

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, AUGUST 6, 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) The Georgia Association of Water Professionals presentation of awards to the Forsyth County Department of Water and Sewer
- (2) Board presentation of a Proclamation recognizing Eagle Scout Robin George Thomas - Semanson / John
- (3) Board presentation of a Proclamation recognizing Eagle Scout Laasya Kuchimanchi - Levent / Moore

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of July 23, 2026 - County Clerk
- (2) Work Session and Executive Session of July 28, 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 28, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board authorization to advertise the FY 2027 Proposed Budget and 2027-2031 Capital Improvement Program (CIP), Public Hearing and possible Board adoption to occur on August 20, 2026 - Chief Financial Officer, Department of Finance
 - (B) Board approval of a Budget Resolution to rebudget encumbered and carryover items from 2025 as presented - Chief Financial Officer, Department of Finance
 - (C) Board approval of a Budget Resolution regarding Final Budget Amendment

to close the FY 2025 Fiscal Year - Chief Financial Officer, Department of Finance

- (D) Board authorization for Forsyth County to accept the Georgia Emergency Management and Homeland Security Agency (GEMHSA) FY25 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
- (E) Board approval of Change Order #1 to the Power and Energy Services Agreement in the amount of \$11,333.00 to add load bank testing and preventative maintenance services for additional generators (PO #20260386) - Director, Department of Public Facilities
- (F) Board approval of a Memorandum of Understanding for contractors to provide treatment services, substance screening, and 4th Amendment waiver searches (Clack) with authorization for the Chairperson to execute all related documents - Director, Accountability Courts
- (G) Board authorization for the Department of Senior Services to accept the FY27 Georgia Council for the Arts (GCA) Project Grant in the amount of \$5,000.00 with a match of \$2,500.00 with approval of a Budget Resolution - Deputy Director, Department of Senior Services
- (H) Board to award RFP 26-60-1630 to Blue Cypress Consulting, LLC in the amount of \$254,200.00 for Consultant Services for Comprehensive Plan Update (2026) with GIS Services for the Department of Planning and Community Development with approval of the associated Professional Services Agreement - Director, Department of Planning and Community Development
- (I) Board authorization to postpone a Board-generated rezoning for ZA4135, Athena Learning LLC, to the Work Session meeting of October 20, 2026. 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 rezoning to a constitutional zoning designation - District 2 – Director, Department of Planning and Community Development
(Postponed from the July 22, 2025 and January 27, 2026 Agendas)
- (J) Board authorization to postpone a Board generated rezoning for ZA4136, Emory Lagree, LLC, to the second Work Session meeting in January 2027. 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 rezoning to a constitutional zoning designation - District 4 – Director, Department of Planning and Community Development
(Postponed from the July 22, 2025 Agenda)
- (K) Board to award RFP 26-51-5211 to Great Southern Recreation, LLC in the amount of \$249,982.73 for the Chattahoochee Pointe Park Playground Design and Installation 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 26-47-5211 to Playworx Playsets, LLC in the amount of \$298,350.00 for the Central Park Playground Surface Replacement Project for the Department of Parks and Recreation with approval of the associated Construction Services Agreement - Director, Department of Parks and Recreation
- (M) Board approval to receive a donation of a digital planetarium HD projection system (valued at \$39,189.00) from the Forsyth County Parks Foundation for educational programming at Sawnee Mountain Preserve and approval of the associated Budget Resolution - Deputy Director, Department of Parks and Recreation
- (N) Board approval of Budget Resolution transferring the remaining 2026 funding associated with the Capital Projects Financial Reporting Manager position from the Department of Capital Projects in the amount of \$66,297.54 to the Department of Finance, effective July 13, 2026 – Director, Department of Employment Services
- (O) Board approval of a Professional Services Agreement with Atlantic Coast Consulting, Inc. in the not to exceed amount of \$390,000.00 for Convenience Center Master Planning Services for the Department of Environmental Services - Vertical Capital Projects Manager (Weldon), Department of Capital Projects
- (P) Board approval of Commitment Change Order (CCO) #001 to agreement 25-69-1514R with Crowder Construction Company, a North Carolina corporation for the Big Creek Greenway Rehabilitation, Phases 2&3, 4 and Bethelview Trailhead project in the Guaranteed Maximum Price (GMP) amount of \$38,693,094.00, and approval of overall project budget (including CCO #001) in the amount of \$42,579,019.00 - Senior Capital Projects Manager (Madsen), Department of Capital Projects
- (Q) Board approval of a Conservation Easement between Pulte Home Company, LLC and Silverwood Homeowners Association, Inc. and Forsyth County, Georgia with respect to conservation areas located in Silverwood Subdivision, Phase 1 and Phase 2 - County Attorney
- (R) Board authorization for staff to move forward with the Public Hearing process for a County-Initiated zoning condition amendment for Parcel 191-024 - District 4 - Director, Department of Planning and Community Development
- (2) Board adoption of a Proclamation recognizing Eagle Scout Robin George Thomas - County Clerk
- (3) Board adoption of a Proclamation recognizing Eagle Scout Laasya Kuchimanchi - County Clerk

- (4) Board approval to proceed with Nuisance Abatement action for property located at 6107 Post Road, Cumming, GA 30040 (Parcel No: 059-531; Parcel Owner: MMK Properties LLC) - District 3 - 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
(Postponed from the June 18, 2026 Agenda)
- (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
(Postponed from the June 18, 2026 Agenda)
- (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
(Postponed from the June 18, 2026 Agenda)
- (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
(Postponed from the June 18, 2026 Agenda)
- (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
(Postponed from the June 18, 2026 Agenda)
- (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
(Postponed from the June 18, 2026 Agenda)
- (7) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the rear setback adjacent to the existing structure only from 25 ft. to 13 ft. (UDC Table 15.2) - Parcel 236-036 - VA260033 - District 4 - Director, Department of Planning and Community Development
- (8) Public Hearing and possible vote regarding an Alternate Design for Peach State Slims LLC with the following variance to: 1. Reduce the landscape strip abutting Peachtree Parkway from 25 ft. to 13 ft. (UDC 21-8.5(D)(3)); 2. Reduce the

Pedestrian Landscape Zone from 8 ft. to 0 ft. (UDC Table 12.3); 3. Reduce the Sidewalk Zone from 6 ft. to 0 ft. (UDC Table 12.3); 4. Reduce the Façade Landscape Zone from 6 ft. to 0 ft. (UDC Table 12.3); 5. Reduce the required number of parking spaces from 47 to 45 (UDC Table 17.1); 6. Reduce the landscape strip along all side and rear lot or lease lines from 10 ft. to 0 ft. as shown on the site plan (UDC 12-10.15); 7. Reduce the setback along the eastern property boundary adjacent to the existing structure only from 10 ft. to 7 ft. (UDC Table 12.2); 8. Reduce the rear setback adjacent to the existing structure only from 25 ft. to 20 ft. (UDC Table 12.2); 9. Reduce the percentage of exterior building materials per vertical wall plane from 75% to 56% (UDC 21-8.6(A)(1)); 10. Increase the maximum percentage of accent materials per vertical wall plane from 25% to 39% (UDC 21-8.6(A)(2)); 11. Reduce the percentage of window glazing on each building façade facing the public right-of-way from 45% to 20% (UDC 12-13.12(A)); 12. Increase the wall length without windows, doors, or window displays that face a pedestrian walkway, driveway or public right-of-way from 20 ft. to 34 ft. (UDC 12-13.12(B)) - Parcel 112-229 - AD260015 - District 5 - Director, Department of Planning and Community Development

- (9) Public Hearing and possible vote regarding the approval of a Sketch Plat for CTO22 Forsyth LLC with the following variance to: 1. Increase the maximum number of parking spaces from 166 to 285 (UDC 17-2.7); 2. Reduce the landscape strip along all side lot or lease lines from 10 ft. to 0 ft. as shown on the site plan (UDC 12-10.15); 3. Reduce the Pedestrian Landscape Zone from 8 ft. to 0 ft. as shown on the site plan (UDC Table 12.3); 4. Reduce the Façade Landscape Zone from 6 ft. to 1 ft. as shown on the site plan (UDC Table 12.3) - Parcel 107-047 - SP260003 - District 5 - Director, Department of Planning and Community Development
- (10) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on CP220010 (Fuqua Acquisitions II, LLC) by Fuqua Acquisitions II, LLC with a variance to: 1. Reduce the Façade Landscape Zone in areas indicated on the site plan from 6 ft. to 0 ft. (UDC Table 12.3))(expanding existing #10); 2. Reduce the required number of parking spaces for Building 900-B only from 185 to 116 (UDC Table 17.1)(expanding existing #22); 3. Reduce the required number of parking spaces for Building 300-B only from 10 to 6 (UDC Table 17.1)(adding new #23); 4. Reduce the sides of the building exterior that parking is distributed on for Building 300-B only from 2 sides to 1 side (UDC 21-8.5(A))(adding new #24); 5. Increase the percentage of parking that fronts the main building entrance for Building 300-B only from 60% to 100% (UDC 21-8.5(A))(adding new #25); 6. Reduce the number of parking islands for Building 300-A only from 1 per 10 parking spaces to 1 per 15 parking spaces (UDC 12-13.6(A))(adding new #26); 7. Increase the maximum number of parking spaces for Building 300-A only from 73 to 112 (UDC 17-2.7)(adding new #27) – Parcels 107-168, 107-167 and 107-027 - AZ260017 - District 5 - Director, Department of Planning and Community Development
- (11) Public Hearing and possible vote regarding amendments to the Unified Development Code related to requirements for art, benches, trash cans and bike racks, and editorial clarifications - Deputy Director, Department of Planning and Community Development
(The first public hearing was held before the Planning Commission on June 23, 2026.)
- (12) 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 second of two Public Hearings; the first Public Hearing was held on July 9, 2026)

IX. Time Set Public Hearing - 6:00 p.m.

- (1) Public Hearing regarding proposed Fiscal Year 2026 Millage Rates - Chief Financial Officer, Department of Finance

X. Public Comments

XI. Old 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
(Postponed from the July 9, 2026 Agenda)

XII. 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
(Postponed from the June 18, 2026 Agenda)
- (2) Board consideration of a proposal to make voting precinct boundary modifications to Big Creek (01), Johns Creek (35) and Daves Creek (38) and to eliminate the South Forsyth (21) precinct pursuant to procedure in O.C.G.A. § 21-2-262(d) - Director, Department of Voter Registrations & Elections
- (3) Board consideration and adoption of the 2026 Millage Rates Resolution - Maintenance & Operations (Net M&O Millage), Fire, and Bonds - Chief Financial Officer, Department of Finance

(Note: the 2026 Millage Rates will be considered for Adoption at 6:30 p.m.)

XIII. Recess Regular Meeting

XIV. Executive Session (if needed)

XV. Adjournment