

**FORSYTH COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING / PUBLIC HEARINGS  
NOVEMBER 6, 2025**

**OFFICIAL MINUTES**

On Thursday, November 6, 2025, at 5:00 p.m. in the Commissioners' Meeting Room of the Forsyth County Administration Building, the Forsyth County Board of Commissioners held a Regular Meeting / Public Hearings with the following persons present: Alfred John – Chairman, Kerry Hill – Vice Chairman, Mendy Moore - Secretary, Todd Levent – Member, Laura Semanson – Member, Ken Jarrard – County Attorney, and Kiersten Law - County Clerk.

**AGENDA  
FORSYTH COUNTY BOARD OF COMMISSIONERS  
THURSDAY, NOVEMBER 6, 2025 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. *Election of Chairman for 2026*
- V. *Announcements and Reports*
- VI. *Public Comments*
- VII. *Adoption of Minutes*
  - (1) *Regular Meeting / Public Hearings of October 16, 2025*
  - (2) *Work Session and Executive Session of October 21, 2025*
- VIII. *Consent Agenda*
  - (1) *Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Willow Glen Avenue, Misty Glen Lane, Timberland Terrace, Willowdale Court, Willowbough Lane, Swamp Willow Place, and all other property and property rights as shown on the Subdivision Plat for Willow Glen Phase 1, recorded in Plat Book 221, Pages 50-84, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering*
  - (2) *Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Montane Street and all other property and property rights as shown on the Subdivision Plat for Hopewell Reserve West, recorded in Plat Book 220, Pages 1-11, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering*
  - (3) *Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of October 21, 2025 - County Clerk*
  - (4) *Board Ratification of the following items that were discussed and voted on at the Work Session held on October 21, 2025 (as anticipated by Board Rule 1.07.01):*

- (A) *Board authorization for Forsyth County, on behalf of the Forsyth County Sheriff's Office, to accept the award of the Governor's Office of Highway Safety's Highway Enforcement of Aggressive Traffic (HEAT) Grant GA-2026-ForsythSO-028 in the amount of \$136,903.20 for the Forsyth County Sheriff's Office HEAT Program with \$34,225.80 required match and with approval of a Budget Resolution – Chief of Staff, Sheriff's Office*
- (B) *Board approval of the FY26 Annual Financial Agreement memo and Professional Services contract with University of Georgia Cooperative Extension - Director, Forsyth County Extension Services*
- (C) *Board authorization for staff to send the rezoning of Parcels 039-081 and 039-029 from PUD to CBD with conditions and Parcels 038-245 and 038-014 from CBD with a CUP to CBD with conditions to a Public Hearing - District 3 - Planning Manager, Department of Planning and Community Development*
- (D) *Board approval of the Concord Technologies Master Products and Services Agreement, Order Form and Addendum No. 1 with Concord III, L.L.C., dba Concord Technologies, in the amount of \$7,916.40 for Cloud Based E-Faxing for County departments and offices – Director IT Infrastructure, Department of IS&T*
- (E) *Board approval of a Request for Traffic Signal to the Georgia Department of Transportation (GDOT) on SR9 at Hopewell Road - Director, Department of Engineering*
- (F) *Board to award Bid 25-89-3150 to Reedwick, LLC. in the amount of \$275,264.00 for Traffic Signal Installation/Intersection Improvements at Chamblee Gap Road and Bethelview Road for the Department of Engineering with approval of the associated Road Construction Service Agreement - Deputy Director, Department of Engineering*
- (G) *Board approval of the Sixth Amendment to the Amended and Restated Services Agreement with T.Y. Lin International in the amount of \$50,156.42 for engineering, design, and environmental services for the Post Road South Widening Project (PEW22, GDOT PI No. 0006915) and the Post Road North Widening Project (PEW33, GDOT PI No. 0013965) - Transportation Project Manager, Department of Capital Projects*
- (H) *Board approval of Task Order No. 01A to the Project Management Roadway Connectivity and Pedestrian Services As-Needed Agreement with Jacobs Engineering Group Inc. in the amount of \$67,560.00 for project management services for the Post Road South Widening Project (PEW22) — Transportation Project Manager, Department of Capital Projects*
- (I) *Board approval of the Third Amendment to the Amended and Restated Services Agreement between Forsyth County and Pond & Company for engineering, design, and environmental services related to the SR 9 at Jewell Bennett Road Intersection Improvement Project (PE119, GDOT PI No. 0016066) with authorization for the County Manager to execute the document in furtherance of same - Transportation Project Manager, Department of Capital Projects*

- (J) *Board approval of Change Order #35 with Vertical Earth, Inc. (Contract # 1202000029) in the amount of \$13,650.00 regarding the SR 369 Widening Project for Vibration Monitoring at Parcel 14 – Transportation Project Manager, Department of Capital Projects*
- (K) *Board approval for First Amendment to Tower Site Lease Agreement with SBA Properties, LLC for Tax Parcel ID 119 063 located at 4125 Dr. Bramblett Road, Cumming, GA 30040 - Assistant County Manager (Lucas)*
- (L) *Board approval of the Board of Commissioners' 2026 Meeting Schedule - County Clerk*
- (M) *Board approval to postpone a Resolution to condemn property interest in Tax Parcel No. 059-009 of the Post Road Improvements Project (Parcel No. 48); estimated just and adequate compensation: \$123,900.00 for 0.014 acres of fee simple right-of-way; 3,618.67 sq. ft. of permanent easement for the construction and maintenance of slopes, drainage, and utilities to the November 25, 2025 Work Session Agenda - County Attorney*

IX. *Public Hearings*

- (1) *Public Hearing and possible vote regarding the revocation of existing Conditional Use Permits (CUPs) for CP220034 – Parcel 009-053 – District 1 – Director, Department of Planning and Community Development*
- (2) *Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2936 (Riverbrooke Capital Partners LLC) by Hemanth Kumar Palla with a variance to: 1. Reduce the front setback from 25 ft. to 21 ft. as shown on the site plan (UDC Table 11.2(b)); 2. Reduce the side setback from 10 ft. to 3 ft. as shown on the site plan (UDC Table 11.2(b)); 3. Reduce the rear setback from 25 ft. to 17 ft. as shown on the site plan (UDC Table 11.2(b)) - Parcel 179-613 - AZ250029 - District 2 - Director, Department of Planning and Community Development*
- (3) *Public Hearing and possible vote regarding the County-Initiated request to rezone from Single Family Residential District (RES6) to Single Family Residential District (RES2) - Parcels 201-073 and 201-150 - ZA4259 - District 2 - Director, Department of Planning and Community Development*
- (4) *Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the required façade landscape zone from 6 ft. to 0 ft. adjacent to the existing building as shown on the site plan (UDC Table 12.3); 2. Reduce the required pedestrian landscape zone from 8 ft. to 0 ft. (UDC Table 12.3); 3. Reduce the required percentage of primary building materials from 75% to 50% per vertical wall plane (UDC 21-8.6(A)(1)); 4. Increase the allowed percentage of accent wall materials from 25% to 50% per vertical wall plane (UDC 21-8.6(A)(2)); 5. Increase the maximum number of parking spaces from 14 to 23 spaces (UDC 17-2.7) - Parcel 139-098 - VA250062 - District 2 - Director, Department of Planning and Community Development*
- (5) *Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. (UDC 10-1.10(A)(1)) - Parcel 131-064 - VA250061 - District 5 - Director, Department of Planning and Community Development*

- (6) *Public hearing and possible vote regarding amendments to the Unified Development Code related to performance standards, buffers, and landscaping in residential zoning districts - Planning Manager, Department of Planning and Community Development*  
*(The first Public Hearing was held before the Planning Commission on September 16, 2025; The second Public Hearing was held before the Board of Commissioners on October 2, 2025; The Board voted unanimously to postpone for 30 days)*
- (7) *Public Hearing regarding an extension to an existing Moratorium prohibiting the County from receiving applications for Residential Rezonings as defined in UDC Chapter 11 and 20(B), with such Moratorium to run for one-hundred-eighty (180) days, from November 6, 2025 through and including May 5, 2026 - County Attorney*

X. *Public Comments*

XI. *Old Business*

- (1) *Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1333 (W.E. and Jeanette Burger) by Cliq Consulting LLC - Parcel 106-251 - AZ250031 - District 3 - Director, Department of Planning and Community Development*  
*(A Public Hearing was held before the Board of Commissioners on October 16, 2025; the Board voted unanimously to postpone, for decision only, to the November 6, 2025 Agenda)*
- (2) *Board consideration of the request by Cristie Phillips for a Public Hearing regarding an appeal of the Zoning Board of Appeals' decision on VA250045. All four variances were denied on September 9, 2025 – AV250004 – District 3 – Director, Department of Planning and Community Development*  
*(Postponed from the October 16, 2025 Agenda)*
- (3) *Board consideration and possible vote regarding the approval of a Sketch Plat for Goldstone General Contractors, Inc. with the following variance to: 1. Reduce the zoning buffer along the southern property boundary from 40 ft. to 0 ft. adjacent to the access drive and utility easements only as shown on the site plan (UDC Table 12.2); 2. Reduce the distance from an access drive to a side property line from 40 ft. to 3 ft. (UDC 12-10.5) - Parcel 232-017 - SP250005 - District 4 - Director, Department of Planning and Community Development*  
*(A Public Hearing was held before the Board of Commissioners on September 4, 2025; the Board voted unanimously to postpone, for decision only, to the November 6, 2025 Agenda)*

XII. *New Business*

- (1) *Cliq Consulting LLC - CP250021 - to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13); 2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 106-251 - District 3 - Director, Department of Planning and Community Development*  
*(Postponed from the October 16, 2025 Agenda)*
- (2) *Board consideration and approval of retention agreement with Grossman & Kelly LLP to represent the County in the Generic Price Fixing and Insulin Price Fixing Multi District Litigation (and Pearl Logic for 5%) – County Manager / County Attorney*

*XIII. Recess Regular Meeting*

*XIV. Executive Session (if needed)*

*XV. Adjournment*

Chairman John called the meeting to order at 5:00 p.m. with all Board members present.

The Invocation and Pledge of Allegiance were led by Tyler Goode, Deputy Building Official, Department of Building and Licensing.

**ADOPTION OF AGENDA**

There was a motion by Commissioner Levent and a second by Commissioner Semanson to move New Business, Item #1 (Cliq Consulting LLC - CP250021 - to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13); 2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 106-251 - District 3 - Director, Department of Planning and Community Development) to follow Old Business, Item #1. Motion carried unanimously.

There was a motion by Commissioner Hill and a second by Commissioner Semanson to add New Business, Item #3 (Board discussion and possible direction regarding the drafting of a Resolution requesting the local delegation to the General Assembly to sponsor a local act establishing term limits for members of the Forsyth County Board of Commissioners). Motion carried unanimously.

There was a motion by Commissioner Moore and a second by Commissioner Semanson to postpone Old Business, Item #3 (Board consideration and possible vote regarding the approval of a Sketch Plat for Goldstone General Contractors, Inc. with the following variance to: 1. Reduce the zoning buffer along the southern property boundary from 40 ft. to 0 ft. adjacent to the access drive and utility easements only as shown on the site plan (UDC Table 12.2); 2. Reduce the distance from an access drive to a side property line from 40 ft. to 3 ft. (UDC 12-10.5) - Parcel 232-017 - SP250005 - District 4 - Director, Department of Planning and Community Development) to the Regular Meeting / Public Hearings of December 4, 2025. Motion carried unanimously.

There was a motion by Commissioner John and a second by Commissioner Hill to add New Business, Item #4 (Board discussion and possible direction regarding a County-Initiated Conditional Use Permit (CUP) for a personal services establishment at 5400 Laurel Springs Parkway, Suite 602, Suwanee, GA 30024 – District 2) at the request of the Director of the Department of Planning and Community Development. Motion carried unanimously.

There was a motion by Commissioner John and a second by Commissioner Semanson to add New Business, Item #5 ( Board consideration and approval of a letter in support of Georgia Highlands Medical Services request for funding from HRSA and the Bureau of Primary Health Care to continue providing primary care for the uninsured and low-income in Forsyth County and surrounding communities in North Georgia) at the request of the County Manager. Motion carried unanimously.

Ken Jarrard, County Attorney, stated for the record that he had distributed the proposed Resolution regarding Public Hearing, Item #7 (Public Hearing regarding an extension to an existing Moratorium prohibiting the County from receiving applications for Residential Rezoning as defined in UDC Chapter 11 and 20(B), with such Moratorium to run for one-hundred-eighty (180) days, from November 6, 2025 through and including May 5, 2026) to the Board members.

There was a motion by Commissioner John and a second by Commissioner Levent to add New Business, Item #6 (Board consideration and approval to clarify certain tax parcels from the September 18, 2025 Resolution of the Board of Commissioners Authorizing the County-Initiated Rezoning of Multiple Parcels Zone R2R, R1, and R1R to, as Applicable, Zoning Districts RES1 and RES2) at the request of the County Attorney. Motion carried unanimously.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to adopt the Agenda as amended. Motion carried unanimously.

**UNDER ELECTION OF CHAIRMAN FOR 2026 THE FOLLOWING ACTIONS WERE TAKEN:**

There was a motion by Commissioner Semanson and a second by Commissioner Hill to nominate and elect Commissioner John as Chairman of the Board of Commissioners for 2026. Motion carried unanimously.

**UNDER ANNOUNCEMENTS AND REPORTS THE FOLLOWING ACTIONS WERE TAKEN:**

None

**UNDER PUBLIC COMMENTS THE FOLLOWING PERSONS ADDRESSED THE BOARD:**

None

**UNDER ADOPTION OF MINUTES THE FOLLOWING ACTIONS WERE TAKEN:**

**(1) Regular Meeting / Public Hearings of October 16, 2025**

There was a motion by Commissioner Hill and a second by Commissioner Semanson to adopt the Minutes of the Regular Meeting / Public Hearings of October 16, 2025. Motion carried unanimously.

**(2) Work Session and Executive Session of October 21, 2025**

There was a motion by Commissioner Hill and a second by Commissioner Semanson to adopt the Minutes of the Work Session and Executive Session of October 21, 2025. Motion carried unanimously.

**UNDER CONSENT AGENDA THE FOLLOWING ACTIONS WERE TAKEN:**

There was a motion by Commissioner Hill and a second by Commissioner Semanson to adopt the Consent Agenda as presented:

- (1) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Willow Glen Avenue, Misty Glen Lane, Timberland Terrace, Willowdale Court, Willowbough Lane, Swamp Willow Place, and all other property and property rights as shown on the Subdivision Plat for Willow Glen Phase 1, recorded in Plat Book 221, Pages 50-84, Forsyth County, Georgia Records - District 1 - Director, Department of Engineering
- (2) Board acceptance of Right of Way as County-maintained with a speed limit of 25MPH on Montane Street and all other property and property rights as shown on the Subdivision Plat for Hopewell Reserve West, recorded in Plat Book 220, Pages 1-11, Forsyth County, Georgia Records - District 4 - Director, Department of Engineering

- (3) Board adoption of a Resolution authorizing Affidavit concerning the Executive Session of October 21, 2025 - County Clerk
- (4) Board Ratification of the following items that were discussed and voted on at the Work Session held on October 21, 2025 (as anticipated by Board Rule 1.07.01):
  - (A) Board authorization for Forsyth County, on behalf of the Forsyth County Sheriff's Office, to accept the award of the Governor's Office of Highway Safety's Highway Enforcement of Aggressive Traffic (HEAT) Grant GA-2026-ForsythSO-028 in the amount of \$136,903.20 for the Forsyth County Sheriff's Office HEAT Program with \$34,225.80 required match and with approval of a Budget Resolution – Chief of Staff, Sheriff's Office
  - (B) Board approval of the FY26 Annual Financial Agreement memo and Professional Services contract with University of Georgia Cooperative Extension - Director, Forsyth County Extension Services
  - (C) Board authorization for staff to send the rezoning of Parcels 039-081 and 039-029 from PUD to CBD with conditions and Parcels 038-245 and 038-014 from CBD with a CUP to CBD with conditions to a Public Hearing - District 3 - Planning Manager, Department of Planning and Community Development
  - (D) Board approval of the Concord Technologies Master Products and Services Agreement, Order Form and Addendum No. 1 with Concord III, L.L.C., dba Concord Technologies, in the amount of \$7,916.40 for Cloud Based E-Faxing for County departments and offices – Director IT Infrastructure, Department of IS&T
  - (E) Board approval of a Request for Traffic Signal to the Georgia Department of Transportation (GDOT) on SR9 at Hopewell Road - Director, Department of Engineering
  - (F) Board to award Bid 25-89-3150 to Reedwick, LLC. in the amount of \$275,264.00 for Traffic Signal Installation/Intersection Improvements at Chamblee Gap Road and Bethelview Road for the Department of Engineering with approval of the associated Road Construction Service Agreement - Deputy Director, Department of Engineering
  - (G) Board approval of the Sixth Amendment to the Amended and Restated Services Agreement with T.Y. Lin International in the amount of \$50,156.42 for engineering, design, and environmental services for the Post Road South Widening Project (PEW22, GDOT PI No. 0006915) and the Post Road North Widening Project (PEW33, GDOT PI No. 0013965) - Transportation Project Manager, Department of Capital Projects
  - (H) Board approval of Task Order No. 01A to the Project Management Roadway Connectivity and Pedestrian Services As-Needed Agreement with Jacobs Engineering Group Inc. in the amount of \$67,560.00 for project management services for the Post Road South Widening Project (PEW22) - Transportation Project Manager, Department of Capital Projects
  - (I) Board approval of the Third Amendment to the Amended and Restated Services Agreement between Forsyth County and Pond & Company for engineering, design, and environmental services related to the SR 9 at Jewell

Bennett Road Intersection Improvement Project (PE119, GDOT PI No. 0016066) with authorization for the County Manager to execute the document in furtherance of same - Transportation Project Manager, Department of Capital Projects

- (J) Board approval of Change Order #35 with Vertical Earth, Inc. (Contract # 1202000029) in the amount of \$13,650.00 regarding the SR 369 Widening Project for Vibration Monitoring at Parcel 14 – Transportation Project Manager, Department of Capital Projects
- (K) Board approval for First Amendment to Tower Site Lease Agreement with SBA Properties, LLC for Tax Parcel ID 119 063 located at 4125 Dr. Bramblett Road, Cumming, GA 30040 - Assistant County Manager (Lucas)
- (L) Board approval of the Board of Commissioners' 2026 Meeting Schedule - County Clerk
- (M) Board approval to postpone a Resolution to condemn property interest in Tax Parcel No. 059-009 of the Post Road Improvements Project (Parcel No. 48); estimated just and adequate compensation: \$123,900.00 for 0.014 acres of fee simple right-of-way; 3,618.67 sq. ft. of permanent easement for the construction and maintenance of slopes, drainage, and utilities to the November 25, 2025 Work Session Agenda - County Attorney

Motion carried unanimously.

**UNDER PUBLIC HEARINGS THE FOLLOWING ACTIONS WERE TAKEN:**

**(1) Public Hearing and possible vote regarding the revocation of existing Conditional Use Permits (CUPs) for CP220034 – Parcel 009-053 – District 1**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
None

Speaking in opposition:  
Gopinath Maheswaran

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner Hill and a second by Commissioner Semanson to withdraw the revocation of existing Conditional Use Permits (CUPs) for CP220034 – Parcel 009-053 – without prejudice. Motion carried unanimously.

**(2) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA2936 (Riverbrooke Capital Partners LLC) by Hemanth Kumar Palla with a variance to: 1. Reduce the front setback from 25 ft. to 21 ft. as shown on the site plan (UDC Table 11.2(b)); 2. Reduce the side setback from 10 ft. to 3 ft. as shown on**

**the site plan (UDC Table 11.2(b)); 3. Reduce the rear setback from 25 ft. to 17 ft. as shown on the site plan (UDC Table 11.2(b)) - Parcel 179-613 - AZ250029 - District 2**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
Hemantha Palla

Speaking in opposition:  
None

Chairman John declared the Public Hearing closed.

Jake Hill, Director, Department of Building and Licensing, addressed the Board at the request of Chairman John.

Hemantha Palla addressed the Board at the request of Chairman John.

A representative of the Champions Run Homeowner's Association (name unknown) addressed the Board at the request of Chairman John.

There was a motion by Commissioner John and a second by Commissioner Levent to postpone the request for an Amendment of Zoning Conditions on ZA2936 (Riverbrooke Capital Partners) by Hemanth Kumar Palla with a variance to: 1. Reduce the front setback from 25 ft. to 21 ft. as shown on the site plan (UDC Table 11.2(b)); 2. Reduce the side setback from 10 ft. to 3 ft. as shown on the site plan (UDC Table 11.2(b)); 3. Reduce the rear setback from 25 ft. to 17 ft. as shown on the site plan (UDC Table 11.2(b)) - Parcel 179-613 - AZ250029) – to the Regular Meeting / Public Hearings of November 20, 2025 at which time this Item will be placed under Old Business. Motion carried unanimously.

**(3) Public Hearing and possible vote regarding the County-Initiated request to rezone from Single Family Residential District (RES6) to Single Family Residential District (RES2) - Parcels 201-073 and 201-150 - ZA4259 - District 2**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
Harish Munjuluri

Speaking in opposition:  
None

Chairman John declared the Public Hearing closed.

Ken Jarrard, County Attorney, addressed the Board.

There was a motion by Commissioner John and a second by Commissioner Semanson to approve the County-Initiated request to rezone from Single Family Residential District

(RES6) to Commercial Business District (CBD) with the condition as shown which reads as follows:

1. The development must comply with the Southeast Forsyth Design Standards and the Buford Highway Overlay District regulations.

Motion carried unanimously.

As a Point of Order, Ken Jarrard, County Attorney, requested Tom Brown, Director of Planning and Community Development, to confirm that ZA4259 was advertised as being rezoned from Single Family Residential District (RES6) to Single Family Residential District (RES2). Mr. Brown confirmed this to be accurate from the advertisement standpoint. Mr. Jarrard suggested the Board consider conducting an additional Public Hearing based upon the requested RES2 being changed to CBD and that RES2 and CBD are not equivalent.

There was a motion by Commissioner John and a second by Commissioner Hill to direct staff to run an advertisement for an additional Public Hearing for the County-Initiated request to rezone from Single Family Residential District (RES6) to Commercial Business District (CBD) – ZA4259. Motion carried unanimously.

- (4) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the required façade landscape zone from 6 ft. to 0 ft. adjacent to the existing building as shown on the site plan (UDC Table 12.3); 2. Reduce the required pedestrian landscape zone from 8 ft. to 0 ft. (UDC Table 12.3); 3. Reduce the required percentage of primary building materials from 75% to 50% per vertical wall plane (UDC 21-8.6(A)(1)); 4. Increase the allowed percentage of accent wall materials from 25% to 50% per vertical wall plane (UDC 21-8.6(A)(2)); 5. Increase the maximum number of parking spaces from 14 to 23 spaces (UDC 17-2.7) - Parcel 139-098 - VA250062 - District 2**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
Jack Marshall

Speaking in opposition:  
None

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner John and a second by Commissioner Hill to approve the County-Initiated variance to: 1. Reduce the required façade landscape zone from 6 ft. to 0 ft. adjacent to the existing building as shown on the site plan (UDC Table 12.3); 2. Reduce the required pedestrian landscape zone from 8 ft. to 0 ft. (UDC Table 12.3); 3. Reduce the required percentage of primary building materials from 75% to 50% per vertical wall plane (UDC 21-8.6(A)(1)); 4. Increase the allowed percentage of accent wall materials from 25% to 50% per vertical wall plane (UDC 21-8.6(A)(2)); 5. Increase the maximum number of parking spaces from 14 to 23 spaces (UDC 17-2.7) - VA250062 - Parcel 139-098– with the site plan as displayed. Motion carried unanimously.

**(5) Public Hearing and possible vote regarding the County-Initiated variance to: 1. Reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. (UDC 10-1.10(A)(1)) - Parcel 131-064 - VA250061 - District 5**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
Hunter Himes

Speaking in opposition:  
None

Chairman John declared the Public Hearing closed.

Hunter Himes addressed the Board at the request of Commissioner Semanson.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to approve the County-Initiated variance – VA250061 - Parcel 131-064 - with the variance and conditions as displayed. The variance and conditions read as follows:

**Variance:**

1. Reduce the buffer abutting Georgia Highway 400 from 40 ft. to 30 ft. (UDC 10-1.10(A)(1)).

**Conditions:**

1. Developer shall replant the 10 ft. buffer prior to any Certificates of Occupancy being issued.
2. Developer to plant landscaping that matches that of surrounding businesses, and subject to district commissioner approval.

Motion carried unanimously.

**(6) Public hearing and possible vote regarding amendments to the Unified Development Code related to performance standards, buffers, and landscaping in residential zoning districts**

Heather Ryan, Planning Manager, Department of Planning and Community Development, addressed the Board and provided a PowerPoint presentation.

Chairman John declared the Public Hearing open.

Speaking in favor:  
None

Speaking in opposition:  
Bryce Miller  
Ethan Underwood

Chairman John declared the Public Hearing closed.

Ethan Underwood addressed the Board at the request of Chairman John.

David McKee, County Manager, addressed the Board.

Ken Jarrard, County Attorney, addressed the Board.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to postpone Public Hearing, Item #6 (Public hearing and possible vote regarding amendments to the Unified Development Code related to performance standards, buffers, and landscaping in residential zoning districts) to the Regular Meeting / Public Hearings of November 20, 2025 and that this Item will be placed under Old Business. Motion carried unanimously.

**(7) Public Hearing regarding an extension to an existing Moratorium prohibiting the County from receiving applications for Residential Rezonings as defined in UDC Chapter 11 and 20(B), with such Moratorium to run for one-hundred-eighty (180) days, from November 6, 2025 through and including May 5, 2026**

Ken Jarrard, County Attorney, addressed the Board.

Chairman John declared the Public Hearing open.

Speaking in favor:  
Kirk Wintersteen  
Bryce Miller

Speaking in opposition:  
Aron Hendrix

Chairman John declared the Public Hearing closed.

There was a motion by Commissioner Hill and a second by Commissioner John to approve the Resolution to extend the Moratorium prohibiting the County from receiving applications for Residential Rezonings as defined in UDC Chapter 11 and 20(B), with such Moratorium to run for one-hundred-eighty (180) days, from November 6, 2025 through and including May 5, 2026.

Tom Brown, Director, Department of Planning and Community Development, provided a PowerPoint presentation

Motion carried unanimously.

**UNDER PUBLIC COMMENTS THE FOLLOWING PERSON ADDRESSED THE BOARD:**

Juliana Rivera

**UNDER OLD BUSINESS THE FOLLOWING ACTIONS WERE TAKEN:**

**(1) Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1333 (W.E. and Jeanette Burger) by Cliq Consulting LLC - Parcel 106-251 - AZ250031 - District 3**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Ethan Underwood addressed the Board and provided a PowerPoint presentation at the request of Commissioner Levent.

Vice Chairman Hill left at 6:29 p.m.

Chairman John asked if anyone was present in opposition. There were none.

There was a motion by Commissioner Levent and a second by Commissioner Semanson to approve the request for an Amendment of Zoning Conditions on ZA1333 (W.E. and Jeanette Burger) by Cliq Consulting LLC - Parcel 106-251 - AZ250031- as displayed. The amended conditions read as follows:

Delete Condition #1 in its entirety.

Modify Condition #5 to read: No noxious or offensive trades, service or activities shall be conducted on the property or any portion thereof that may be or become a public nuisance to the surrounding neighbors or any portion of the property by reason of unsightliness or excessive emission of odors, fumes, smoke, vibration, dirt, dust, glare, waste or noise. Excluded but not limited to junkyards, outdoor theaters, sanitary landfills, mining operations, manufacture of distribution of hazardous products.

Modify Condition #6 to read: Color of exterior building structures shall be harmonious and compatible with the colors of other buildings within the property.

Modify Condition #8 to read: Landscaping of lots – Every building site shall be landscaped in accordance with plans and specifications submitted to and approved by the Forsyth County Department of Planning prior to issuance of a building permit. All disturbed or graded ground areas of building site shall be grassed or covered with plants or landscaping materials. Landscaping shall be completed within sixty (60) days of occupancy or completion of the building, whichever event shall first occur. All landscaping shall be maintained by the building owner or owners.

Modify Condition #18 to read: Buffer easements shown on the final plat abutting any residential use or zone shall be left undisturbed for the duration of the residential use of the adjacent property. A 5 foot high chain link fence and a 6 foot high berm, heavily planted across the top of the berm with evergreen trees a minimum of 6 feet high, will be established within the required 50 foot buffer along lots 16, 17, 18, 19, 20, 30, 29, and 28 of Georgetown subdivision; however, no berm or evergreen trees shall be required along the property located at 6075 Parkway Drive, lot 8 of Bethel II Industrial Park, being the same property conveyed to REES278, LLC by limited warranty deed from BETHEL II, LP, of record in Book 2732, Page 155, of the Clerk of Superior Court for Forsyth County, Georgia, and fully described in Exhibit A of that limited warranty deed, that border parts of lots 18, 19, 20, and 30 of Georgetown subdivision. Owner will establish a shadowbox fence rising 8 feet high above the existing curb, running parallel to the property line, and extending the length of the truck court and ending approximately 4 feet from the concrete loading dock (for egress). At the front parking lot, also parallel to the property line, and at the back of the existing curb, owner will also establish a shadowbox fence rising 8 feet high above the existing curb and within the required 50 foot buffer, if necessary, of the property located at 6075 Parkway Drive, lot 8. Upon conversion of the adjacent property to other uses, the buffer easement shall lapse, and the property may be developed.

Modify Condition #19 to read: Prohibited uses are drive-in theaters, coal or timber yard, self-service laundries, advertising billboards and signs, not associated with the individual occupancies of property, camper, R.V., or mobile homes sales, passenger bus terminals, motels, noise, odor or dust producing occupancies or processes, which would tend to reduce

the desirability of the area for the conduct of business. Excluded uses include junkyards, landfills, and mining operations. This amendment only applies to map and parcel 106-389.

Motion carried with four members in favor (John, Moore, Levent and Semanson) and one member absent (Hill).

Vice Chairman Hill returned at 6:31 p.m.

At this time, the Board considered New Business, Item #1.

**UNDER NEW BUSINESS THE FOLLOWING ACTIONS WERE TAKEN:**

- (1) **Cliq Consulting LLC - CP250021 - to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13); 2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 106-251 - District 3**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

Ethan Underwood, Attorney, addressed the Board at the request of Commissioner Levent.

Ken Jarrard, County Attorney, addressed the Board.

There was a motion by Commissioner Levent and a second by Commissioner Hill to approve the request by Cliq Consulting LLC – CP250021 – to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) – Parcel 106-251 - with the variances and conditions as displayed. The variances and conditions read as follows:

**Variances:**

1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13).
2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13).

**Conditions:**

1. Development shall be substantially in accordance with the site plan on file in the department; provided the fence within the front yard may be located at any location allowed by the UDC.
2. (a) The Developer shall plant five rows of landscaping along each side of the gated entryway to the storage facility with rows and density of remaining areas along Parkway North Drive to be landscaped consistent with the rows and density of the existing facility at 6040 Parkway North Drive to provide a permanent vegetative screen. Plantings will be continuously maintained, and dead vegetation must be removed and replaced.

- (b) Developer shall supplement the landscaping along the road frontage of the existing facility located at 6040 Parkway North Drive with evergreen trees where necessary to provide a visual screen. Planting will be continuously maintained and dead vegetation must be removed and replaced.
  - (c) The owner of the property comprising 6040 Parkway North Drive is also the owner of the property subject to DCP250001. In this regard, the owner agrees that due to the interconnectedness of CP250001 to the open storage yard operating on 6040 Parkway North Drive, that conditions may be added by the County that directly affect the parcel comprising 6040 Parkway North Drive, specifically Condition 2(b), above.
3. Only automobiles, construction vehicles and equipment, boats on trailers, personal watercraft on trailers, recreation vehicles (RVs) and campers, which are authorized tenants of the storage business, are permitted to be stored on the property and each shall be stored only in their assigned slip. Storage of anything other than boats on trailers, personal watercraft on trailers, recreational vehicles (RVs) and campers is prohibited. This prohibition includes, but is not limited to, junk, junk vehicles, shipping equipment, tractor trailers, tanker trucks, shipping containers, and dumpsters (excluding the dumpster allowed for garbage service serving otherwise allowed uses).
  4. Repairing, fueling, draining of fluids, refilling of fluids, servicing or any similar activity to stored vehicles is prohibited on the premises.
  5. No sewage discharge or disposal is permitted on the premises. Anything stored on premises that contains a wastewater tank must have the contents of the tank emptied prior to entering the premises. Wastewater, even within a tank designed for holding such, shall not be permitted on, nor stored on, the premises.
  6. Freestanding pole-mounted light shall not exceed twenty-five (25) feet in height and shall have a black metal finish.
  7. All exterior lights shall be turned off between the hours of 10:00 p.m. and 5:00 a.m. unless activated by motion on the subject property and programmed to turn off no more than fifteen (15) minutes after last detecting motion on the subject property.
  8. Uplighting is prohibited.
  9. All canopy luminaries shall be fully recessed and utilize flat lenses. All other fixtures shall be full-cutoff or fully shielded.
  10. All lighting shall emit a low color temperature light having a Kelvin temperature of no more than three-thousand (3,000). Thereby, light emitted from any source on site will be in the "warm" spectrum and light with a bluish color, sometimes referred to as "daylight" lights, which are in the "cool" spectrum, are prohibited.
  11. District Commissioner approval of the landscape design, building façade design, and building materials must be obtained before issuance of an LDP.

Motion carried unanimously.

**UNDER OLD BUSINESS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:**

- (1) **Public Hearing and possible vote regarding the request for an Amendment of Zoning Conditions on ZA1333 (W.E. and Jeanette Burger) by Cliq Consulting LLC - Parcel 106-251 - AZ250031 - District 3 – See Page #12 for action taken**
- (2) **Board consideration of the request by Cristie Phillips for a Public Hearing regarding an appeal of the Zoning Board of Appeals' decision on VA250045. All four variances were denied on September 9, 2025 – AV250004 – District 3**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board. There was a motion by Commissioner Levent and a second by Commissioner Semanson to deny the request by Cristie Phillips for a Public Hearing regarding an appeal of the Zoning Board of Appeals' decision on VA250045. Motion carried unanimously.

- (3) **Board consideration and possible vote regarding the approval of a Sketch Plat for Goldstone General Contractors, Inc. with the following variance to: 1. Reduce the zoning buffer along the southern property boundary from 40 ft. to 0 ft. adjacent to the access drive and utility easements only as shown on the site plan (UDC Table 12.2); 2. Reduce the distance from an access drive to a side property line from 40 ft. to 3 ft. (UDC 12-10.5) - Parcel 232-017 - SP250005 - District 4 - This Item was postponed [during adoption of the Agenda] to the Regular Meeting / Public Hearings of December 4, 2025**

**UNDER NEW BUSINESS (CONTINUED) THE FOLLOWING ACTIONS WERE TAKEN:**

- (1) **Cliq Consulting LLC - CP250021 - to operate an open storage yard with 52 parking spaces on 2.20 acres zoned Restricted Industrial District (M1) with the following variance to: 1. Reduce the landscape strip along the eastern property boundary from 6 ft. to 0 ft. (UDC 14-4.13); 2. Reduce the side and rear landscape strips adjacent to or located within the existing access easement and existing stormwater pond only from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13) - Parcel 106-251 - District 3 – This Item was moved [during adoption of the Agenda] to follow Old Business, Item #1 – See Page #14 for action taken**
- (2) **Board consideration and approval of retention agreement with Grossman & Kelly LLP to represent the County in the Generic Price Fixing and Insulin Price Fixing Multi District Litigation (and Pearl Logic for 5%)**

Ken Jarrard, County Attorney, addressed the Board.

There was a motion by Commissioner John and a second by Commissioner Semanson to approve the retention agreement with Grossman & Kelly LLP to represent the County in the Generic Price Fixing and Insulin Price Fixing Multi District Litigation (and Pearl Logic for 5%) and to authorize the County Manager to sign all related documents. Motion carried unanimously.

- (3) **Board discussion and possible direction regarding the drafting of a Resolution requesting the local delegation to the General Assembly to sponsor a local act establishing term limits for members of the Forsyth County Board of Commissioners**

The Board held discussion regarding the drafting of a Resolution requesting the local delegation to sponsor a local act to establish term limits for the Board of Commissioners.

There was a motion by Commissioner Hill and a second by Commissioner John to authorize the County Attorney to draft a Resolution requesting the local delegation to the General Assembly to sponsor a local act establishing term limits for members of the Forsyth County Board of Commissioners. Motion carried unanimously.

**(4) Board discussion and possible direction regarding a County-Initiated Conditional Use Permit (CUP) for a personal services establishment at 5400 Laurel Springs Parkway, Suite 602, Suwanee, GA 30024 - District 2**

Tom Brown, Director, Department of Planning and Community Development, addressed the Board.

There was a motion by Commissioner John and a second by Commissioner Hill to authorize staff to commence the Public Hearing process regarding a County-Initiated Conditional Use Permit (CUP) for a personal services establishment (tutoring facility) at 5400 Laurel Springs Parkway, Suite 602, Suwanee, GA 30024. Motion carried unanimously.

**(5) Board consideration and approval of a letter in support of Georgia Highlands Medical Services request for funding from HRSA and the Bureau of Primary Health Care to continue providing primary care for the uninsured and low-income in Forsyth County and surrounding communities in North Georgia**

David McKee, County Manager, addressed the Board.

There was a motion by Commissioner Levent and a second by Commissioner Semanson to approve the letter in support of Georgia Highlands Medical Services request for funding from HRSA and the Bureau of Primary Health Care to continue providing primary care for the uninsured and low-income in Forsyth County and surrounding communities in North Georgia with authorization for the County Manager to sign all related documents. Motion carried unanimously.

**(6) Board consideration and approval to clarify certain tax parcels from the September 18, 2025 Resolution of the Board of Commissioners Authorizing the County-Initiated Rezoning of Multiple Parcels Zoned R2R, R1, and R1R to, as Applicable, Zoning Districts RES1 and RES2**

Ken Jarrard, County Attorney, addressed the Board and displayed a Resolution.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to approve the Resolution as presented. Motion carried unanimously.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to recess the Regular Meeting / Public Hearings and enter into Executive Session for the purposes of Litigation, Land Acquisition and/or Personnel at 6:55 p.m. Motion carried unanimously.

Ken Jarrard, County Attorney, announced that no additional action would be taken following the Executive Session other than the adjournment of the meeting.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to come out of recess and reconvene the Regular Meeting / Public Hearings at 8:05 p.m. Motion carried unanimously.

There was a motion by Commissioner Semanson and a second by Commissioner Hill to adjourn the Regular Meeting / Public Hearings at 8:05 p.m. Motion carried unanimously.



Clerk of Commission

The above and foregoing Minutes are hereby certified as being correct and ordered as recorded.



*Please reference the streaming video located on the Forsyth County website, [www.forsythco.com](http://www.forsythco.com), for detailed information concerning this Meeting.*