

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, JULY 9, 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) Recognition of Forsyth County Employment Services, Risk Management Division for being awarded the Entity Achievement Award by the Georgia Public Risk Management Association - County Manager

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of June 18, 2026 - County Clerk
- (2) Work Session Meeting of June 23, 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 June 23, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board to award Bid 26-50-5211 to Tri Scapes, LLC in the amount of \$69,820.98 for Natural Turf Playfield Installation for the Department of Parks and Recreation with approval of the associated Construction Services Agreement – Director, Department of Parks and Recreation
 - (B) Board approval of a Task Order with Hussey, Gay, Bell, & DeYoung Inc. under the Architectural and Engineering Services As-Needed agreement (Contract No. 1202400025) in the amount of \$231,320.00 for the design of gateway welcome signs - Director, Department of Public Facilities
 - (C) Board adoption of the Written Information Security Program (WISP) for Forsyth County – CIO, Department of IS&T

- (D) Board approval of a Budget Resolution in the amount of \$197,500.00 to implement business process improvements and enhanced security within the judicial business processes - CIO, Department of IS&T
- (E) Board approval of a Budget Resolution regarding the transfer of \$37,084,371 of available funds from the General Fund to the Capital Outlay Fund as authorized by the Board of Commissioners' Resolution, including the approval of an additional one-time transfer based on the General Fund's Unassigned Fund Balance in the December 31, 2025, Annual Comprehensive Financial Report - Chief Financial Officer, Department of Finance
- (F) Board approval of a Budget Resolution in the amount of \$82,000.00 to support the early decommission and replacement of Unit 26099, 2021 Caterpillar 272D3XE Skid Steer assigned to the Department of Engineering, Roads and Bridges Division - Director, Department of Fleet Services
- (G) Board approval of a Budget Resolution in the amount of \$480,583.00 for the early decommission and replacement of Unit 26161, a 2020 Wirtgen W150CFi Milling Machine assigned to the Department of Engineering, Roads and Bridges Division - Director, Department of Fleet Services
- (H) Board approval of an Integrated Supply Agreement with Genuine Parts Company, d/b/a NAPA Auto Parts, for in-house automotive parts supply for the Department of Fleet Services for the period of June 30, 2026, through December 3, 2028 – Director, Department of Fleet Services
- (I) Board approval of a Professional Services Agreement with GFT Infrastructure, Inc. in the amount of \$1,697,350.00 to provide design services for SPLOST IX Bundle 2 Projects - Director, Department of Capital Projects
- (J) Board approval of Commitment Change Order #001 to agreement 25-87-1514 in the amount of \$3,448,546.23 with MAPP, LLC for the Sharon Springs Park Campus Renovation project - Director, Department of Capital Projects
- (K) Board approval of Task Order #02 with Hoar Program Management, LLC in the amount of \$560,000.00 for Fire Station #10 Program Management Services - Senior Capital Projects Manager (Weldon), Department of Capital Projects
- (L) Board approval to award Bid 26-48-3340 to Goforth Williamson, Inc. for On-Call Pump Repair and Maintenance Services As-Needed for the Department of Water and Sewer, with approval of the associated General Services Agreements - Deputy Director, Department of Water and Sewer
- (M) Board to award Bid 26-48-3340 to Pro Pump Solutions of America, LLC for On-Call Pump Repair and Maintenance Services As-Needed for the

Department of Water and Sewer, with approval of the associated General Services Agreements - Deputy Director, Department of Water and Sewer

- (N) Board to award Bid 26-48-3340 to Cole Technology, Inc. for On-Call Pump Repair and Maintenance Services As-Needed for the Department of Water and Sewer, with approval of the associated General Services Agreements - Deputy Director, Department of Water and Sewer
- (O) Board to award Bid 26-48-3340 to Cornerstone Mechanical, LLC. for On-Call Pump Repair and Maintenance Services As-Needed for the Department of Water and Sewer, with approval of the associated General Services Agreements - Deputy Director, Department of Water and Sewer
- (P) Board approval of Task Order 5 with Gulf Coast Underground, LLC under the CIPP Lining of Sewer Pipes and Laterals As-Needed Agreement (Contract No. 1202500009) in the amount of \$95,463.90 for Sewer Rehabilitation - Deputy Director, Department of Water and Sewer
- (Q) Board approval of Task Order 5 with Metals & Materials Engineers, LLC under the Manhole and Lift Station Wet Well Rehabilitation As-Needed Agreement (Contract No. 1202500010) in the amount of \$361,084.32 for the rehabilitation of thirteen manholes and the Influent Pump Station wet well at the James Creek Water Reclamation Facility - Deputy Director, Department of Water and Sewer
- (R) Board approval of Amendment No. 2 to Task Order No. 24-01 with ESG Engineering, Inc. under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract 1202300006) in the amount of \$275,000.00 to provide continued Program Management, Engineering, and Construction Oversight Support on the Indefinite Quantities (IDQ) Program - Deputy Director, Department of Water and Sewer
- (S) Board approval of IDQ-073 with Sol Construction LLC to provide services under the Indefinite Quantity Mechanical Contractor Contract (1202500015) in the amount of \$120,750.94 for Construction Services for the Longstreet Pump Station Header Pipe Replacement project - Deputy Director, Department of Water and Sewer
- (T) Board authorization for staff to move forward with the Public Hearing process regarding amendments to the Unified Development Code related to cigar shops and tobacco paraphernalia retailers - Director, Department of Planning and Community Development
- (U) Board authorization for staff to begin a County initiated rezoning, with potential to include associated land use applications as necessary, for the industrial warehouse project on Piney Grove Road as discussed - Director, Department of Planning & Community Development
- (2) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Oak Hollow Way, Sunnybrooke Lane and all other property and property

rights as shown on Subdivision Plat for Echo Grove, recorded in Plat Book 226, Pages 203-218, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering

- (3) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Waylon Drive, Opry Court and all other property and property rights as shown on Subdivision Plat for Crossing at Coal Mountain Phase 2, recorded in Plat Book 226, Pages 167-181, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the 2025 Impact Fee Annual Update and Capital Improvements Element with Board adoption of a Resolution to submit to the Atlanta Regional Commission - Impact Fee Administrator, Department of Finance
- (2) Public Hearing and possible vote regarding an Alternate Design for ECK-CUMMING, LLC with the following variance to: 1. Reduce the percentage of exterior building materials consisting of brick, natural or pre-cast stone, and/or glass from 75% to 0% (UDC 21-11.6(A)(1)); 2. Increase the maximum percentage of accent materials per vertical wall plane from 25% to 100% (UDC 21-11.6(A)(2)) - Parcel 076-133 - AD260012 - 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 ZA2386 (Griffith & Associated) by ECK-CUMMING, LLC with variance to: 1. Reduce the landscape strips along internal lot or lease lines from 10 ft. to 0 ft. as shown on the site plan (UDC 12-10.15)(expanding existing #4); 2. Reduce the required number of parking spaces for Tract 2 only from 40 to 39 (UDC Table 17.1)(adding new #7); 3. Increase the maximum number of free standing signs per road frontage for Tract 2 only from 1 sign to 2 signs (UDC Table 21.11)(adding new #8); 4. Reduce the zoning buffer from 40 ft. to 30 ft. as shown on the site plan (UDC Table 12.2)(adding new #9) - Parcels 076-133, 076-134 and 076-011 - AZ260014 - District 1 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to operate a private school on property zoned Agricultural District (A1) with conditions and variance to: 1. Reduce the side setback adjacent to the existing structure only from 25 ft. to 18 ft. (UDC Table 15.2); 2. Reduce the front landscape strip from 20 ft. to 0 ft. (UDC 21-12.5(B)(2)); 3. Remove the standard dust-free pavement requirement to allow for a gravel parking area (UDC 17-5.3). - Parcel 192-071 - CP260037 - District 1 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding an Alternate Design for SVS Plaza LLC - Parcels 106-202 and 106-070 - AD260005 - District 3 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2599 (Premier Planning & Development) by SVS Plaza LLC with a

variance to: 1. Reduce the open space from 25% to 21% (UDC Table 21.6) - Parcels 106-202 and 106-070 - AZ260011 - District 3 - Director, Department of Planning and Community Development

- (7) Public Hearing and possible vote regarding an Alternate Design for John R. Wright, Jr. - Parcels 019-054 and 019-052 - AD260011 - District 3 - Director, Department of Planning and Community Development
- (8) Public Hearing and possible vote regarding an Alternate Design for Forsyth County Board of Commissioners – Parcel 105-004 – AD260014 – District 3 – Director, Department of Planning and Community Development
- (9) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on SP240015 (Ashton Atlanta Residential, L.L.C.) by Ashton Atlanta Residential, L.L.C. - Parcel 220-593 - AZ260015 - District 4 - Director, Department of Planning and Community Development
- (10) Public Hearing and possible vote regarding the revocation of existing Conditional Use Permit (CUP) CP230037 - Parcel 295-043 - District 4 - Director, Department of Planning and Community Development
- (11) Public Hearing and possible vote regarding the request for County-Initiated request for an Amendment of Zoning Conditions on ZA2749 (John Adams) by Forsyth County Board of Commissioners – Parcels 295-044, 295-042, 295-043 and 295-041 - AZ260016 - District 4 - Director, Department of Planning and Community Development
- (12) 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, March 5, 2026, and May 7, 2026 Agendas)
- (13) Public Hearing regarding possible change to the Forsyth County Alcohol Ordinance (Ordinance 68) to authorize cigar shops to receive an alcohol license for on-premises consumption sales, to include sales of distilled spirits - County Attorney
(This is the first of two Public Hearings)

IX. Public Comments

X. Old Business

XI. New Business

- (1) SVS Plaza LLC - CP260015 - to operate an open storage yard with an overall site including a 28,540 sq. ft. retail/restaurant in an existing building with 119 parking

spaces on 4.45 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the zoning buffer adjacent to the existing gravel, access easement, concrete, detention pond and container only from 40 ft. to 0 ft. (UDC Table 12.2); 2. Reduce the rear setback on the northern property boundary adjacent to the existing structure only from 25 ft. to 0 ft. (UDC Table 12.2); 3. Reduce the landscape strips along the western property boundary adjacent to the existing gravel, access easements, concrete, detention pond and container only, along the northern property boundary adjacent to the existing house only and along the eastern and northern property boundaries adjacent to the existing sewer easement only from 10 ft. to 0 ft. (UDC 12-10.15) - Parcels 106-202, 106-070 - District 3 - Director, Department of Planning and Community Development

- (2) AZ Transport LLC - CP260002 - to operate an open storage yard with 15 parking spaces and 17 semi-tractor trailer spaces with an overall site including a 3,750 sq. ft. major automobile services establishment in an existing building with 4 parking spaces on 1.881 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the zoning buffer from 40 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the zoning setback adjacent to the existing structure only from 50 ft. to 30 ft. (UDC Table 14.2); 3. Reduce the front landscape strip adjacent to the existing easements and utility only from 25 ft. to 0 ft. (UDC Table 14.2); 4. Reduce the side landscape strip adjacent to the septic tank and field lines from 6 ft. to 0 ft. (UDC 14-4.13) - Parcel 042-002 - District 3 - Director, Department of Planning and Community Development
(Postponed from the May 21, 2026 Agenda)
- (3) Board consideration and approval of a Resolution to set the qualifying fee for the upcoming Tax Commissioner election to fill the remainder of Tax Commissioner Matthew Ledbetter's term - County Attorney

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment