adjacent to the existing easements, gravel and asphalt only from 10 ft. to 0 ft. (UDC 17-5.7) - Parcel 041-095 - District 3 - Director, Department of Planning and Community Development

- (4) Robin Kemper - CP250053 - to operate a 1,425 sq. ft. detached accessory apartment with an overall site including an existing 2,451 sq. ft. single-family dwelling on 1.313 acres zoned Single Family Residential Restricted District (R2R) with the following variance to: 1. Reduce the side setback adjacent to the existing structure only from 10 ft. to 7 ft. (UDC Table 11.2(a)); 2. Increase the maximum heated floor area of a detached accessory apartment from 1,000 sq. ft. to 1,425 sq. ft. (UDC 16-4.2(C)) - Parcel 243-182 - District 4 - Director, Department of Planning and Community Development

- (5) Advanced Retail Services, Inc. d/b/a The Boat Shop - CP260003 - to operate a 1,500 sq. ft. new and used vehicle (boat) sales dealership and a 3,500 sq. ft. minor automobile service establishment in an existing building with 10 parking spaces and an open storage yard conducting around-the-clock business with 43 parking spaces on 2.509 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the required paved surface for the display of used vehicles from 1 acre to 0 acres (UDC 16-4.37(G)(1)); 2. Increase the required number of parking spaces from 10 to 16 (UDC Table 17.1); 3. Reduce the landscape strip abutting Browns Bridge Road from 10 ft. to 0 ft. (UDC Table 12.2); 4. Reduce the side landscape strips adjacent to the existing detention pond, drainage easement and gravel only from 10 ft. to 0 ft. (UDC 12-10.15) - Parcel 319-246 - District 4 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment