

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, JUNE 18, 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 June 4, 2026

(2) Work Session of June 9, 2026

VII. Consent Agenda

(1) Board Ratification of the following items that were discussed and voted on at the Work Session held on June 9, 2026 (as anticipated by Board Rule 1.07.01):

(A) Board approval of a Budget Resolution for the replacement of a total loss for Unit #372 - Chief of Staff of Business Operations, Sheriff's Office

(B) Board appointment of Justin Suggs as the County-Appointed Representative to serve on the North Georgia Region 2 EMS Advisory Council for a term of July 1, 2026 to June 30, 2029 - Fire Chief, Fire Department

(C) Board approval to purchase one (1) Mobile Fireground Physical Ability Test (F.P.A.T.) System in the amount of \$53,245.00 through Firesled Fitness and Training, Inc. as a Sole Source provider for the Fire Department – Fire Chief, Fire Department

(D) Board approval to purchase Paratech Air Lifting Bag Equipment in the amount of \$50,894.00 through Safe Industries as a Sole Source provider for the Fire Department – Fire Chief, Fire Department

- (E) Board authorization to apply for the Georgia Emergency Management and Homeland Security Agency (GEMHSA) FY2025 Local Emergency Management Performance Grant (EMPG) in the amount of \$50,000.00 with a required match of \$50,000.00 – Director, Emergency Management Agency
- (F) Board approval of the Motorola Solutions proposal PS-000217522, Motorola Solutions Services Agreement addendum and Budget Resolution for the Command Central Aware Services in the amount of \$270,000.00 for year one - Director, Emergency Management Agency
- (G) Board approval of a Professional Services Agreement with NV5 Engineers and Consultants Inc. in the amount of \$2,418,406.99 to provide design services for SPLOST IX Bundle 3 Projects - Director, Department of Capital Projects
- (H) Board approval of a Professional Services Agreement with Spicer Group, Inc. in the amount of \$967,299.50 to provide design services for SPLOST IX Bundle 4 Projects - Director, Department of Capital Projects
- (I) Board approval of a Professional Services Agreement with Holt Consulting Company, LLC. in the amount of \$1,115,498.85 to provide design services for SPLOST IX Bundle 6 Projects - Director, Department of Capital Projects
- (J) Board approval of an agreement between Forsyth County and the Southern Off-Road Bicycle Association (SORBA) to allow SORBA to assist the County with the building, maintenance, monitoring, and support of multi-use mountain bike trails within approved Forsyth County parks and properties - Director, Department of Parks and Recreation
- (K) Board to award Bid 26-38-5211 to Deluxe Athletics, LLC in the amount of \$1,104,134.50 for Artificial Turf Replacement on Fields 6 and 8 at Fowler Park for the Department of Parks and Recreation with approval of the associated Construction Services Agreement – Director, Department of Parks and Recreation
- (L) Board to award Bid 26-54-5211 to Total Renovation Solutions, LLC. in the amount of \$76,186.00 for Polo Fields Fence Installation for the Department of Parks and Recreation, with approval of the associated Construction Services Agreement – Director, Department of Parks and Recreation
- (M) Board to award Bid 26-53-1620 to SEC Site Work, LLC in the amount of \$55,200.00 for the Polo Fields Equestrian Center Demolition with approval of the associated Construction Services Agreement – Director, Department of Public Facilities
- (N) Board approval of a contract with Generac Power Systems, Inc. and Energy Systems Southeast, LLC under the Sourcewell 092222-GNR Electrical Energy Power Generation Equipment Contract for the Automatic Transfer Switch Installation at the Pet Resource Center in the amount of \$132,519.00 with the approval of the associated Construction Services Agreement –

Director, Department of Public Facilities

- (O) Board approval of the Georgia Department of Community Affairs annual E911 report - Chief Financial Officer, Department of Finance
- (P) Board authorization for staff to commence the Public Hearing process regarding a County-Initiated Conditional Use Permit (CUP) to operate a private school on property zoned Agricultural District (A1) - Parcel 192-071 - District 1 - Hill / Moore
- (Q) Board authorization for staff to commence the Public Hearing Process regarding the revocation of the Conditional Use Permit (CUP) for CP230037 and to County-Initiate a new zoning condition amendment, Viral Lalit Chhadua. 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 revocation of the CUP - District 4 – Director, Department of Planning and Community Development
- (R) Board approval of Task Order No. 10 with Brown and Caldwell under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300008) in the amount of \$248,244.00 for Engineering Design, Bid, and Construction Phase Services for the Lower Settingdown Lift Station Improvements Project - Director, Department of Water and Sewer
- (S) Board approval to purchase an additional submersible pump for the Lower Settingdown Lift Station in the amount of \$224,026.00 to enhance the lift station's reliability and redundancy - Director, Department of Water and Sewer
- (T) Board approval of Change Order #2 with Roadway Asset Services in the amount of \$58,550.00 for guardrail inventory and assessment - Deputy Director, Department of Engineering
- (U) Board approval of Change Order #2 with Roadway Asset Services in the amount of \$58,550.00 for guardrail inventory and assessment - Deputy Director, Department of Engineering
- (V) Board approval of a Single Source Purchase with Vulcan Inc., d/b/a Vulcan Signs, in the amount of \$80,121.00 to fulfill the order for 2026 Traffic Signals and Signs for the Department of Engineering – Deputy Director, Department of Engineering
- (W) Board approval of a Tower Lease Agreement renewal with AT&T at Parcel 159 132 - Assistant County Manager (Tarnacki)
- (X) Board to reappoint Lisa Newland as the District 1 Representative to the Board of Assessors for a three-year term to begin on July 1, 2026 and expire on June 30, 2029 - Hill / County Manager

- (Y) Board to reappoint Traci Priego as the District 4 Representative to the Library Board of Trustees for a four-year term to begin on July 1, 2026 and expire on June 30, 2030 - Moore / County Manager
- (2) Board adoption of a Resolution reappointing Lisa Newland as the District 1 representative to the Board of Tax Assessors
- (3) Board ratification of property damage settlement involving Jason Cameron, with payoff to Forsyth County by Progressive Insurance of \$16,219.38 - Forsyth County Risk Manager / County Attorney
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of June 4, 2026 - County Clerk
- (5) Board approval of a settlement agreement between Freese and Nichols, Inc. and Forsyth County for \$28,020.00 (paid to Forsyth County) related to force main relocation due to defective design documents - County Attorney

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2257 (Eugene E. Pearson) by Red Oak Sanitation, LLC – Parcel 009-075 - AZ250038 - District 1 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding an Alternate Design for Red Oak Sanitation, LLC with the following variance to: 1. Increase the maximum number of parking spaces from 104 to 150 (UDC 17-2.7) - Parcel 009-075 - AD260002 - District 1 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1921 (Eugene E. Pearson) by Red Oak Sanitation, LLC - Parcel 009-075 - AZ250036 - District 1 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2008 (Eugene E. Pearson) by Red Oak Sanitation, LLC - Parcel 009-075 - AZ250037 - District 1 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the County-Initiated request to rezone from Single Family Residential District (RES3) to Single Family Residential District (RES1) – Parcel 118-200 - ZA4290 - District 1 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding an Alternate Design for Austin Edelen - Parcels 238-022, 238-066, and 239-305 - AD250009 - District 4 - Director,

Department of Planning and Community Development

- (7) Public Hearing to consider an Ordinance amending Chapter 54 (Parks and Recreation) of the Forsyth County Code of Ordinances - County Attorney
(This is the 1st of 2 Public Hearings)

IX. Public Comments

X. Old Business

XI. New Business

- (1) Red Oak Sanitation, LLC - CP250035 - to operate an open storage yard with 57 parking spaces with an overall site including a contractor's establishment and minor automobile service establishment in existing buildings totaling 26,082 sq. ft. with 150 parking spaces on 15.98 acres zoned Restricted Industrial District (M1) 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); 2. Reduce the landscape strip along the rear lot or lease line from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13); 3. Reduce the landscape strip abutting Canton Highway adjacent to the existing detention pond and utilities only from 25 ft. to 0 ft. as shown on the site plan (UDC 21-11.5(H)(3)) - Parcel 009-075 - District 1 - Director, Department of Planning and Community Development
- (2) JLV ALPHARETTA PROPERTIES, LLC - CP250059 - to build a 4,000 sq. ft. convenience store with fuel dispensing units with 12 parking spaces with an overall site including a 2,000 sq. ft. restaurant with 10 parking spaces on 0.99 acres zoned Commercial Business District (CBD) - Parcel 019-048 - District 3 - Director, Department of Planning and Community Development
- (3) Puneet Kaur - CP260014 - to operate a private school in existing buildings totaling 2,319 sq. ft. with 7 parking spaces on 1.912 acres zoned Agricultural District (A1) with the following variance to: 1. Increase the required number of parking spaces from 1 to 7 (UDC Table 17.1); 2. Remove the standard dust-free pavement requirement to allow for a gravel parking area (UDC 17-5.3) - Parcel 236-036 - District 4 - Director, Department of Planning and Community Development
- (4) Austin Edelen - ZA4254 - to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 21.237 acres for a 135,672 sq. ft. large scale retail establishment with 424 parking spaces with Conditional Use Permits (CUPs) for a vehicle rental establishment, open storage yard and open air business with the following variance to: 1. Reduce the required number of parking spaces from 543 to 424 (UDC Table 17.1); 2. Reduce the zoning buffer from 50 ft. to 0 ft. (UDC 12-11.5(D)(1)); 3. Reduce the zoning buffer from 40 ft. to 0 ft. (UDC Table 12.2); 4. Reduce the required number of off-street loading spaces from 14 to 4 (UDC 17-3.3); 5. Reduce the required open space for the large-scale retail parcel only from 20% to 17% as shown on the site plan (UDC 12-11.5(A)); 6. Reduce the landscape strips abutting Keith Bridge Road and Browns Bridge Road from 20 ft. to 10 ft. (UDC 12-11.5(E)(3)); 7. Reduce the landscape strips along all internal side and rear lot or lease lines from 10 ft. to 5 ft. (UDC 12-10.15); 8. Reduce the distance of the sidewalk from the facade on all sides of the building from 6 ft. to 0 ft. (UDC 12-

11.5(F)(3)(c)); 9. Reduce the common area for the large-scale retail parcel only from 5% to 0% (UDC 21-12.8(A)(12)); 10. Increase the percentage of parking that fronts the main building entrance on the large-scale retail parcel only from 50% to 93% as shown on the site plan (UDC 21-12.5(E)(2)); 11. Reduce the landscape strips abutting Keith Bridge Road and Browns Bridge Road from 20 ft. to 10 ft. (UDC 21-12.5(B)(2)) - Parcels 238-066, 238-022, 239-305 - District 4 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment