

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, SEPTEMBER 3, 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) Board presentation of a Proclamation declaring September 2026 as Ovarian Cancer Awareness Month in Forsyth County - Moore / Hill

V. Public Comments

VI. Adoption of Minutes

- (1) Regular Meeting / Public Hearing Minutes of August 20, 2026 - County Clerk
- (2) Work Session and Executive Session of August 25, 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 25, 2026 (as anticipated by Board Rule 1.07.01):
 - (A) Board approval for Forsyth County, on behalf of the Sheriff's Office, to accept the U.S. Department of Justice (DOJ) Bureau of Justice Assistance (BJA) FY25 Justice Assistance Grant (JAG) in the amount of \$13,443.00 with no required match to purchase ten Automatic External Defibrillators (AED), with

approval of a Budget Resolution and authorization for the Grants Manager to accept the award in the DOJ's JustGrants system - Chief of Staff, Sheriff's Office

- (B) Board to award Bid 26-58-1620 to K-Team Engineering and Construction, Inc in the amount of \$526,988.00 for the Water & Sewer Interior Renovation Project for the Department of Water & Sewer with approval of the associated Construction Services Agreement - Director, Department of Public Facilities
- (C) Board approval of the staff recommended options presented with the inclusion of a High Deductible Health Plan (HDHP) for the 2027 Employee Health Benefit Plan - Director, Department of Employment Services
- (D) Board approval of the final project close out of Change Order No. 2 to the Construction Service Agreement (Contract No. 1202400018) with Vertical Earth, Inc. for the State Route 9 Gravity Sewer Main and Low Pressure Force Main Project, extending the contract time and decreasing the contract amount by \$477,421.64 - Director, Department of Water and Sewer
- (E) Board approval of Task Order HS-20 with Hazen and Sawyer under the Standard Services Agreement for Water and Sewer Engineering Services As-Needed (Contract No. 1202300002) in the amount of \$787,200.00 for Design and Bid Phase Services for the Middle Big Creek Lift Station and Force Main Project – Director, Department of Water and Sewer
- (F) Board approval of Change Order No. 1 for the Antioch Water Treatment Plant Backwash Pump Redundancy project (IDQ-034) with Lanier Contracting Company under the Indefinite Quantity Mechanical Contractor Contract (Contract No. 1202500002) in the amount of \$92,139.94 for the replacement of the flow meter assembly on the filter backwash piping - Deputy Director, Department of Water and Sewer
- (G) Board approval of Task Order No. 3 with HDR Engineering, Inc. under the Standard Services Agreement (Contract No. 1202200046) in the amount of \$627,350.00 for Owner Advisor Services for the Forsyth County Water Intake Contract D - Raw Water Transmission Main project - Director, Department of Capital Projects
- (H) Board approval of the Fourth Contract Modification to the Construction Services Agreement between Forsyth County and Vertical Earth, Inc. for

construction services in connection with the SR 369 at Georgia 400 Interchange and SR 369 Widening Project (PI no. 0013369) with authorization for the County Manager to execute documents in furtherance of the same - Director, Department of Capital Projects

- (I) Board to award RFP 26-59-1514 to THC, Inc. for Right-of-Way Services on an On Call basis with approval of the associated Services Agreement – Director, Department of Capital Projects
- (J) Board to award RFP 26-59-1514 to Holt Consulting Company, LLC for Right-of-Way Services on an On Call basis with approval of the associated Services Agreement – Director, Department of Capital Projects
- (K) Board to award RFP 26-59-1514 to HDR Engineering, Inc. for Right-of-Way Services on an On Call basis with approval of the associated Services Agreement – Director, Department of Capital Projects
- (L) Board to award RFP 26-59-1514 to Colliers Engineering & Design, Inc. for Right-of-Way Services on an On Call basis with approval of the associated Services Agreement – Director, Department of Capital Projects
- (M) Board approval of Electrical Service Agreements between Sawnee EMC and Forsyth County for the Sharon Springs Park Redevelopment project - Senior Project Manager (Madsen), Department of Capital Projects
- (N) Board approval of a Right of Way Warranty Deed for dedication of a tract located in Land Lots 651 and 652, 14th District, 1st Section of Forsyth County, Georgia, as right-of-way, which shall be combined with and become a part of the existing right-of-way of the abutting Burruss Mill Road - Senior Project Manager (Madsen), Department of Capital Projects
- (O) Board approval of Change Order #001 to the Amended and Restated Engineering Services Agreement with HUSSEY, GAY, BELL & DEYOUNG, INC., CONSULTING ENGINEERS, for Additional Design Services in the amount of \$54,105.00 for the Water & Sewer Maintenance Warehouse project - Vertical Capital Projects Manager, Department of Capital Projects

- (P) Board approval of the Professional Services Change Order for the Post Road Widening Project (PI 0006915) with T.Y. Lin International (TYLin) in the amount of \$21,409.73 for additional services for additional traffic signal design regarding the intersection of Post Road and Dickerson Road – Transportation Project Manager (Lawson), Department of Capital Projects
- (Q) Board approval of Professional Services Change Order for The Post Road Widening Project (PI 0006915) with T.Y. Lin International (TYLin) in the amount of \$62,500.00 for additional Environmental Services regarding the proposed Culvert Extension and its Environmental impacts – Transportation Project Manager (Lawson), Department of Capital Projects
- (R) Board approval of Fee to Purchase wetland mitigation Credits in the amount of \$544,000.00 for the Post Road Widening Project (PI 0006915) from Soque River Conservation, LLC for 3.2 Wetland credits – Transportation Projects Manager (Lawson), Department of Capital Projects
- (S) Board approval of a Tower Lease Agreement with SBA Towers XI, LLC for tower GA00162-B Sawnee Mountain 2 RELO - Parcel ID 099-245 - Assistant County Manager (Tarnacki)
- (T) Board approval of the Board of Commissioners' 2027 Meeting Schedule - County Clerk
- (U) Board approval of that Final Change Order for \$210,000.00 related to that Fixed Price Agreement between Forsyth County, Georgia and Diversified Construction of Georgia, Inc., dated February 11, 2022, Contract No. 1202200015, Bid/Project No. 21-154-5211, for the Big Creek Greenway Trailhead Phase 5 / Big Creek Trailhead Facility and Forsyth County Natural Resources Operations Center located at 1605 Canton Highway, Cumming, Georgia, 30040 - County Attorney
- (V) Board approval for staff to commence the Public Hearing process regarding a Unified Development Code (UDC) amendment to terminate any claim or assertion of grandfathering to conduct short-term rental operations under that version of the UDC in effect prior to April 18, 2019 - Moore / Semanson
- (W) Board approval for staff to bring back a possible Unified Development Code (UDC) or County Code modification to address ongoing concerns regarding development activity/land clearing that is commonly referred to as "mass

grading" to a future Work Session - John / Levent

- (X) Board approval of proposed modifications to the Unified Development Code (UDC) based upon the recent changes to the Zoning Procedures Law - County Attorney
- (Y) Board approval of having no objection to the cross appeal to be filed by the Board of Tax Assessors regarding Parcel 152-033 - County Attorney
- (2) Board adoption of a Proclamation declaring September 2026 as Ovarian Cancer Awareness month in Forsyth County - Moore / Hill
- (3) Board acceptance of Right of Way as County—maintained with a speed limit of 25MPH on Heirloom Overlook, Mossback Ridge and all other property and property rights as shown on the Subdivision Plat for Heirloom Phase 3, recorded in Plat Book 227, Pages 122-139, Forsyth County, Georgia records - District 1 - Director, Department of Engineering
- (4) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of August 25, 2026 - County Clerk

VIII. Public Hearings

- (1) 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 and August 6, 2026 Agendas)
- (2) Public Hearing and possible vote regarding an Alternate Design for Rahull Chikyala – Parcel 228-016 - AD260016 - District 2 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding an Alternate Design for Patricia Andre-Fadiran - Parcel 105-1077 - AD260017 - District 3 - Director, Department of Planning and Community Development

- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA3708 (WDW, LLC) by Kelly Jennings - Parcel 016-277 - AZ260019 - District 3 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2431 (Vickery Land Co., LLC) by John Rice - Parcel 036-321 - AZ260020 - District 3 - Director, Department of Planning and Community Development
- (6) Public Hearing and possible vote regarding the request for County-Initiated request for an Amendment of Zoning Conditions on ZA1013 (Bobby Trammel) by Forsyth County Board of Commissioners with a variance to: 1. Reduce the required number of parking spaces from 232 to 87 (UDC Table 17.1) - Parcel 191-024 - AZ260022 - District 4 - Director, Department of Planning and Community Development
- (7) Public Hearing and possible vote regarding amendments to the UDC related to cigar shops and tobacco and paraphernalia retailers - Planning Manager, Department of Planning and Community Development
(The first public hearing was held before the Planning Commission on July 28, 2026)

IX. Public Comments

X. Old Business

XI. New Business

- (1) Board consideration and adoption of the 2025 annual update to the Impact Fee Program Capital Improvements Element (CIE) with approval of a Resolution of Adoption - Impact Fee Administrator, Department of Finance
- (2) Board consideration and adoption of the 2027 Proposed Budget - Chief Financial Officer, Department of Finance
- (3) Board consideration and adoption of the 2027-2031 Capital Improvement Program

(CIP) - Chief Financial Officer, Department of Finance

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment