

AGENDA
FORSYTH COUNTY BOARD OF COMMISSIONERS
THURSDAY, NOVEMBER 18, 2021 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 and Executive Session of November 4, 2021

(2) Work Session and Executive Session of November 9, 2021

VII. Consent Agenda

(1) Board adoption of Resolutions authorizing Affidavits concerning the Executive Sessions of November 4, 2021 and November 9, 2021

(2) Board ratification of the following items that were discussed and voted on at the Work Session held on November 9, 2021 (as anticipated by Board Rule 1.07.01):

(A) Board approval to declare the submitted list of items as surplus with authorization for the Department of Procurement to dispose of accordingly - Contract Administrator, Department of Procurement

(B) Board approval of the Georgia 811 (Call Before You Dig) Agreement with the Utilities Protection Center in the amount of \$60,318.69 for the Department of Water and Sewer as briefed by staff - Contract Administrator, Department of Procurement

(C) Board approval to award Bid 21-124-3300 to Strack, Inc. in the amount of \$1,999,009 for the Dick Creek Sanitary Sewer and Pump Station Phase-out Project for the Department of Water and Sewer as presented by staff - Contract Administrator, Department of Procurement

(D) Board approval to award Bid 21-130-1205 to two firms, SpanGlish Bilingual

Agency and Interpreters Unlimited, in an amount not to exceed \$90,000 as presented - Contract Administrator, Department of Procurement

- (E) Board approval to award Bid 21-131-2410 to NAFECO in an amount not to exceed \$170,000 for the purchase of as-needed Uniforms and Accessories for the Fire Department - Contract Administrator, Department of Procurement
- (F) Board approval of Change Order #1 with Crown Retail Services in the amount of \$35,348.89 regarding Bid 21-94-1620 to provide additional labor, materials, and equipment for renovation of the Departments of Fleet Maintenance and Roads and Bridges - Contract Administrator, Department of Procurement
- (G) Board approval of Change Order #2 with Excellere Construction, LLC in the amount of \$13,768 regarding the Big Creek Greenway Phase 1 Repair/Replacement Project for the Department of Parks and Recreation with twenty-three additional days added to the schedule - Contract Administrator, Department of Procurement
- (H) Board approval of Change Order #2 with NOVA Engineering and Environmental in the amount of \$20,213 regarding Construction and Special Inspection Testing at the Juvenile Justice Center - Contract Administrator, Department of Procurement
- (I) Board approval to award Quote 21-185-3340 to Akins Ford in the amount of \$63,800 for the purchase of one new Ford F-550 Service Truck for the Department of Water and Sewer - Contract Administrator, Procurement Department
- (J) Board approval to award RFP 21-49-2300 to Care Systems, Inc. for a Public Safety Scheduling Software Solution in the not to exceed amount of \$38,693 with permission to continue the annual software licensing and maintenance renewals (based upon business need) for the life of the software and with permission for the County Manager to sign the finalized Agreement - Contract Administrator, Department of Procurement
- (K) Board approval of the FY 2022 Transportation Grant Agreement provided by the GA Department of Human Services, Division of Aging, and Deanna Specialty Transportation, Inc. (contractor) in the amount of \$81,000 for Congregate Meal Programs - Director, Department of Senior Services
- (L) Board approval of the Sewer Capacity Purchase Agreement with the City of Cumming with an initial cost of \$24,000 for the addition to the Central Park Recreation Center - Vertical Capital Projects Manager, Department of Capital Projects
- (M) Board authorization for staff to proceed with the Public Hearing process regarding amendments to the Hotel, Motel and Lodging Excise Tax Ordinance, otherwise known as Ordinance 86 - Business License Manager,

Department of Business License

- (N) Board approval to postpone the consideration and possible direction regarding a Board generated rezoning for ZA3952, Yousef Emtairah, to the December 7, 2021 Work Session - District 4 - Planning Manager, Department of Planning and Community Development
- (O) Board authorization for staff to bring the Item regarding consideration and possible direction of the revocation of the Conditional Use Permit (CUP) for CP190012, Norshaw Properties, LLC, back before the Board in six months for additional consideration (May 10, 2022 Work Session) - District 5 - Planning Manager, Department of Planning and Community Development
- (P) Board authorization for staff to proceed with the Public Hearing process regarding amendments to Chapter 8 related to Title Opinion Requirements for Conditional Use Permits within the Unified Development Code - Mills / Levent
- (Q) Board authorization for staff to proceed with the Public Hearing process regarding amendments to Chapters 3, 8, and 18 related to Variances within the Unified Development Code - Semanson / John
- (R) Board approval to postpone the consideration of a Resolution for our state delegation to create local legislation to allow for the election of a County-Wide Chair for two weeks with authorization for County staff to bring back scenarios regarding the Cost of Living Raises (COLA) to include examples of what salaries would look like if the Board received the same COLA as County staff (November 23, 2021 Work Session) - Semanson / John
- (S) Board adoption of a Resolution regarding the appointment of Amita Dhawan to serve as the District 2 Representative to the Forsyth County Board of Assessors for a three-year term beginning December 8, 2021 and expiring December 7, 2024 - County Manager

VIII. Public Hearings

- (1) Public Hearing and possible vote for approval of an Alternate Design for Native Development Group LLC - Parcel 131-018 - AD210006 - District 3 - Director, Department of Planning and Community Development
- (A) **AGENDA ITEM (1)(A) IS NOT A PUBLIC HEARING. AGENDA ITEM PLACED HERE FOR RELATIONSHIP WITH PRIOR PUBLIC HEARING (1):** Native Development Group LLC - ZA4024 - to rezone from Commercial Business District (CBD) to Restricted Industrial District (M1) on 6.641 acres for an 89,745 sq. ft. office/warehouse with 100 parking spaces with Conditional Use Permits (CUPs) for an open storage yard with 7 parking spaces and to conduct around the clock business hours with the following variances: 1.) Reduce the zoning buffer abutting a commercial district from 20 ft. to 0 ft. (UDC Table 14.2); and, 2.) Reduce the zoning setback abutting a commercial district from 30 ft. to 25 ft. (UDC Table 14.2) - Parcels

131-018 - District 3 - Director, Department of Planning and Community Development

- (2) Public Hearing and possible vote regarding the County-Initiated request for approval of a Sketch Plat to build a 20,720 sq. ft. expansion in addition to an existing 76,000 sq. ft. office/manufacturing facility with 49 parking spaces on 5 acres currently zoned Restricted Industrial District (M1) with variances to UDC Table 14.2 - Parcel 018-084 - SP210011 - District 3 - Director, Department of Planning and Community Development
- (3) Public Hearing and possible vote regarding the County-Initiated request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) with variances to UDC 18-5.18, UDC Table 17.1, and UDC 14-4.13 - Parcels 250-170 and 250-228 - ZA4035 - District 4 - Director, Department of Planning and Community Development
- (4) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2300 (M W & W, LLC) by Gtechniq North America, Inc. and a variance to UDC Table 12.2 - Parcel 239-238 - AZ210041 - District 5 - Director, Department of Planning and Community Development
- (A) **AGENDA ITEM (4)(A) IS NOT A PUBLIC HEARING. AGENDA ITEM PLACED HERE FOR RELATIONSHIP WITH PRIOR PUBLIC HEARING (4):** Gtechniq North America, Inc. - CP210021 - to build a 4,000 sq. ft. car wash with 11 parking spaces on 1.30 acres currently zoned Commercial Business District (CBD) with the following variance: 1.) Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18) - Parcel 239-238 - District 5 - Director, Department of Planning and Community Development
- (5) Public Hearing and possible vote regarding a proposed modification to the County's Stormwater Management Code, otherwise known as Ordinance 75, including support documents and manuals to ensure compliance with the Georgia Environmental Protection Division's model ordinance; to repeal conflicting ordinances; and for other purposes - County Engineer, Department of Engineering
- (6) Public Hearing and possible vote concerning proposed modifications to the Short-Term Rental Ordinance, otherwise known as Ordinance 129, to clarify the applicability of the Ordinance; to repeal conflicting ordinances; and for other purposes - County Attorney

IX. Public Comments

X. Old Business

- (1) Board consideration to amend conditions placed on Conditional Alcohol License, AL01124, for Tonique LLC d/b/a Tonique Fine Wine & Spirits - District 2 - Business License Manager, Department of Business License
(Postponed from the October 21, 2021 Regular Meeting)

XI. New Business

- (1) Fill Ministries, Inc. - CP210017 - to build a place of worship (5,407 sq. ft. chapel) with ancillary uses to include a fellowship/meeting hall, pavilion/bathrooms, shed, office, minister's residence, and food pantry in buildings totaling an additional 29,991 sq. ft. with 104 parking spaces on 3.03 acres currently zoned Agricultural District (A1) - Parcel 251-005 - District 4 - Director, Department of Planning and Community Development
- (2) Taylor Morrison of Georgia, LLC - ZA4016 - to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 78.80 acres for 93 residential lots with a density of 1.18 units per acre - Parcels 213-010, 214-003, 214-020, 214-029, and 214-467 - District 4 - Director, Department of Planning and Community Development
- (3) Board consideration of a Resolution Providing for the Levy and Collection of an Annual Ad Valorem Tax to Provide Funds for the Payment of the Principal and Interest on in Aggregate Principal Amount of Forsyth County School District Taxable General Obligation Refunding Bonds, Series, 2021 - County Attorney
- (4) Board consideration of City Annexation of parcel 151-213 (+/- 34.23 Acres of Land) - County Attorney
(At the November 9, 2021 Work Session, the Board voted unanimously to postpone this Item to the November 18, 2021 Regular Meeting / Public Hearings.)

XII. Recess Regular Meeting

XIII. Executive Session (if needed)

XIV. Adjournment