

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, AUGUST 20, 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) A Proclamation recognizing Forsyth County Pet Neglect Prevention Day - Semanson / Hill

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearings of August 6, 2026 - County Clerk
- (2) Work Session Meeting and Executive Session of August 11, 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 August 11, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval of a request to the Georgia Department of Transportation (GDOT) for a Traffic Signal on SR 369 at the proposed Coal Mountain Home Depot - Deputy Director, Department of Engineering
 - (B) Board approval to postpone a Board generated rezoning for ZA4161, NP Square LLC to a Work Session Meeting in 6 months (February 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 3 – Director, Department of Planning and Community Development
 - (C) Board approval to postpone a Board generated rezoning for ZA4174, Golden Highway LLC to a Work Session in 6 months (February 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

- (D) Board approval to postpone a Board generated rezoning for ZA4153, Anamaria Hazard Meanes to a Work Session in 6 months (February 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 5 – Director, Department of Planning and Community Development
(Postponed from the February 10, 2026 Agenda)
- (E) Board to award Bid 26-68-3320 to W.L. Griffin Company, LLC in the amount of \$1,394,184.23 for the Kentmere Lift Station Modifications and Force Main project with approval of the associated Construction Agreement – Director, Department of Water and Sewer
- (F) Board approval of Task Order 26-03 with Precision Planning, Inc. under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202200045) in the amount of \$109,517.32 for Design and Construction Services for the South Water Tank Site Improvements Project - Director, Department of Water and Sewer
- (G) Board approval of Task Order No. 11 with Brown and Caldwell under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300008) in the amount of \$65,300.00 for the Shakerag Water Reclamation Facility Local Limits Evaluation Project - Director, Department of Water and Sewer
- (H) Board approval for staff to commence the Public Hearing process regarding a County-Initiated Zoning Condition Amendment on ZA2147 - Parcel 203-104 - District 2 - John / Semanson
- (2) Board adoption of a Proclamation recognizing Forsyth County Pet Neglect Prevention Day - Semanson / Hill
- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of July 28, 2026 - County Clerk
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of August 11, 2026 - County Clerk
- (5) Board approval of nuisance abatement action for property located at 540 Access Road, Cumming, GA 30041 (Parcel ID 132-001; Parcel Owner: Sai Murali Krishna LLC) - District 5
- (6) Board consideration and approval of the Maintenance Agreement and SF-424D Assurances of the Georgia Emergency Management and Homeland Security Agency/Federal Emergency Management Agency Hazard Mitigation Grant Program (HMGP), to update the original 2025 application documentation from non-construction assurances to construction program and related maintenance agreement following the Board's January 22, 2026 approval of the revised project costs and locations, with authorization for the Finance Director to execute

documents - Grants Manager, Department of Finance

VIII. Public Hearings

- (1) Public Hearing regarding the Forsyth County Fiscal Year 2027 proposed Budget - CFO, Department of Finance
- (2) Public Hearing regarding the Forsyth County 2027-2031 Capital Improvement Program (CIP) - CFO, Department of Finance
- (3) 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
(Postponed from the July 23, 2026 Agenda)
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA4262 (Forsyth County Board of Commissioners) by LTF Real Estate Company, Inc. - Parcel 038-245 - AZ260010 - District 3 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding an Alternate Design for LTF Real Estate Company, Inc. - Parcel 038-245 - AD260013 - District 3 - Director, Department of Planning and Community Development

IX. Public Comments

X. Old Business

- (1) Board Consideration 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
(A Public Hearing was held before the Board of Commissioners on August 6, 2026; the Board voted unanimously to postpone, for decision only, to the August 20, 2026 Agenda)

XI. New Business

- (1) Lee Anderson - CP260025 - to operate an 1,100 sq. ft. smoke shop in an existing building with 5 parking spaces with an overall site including a convenience store with fuel dispensing units and a personal service establishment in an existing building totaling 3,870 sq. ft. with 5 parking spaces on 0.935 acres zoned Commercial Business District (CBD) with the following variance to: 1. Reduce the front landscape strip adjacent to the existing concrete only from 10 ft. to 0 ft. (UDC Table 12.2); 2.

Reduce the side and rear landscape strips adjacent to the existing concrete/gravel only from 10 ft. to 0 ft. (UDC 12-10.15); 3. Reduce the front setback adjacent to the existing structures only from 40 ft. to 2 ft. (UDC Table 12.2) - Parcel 184-115 - District 2 - Director, Department of Planning and Community Development

- (2) 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 **(Postponed from the July 23, 2026 Agenda)**
- (3) LTF Real Estate Company, Inc. - CP260021 - to build a 49,533 sq. ft. outdoor commercial recreational facility with an overall site including a 100,000 sq. ft. indoor commercial recreational facility with a total of 619 parking spaces on 16.977 acres zoned Commercial Business District (CBD) with the following variance to: 1. Increase the maximum building height from 40 ft. to 53 ft. (UDC Table 12.2) - Parcel 038-245 - District 3 - Director, Department of Planning and Community Development
- (4) 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 **(Postponed from the July 23, 2026 Agenda)**
- (5) 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 **(Postponed from the July 23, 2026 Agenda)**
- (6) Pablo B. Landa - CP260017 - to operate a 1,250 sq. ft. vehicle sales dealership in an existing building with 3 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
- (7) Greg Mooneyham - CP260027 - to conduct around the clock business with an overall site including a 5,386 sq. ft. indoor commercial recreational facility in an existing building with 32 parking spaces on 5.27 acres zoned Highway Business District (HB) - Parcel 135-302 - District 5 - Director, Department of Planning and Community Development

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment