

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, JULY 23, 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 July 9, 2026 - County Clerk

(2) Work Session of July 14, 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 July 14, 2026 (as anticipated by Board Rule 1.07.01):

(A) Board approval of a Budget Resolution for the replacement of total loss Units #100 and #138 - Chief of Staff, Sheriff's Office

(B) Board to award RFP 26-49-2520 to iParametrics, LLC. in the amount of \$33,710.00 for a Multi-Jurisdictional Hazard Mitigation Plan Update for the Department of EMA, with approval of the associated General Services Agreement – Director, Emergency Management Agency

(C) Board approval of the closeout for the FY2022 Georgia Emergency Management and Homeland Security Agency's (GEMA/HS) State and Local Cybersecurity Grant in the amount of \$181,377.35 - Assistant Director, Department of Finance

(D) Board authorization for staff to move forward with a Public Hearing regarding amendments to the Unified Development Code related to cottage food operations, retaining walls, nonconforming uses, and editorial clarifications - Planning Manager, Department of Planning and Community Development

- (E) Board authorization to accept an FY26 Forsyth County Arts Alliance (FCAA) Grant award in the amount of \$6,500.00 with a match in the amount of \$6,500.00 for Parks and Recreation's visual art installations with approval of a Budget Resolution – Director, Department of Parks and Recreation
- (F) Board authorization to accept an FY26 Forsyth County Arts Alliance (FCAA) Grant award in the amount of \$1,000.00 with a match in the amount of \$1,000.00 for the Senior Services' theater group with approval of a Budget Resolution – Deputy Director, Department of Senior Services
- (G) Board approval of Amendment No. 1 to the CIPP lining of sewer pipes and laterals as needed agreement (Contract 1202500009) with Gulf Coast Underground, LLC to add additional bid items to Exhibit "B" (Compensation of Services) - Deputy Director, Department of Engineering
- (H) Board approval of Task Order 6 with Gulf Coast Underground, LLC under the CIPP Lining of Sewer Pipes and Laterals As Needed (Contract 1202500009) in the amount of \$190,778.39 for 48" CIPP at Industrial Way - Deputy Director, Department of Engineering
- (I) Board approval of Task Order 004 with Southeast Pipe Survey, LLC under the CIPP Lining of Sewer Pipes and Laterals As-Needed Agreement (Contract No. 1202500008) in the amount of \$155,530.39 for Sewer Rehabilitation in the southern portion of the county – Deputy Director, Department of Water and Sewer
- (J) Board authorization for Forsyth County, on behalf of Accountability Courts, to accept the award of the Fiscal Year 2027 Council of Accountability Courts Judges State of Georgia Grant Program for CARE Court AW-ACFP-27-068 in the amount of \$65,008.00 with a required match of \$11,472.00 and with authorization for the Assistant Finance Director to sign programmatic and financial documents - Director, Accountability Courts
- (K) Board authorization for Forsyth County, on behalf of Accountability Courts, to accept the award of the Fiscal Year 2027 Council of Accountability Courts Judges State of Georgia Grant Program for Drug Court AW-ACFP-27-019 in the amount of \$164,825.50 with a required match of \$29,087.00 and with authorization for the Assistant Finance Director to sign programmatic and financial documents - Director, Accountability Courts
- (L) Board authorization for Forsyth County, on behalf of Accountability Courts, to accept the award of the Fiscal Year 2027 Council of Accountability Courts Judges State of Georgia Grant Program for DUI Court AW-ACFP-27-127 in the amount of \$85,053.00 with a required match of \$15,009.00 and with authorization for the Assistant Finance Director to sign programmatic and financial documents - Director, Accountability Courts
- (M) Board approval of a Master Services Agreement with Meridian Partners, LLC for post-production Workday HRIS support and related professional/technical services, with approval of associated Statements of Work of a do not exceed

amount of \$140,000 and authorization for the Chairman to sign related documents in furtherance of the same - Director, Department of Employment Services

- (N) Board approval of an HR Technology Services Agreement with Alera Group, Inc. in the amount of \$38,000.00 for additional Workday benefits administration and HR technology consulting services, with authorization for the Chairman to sign related documents in furtherance of the same – Director, Department of Employment Services
- (O) Board approval of Contract Modification No. 4 between Forsyth County and the Georgia Department of Transportation (GDOT) to extend the contract duration for the SR 369 Widening / SR400 Interchange Project (PI 0013369) - Director, Department of Capital Projects
- (P) Board approval of Commitment Change Order #001 to Task Order #5 with Comprehensive Program Services, Inc. in the amount of \$350,000.00 for the peer review of design deliverables for the Fire Training Center project — Senior Vertical Capital Projects Manager (Weldon), Department of Capital Projects
- (Q) Board approval of the GMP Amendment to agreement 25-66-1514 with Reeves Young, LLC in the amount of \$21,364,924.99 for the Court Buildings and Sheriff's Office Headquarters Renovations project and approval of the associated budget resolution - Vertical Capital Projects Manager (Wilson), Department of Capital Projects
(Postponed from the June 23, 2026 Work Session)
- (R) Board approval of an Employment Agreement for Forsyth County Constituent Service Liaison Mary Kocerha - County Attorney
- (2) Board acceptance of right-of-way as County-maintained for the Coal Mountain Connector and the Extension of Ronald Reagan Boulevard, together with all associated roadway improvements and property interests necessary for County maintenance and operation, as reflected in the applicable plats, deeds, project records, and/or right-of-way documentation, and authorization for staff to submit any related Local Road Activity documentation to the Georgia Department of Transportation – Director, Department of Engineering

VIII. Public Hearings

- (1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on CP200001 (Forsyth County Board of Commissioners) by SRS Distribution, Inc. - Parcel 041-099 - AZ260012 - District 3 - Director, Department of Planning and Community Development
- (2) Public Hearing and possible vote regarding the County-Initiated request to rezone

from Agricultural District (A1) and Restricted Industrial District (M1) to Restricted Industrial District (M1) for warehouses with a variance to: 1. Reduce the zoning buffer adjacent to tax map/parcel 130-012 from 40 ft. to 20 ft. (UDC Table 14.2). - Parcels 130-015, 130-078, 130-013, 130-079, 130-016, 130-017, 130-071, 130-077 - ZA4298 - Districts 3 and 5 - Director, Department of Planning and Community Development

- (3) Public Hearing and possible vote regarding the County-Initiated Conditional Use Permit to conduct around the clock business zoned Commercial Business District (CBD) - Parcel 112-212 - CP260039 - District 5 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote to consider an Ordinance amending Chapter 54 (Parks and Recreation) of the Forsyth County Code of Ordinances - County Attorney **(This is the second of two Public Hearings; the first Public Hearing was held on June 18, 2026)**
- (5) Public Hearing and possible vote regarding a Resolution for abandonment and disposal of County right-of-way being Rutland Parkway and Westmoorland Lane in the Ravenswood Subdivision - County Attorney

IX. Public Comments

X. Old Business

XI. New Business

- (1) SRS Distribution, Inc. - CP260013 - to operate an open storage yard with an overall site including a contractor's establishment/warehouse/wholesale in existing buildings totaling 17,638 sq. ft. with 19 parking spaces on 6.70 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the front landscape strip adjacent to existing easement, asphalt and gravel only from 15 ft. to 0 ft. (UDC Table 21.6); 2. Reduce the required open space from 25% to 6% (UDC Table 21.6); 3. Reduce the landscape strip along all side and rear lot or lease lines adjacent to existing easements and gravel only from 10 ft to 0 ft. (UDC 21-6.5(A)(2)) - Parcel 041-099 - District 3 - Director, Department of Planning and Community Development
- (2) Vilaire Jogitte - CP260020 - to operate a 1,250 sq. ft. vehicle sales dealership in an existing building with 9 parking spaces on 10.31 acres zoned Restricted Industrial District (M1) 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)) - Parcel 018-215 - District 3 - Director, Department of Planning and Community Development
- (3) Christopher Flaugh - CP260023 - to operate a 1,250 sq. ft. vehicle sales dealership in an existing building with 2 parking spaces on 10.31 acres zoned Restricted Industrial District (M1) 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)) - Parcel 018-215 - District 3 - Director, Department of Planning and Community Development

- (4) 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 and July 9, 2026 Agendas)
- (5) Hannah Little - CP260022 - to operate an open storage yard conducting around the clock business on 5 acres zoned Heavy Industrial District (M2) with the following variance to: 1. Reduce the landscape strip along all side and rear lot or lease lines from 6 ft. to 0 ft. (UDC 14-4.13) - Parcel 253-009 - District 4 - Director, Department of Planning and Community Development
- (6) Sai Jitta - ZA4260 - to rezone from Office & Institutional District (O&I) to Commercial Business District (CBD) on 0.762 acres for a 945 sq. ft. retail/restaurant with 11 parking spaces with the following variance to: 1. Reduce the required number of off-street loading spaces from 1 to 0 (UDC 17-3.3); 2. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side (UDC 21-8.5(A)); 3. Increase the percentage of parking that fronts the main building entrance from 60% to 100% (UDC 21-8.5(A)) - Parcel 109-024 - District 5 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment