

**City of Cumming Planning Commission Meeting  
Meeting Agenda  
October 15, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of September 17, 2024 meeting minutes
4. Old Business
  - A. Virtue Investment Annexation #2024124- hearing held 07/16/24
  - B. E-15, LLC Annexation #2024127- hearing held 09/17/24
  - C. Cameron LR Dev. LLC Rezoning #2024194- postpone to 11/19/24
5. New Business
  - A. E-15, LLC- Annexation #2024212 -public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING  
PLANNING COMMISSION MINUTES  
OCTOBER 15, 2024**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, October 15, 2024, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present with the exception of Brent Otwell. Chairman Webb called the meeting to order.

2. **Consider Agenda for Adoption:** A motion was made by Commissioner Noles and seconded by Chairman Webb to adopt the agenda as presented. The motion carried 2-0 with Commissioner Otwell absent.

3. **Consider for adoption the following meeting minutes: A. Meeting of September 17, 2024:** A motion was made by Commissioner Noles and seconded by Chairman Webb to approve the Minutes of the September 17, 2024, meeting as presented. The motion carried 2-0 with Commissioner Otwell absent.

4. **Old Business: A. Virtue Investment Annexation #2024124-** Planning Director Scott Morgan read in the record the following staff report:

*The applicant, on behalf of the property owner, has filed an annexation petition, to annex 3.356 acres, more or less, and rezone from County Commercial Business District (CBD) to City Highway Business (HB). The subject property is located on Dahlonga Highway (SR9), between the Cumming Dobbs Creek Complex and the Veterans of Foreign Wars property. The subject property is currently vacant and the owner is proposing to develop a freestanding office building in front and a separate office/storage structure in the back. Current City zoning in the area is HB and future land use designation is Institutional (INST), therefore; the requested zoning is in conformance with the City's Comprehensive Plan. Forsyth County has stated they have no objection to the proposed annexation/rezoning.*

*The public hearing was held on July 16 and there were no public comments.*

*Therefore, staff recommends approval of the annexation, with the fifteen (15) zoning conditions submitted.*

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Annexation #2024124 by Virtue Investment along with the fifteen (15) zoning conditions submitted. The motion carried 2-0 with Commissioner Otwell absent.

**B. E-15, LLC Annexation #2024127-** Planning Director Scott Morgan read into the record the following staff report:

*The applicant, on behalf of the property owner, has filed a petition to annex 2.00 acres, more or less, and rezone from County Office & Institutional (O & I) to City Office Professional (OP). The subject property is vacant, located on Turner Road, west of the intersection of with Market Place Boulevard, across from the Westshore development, which creates continuity with the existing City boundary. The adjacent City zoning is PUD and the future land use designation is mixed use-suburban, so the proposed OP zoning, as a transitional district, is in conformance with the City's Comprehensive Plan. Forsyth County has stated they have no objection to this proposed annexation/rezoning.*

*The public hearing was held on September 17 and there were no public comments. At his time, there is no proposed site plan to accompany the zoning conditions. Staff recommends approval of the annexation, with the twelve (12) zoning conditions submitted.*

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Annexation #2024127 by E-15, LLC with the twelve conditions submitted. The motion carried 2-0 with Commissioner Otwell absent.

**C. Cameron LR Dev. LLC Rezoning #2024194- postponed to 11/19/24.**

**5. New Business: E-15. LLC- Annexation #2024212- public hearing:** A motion was made by Commissioner Noles and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with Commissioner Otwell absent. Representing the applicant was Mr. Ethan Underwood with the Law Firm of Miles Hansford, LLC. Mr. Underwood presented his client's proposed annexation/rezoning but had no site plan or conditions to submit. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Chairman Webb to Close the public hearing. The motion carried 2-0 with Commissioner Otwell absent.

Planning Director Scott Morgan read into the record the following staff report:

*The applicant, on behalf of the property owner, has filed a petition to annex 18.292 acres, more or less, and rezone from County Commercial Business District (CBD) to City Highway Business (HB). The subject properties are located along Market Place Boulevard and have continuity with City boundary, across Bald Ridge Marina Road. Three of the four subject parcels are vacant and one contains an office building. Adjacent City property is zoned Multiple Use (MU) and future land use designation is commercial, therefore; the proposed HB zoning of the properties, is in conformance with the City's Comprehensive Plan. Forsyth County has acknowledged receipt of the annexation petition, however; they have not stated whether or not they will object to the proposed annexation.*

*There was no proposed site plan or zoning conditions submitted with the petition, therefore, staff has no recommendation at this time.*

A motion was made by Chairman Webb and seconded by Commissioner Noles to postpone any action on Annexation # 2024212 by E-15, LLC until the 11/19/24 meeting.

The motion carried 2-0 with Commissioner Otwell absent.

**6. Announcements- none**

**7. Adjourn:** A motion was made by Commissioner Noles and seconded by Chairman Webb to adjourn the meeting. The motion carried 2-0 with Commissioner Otwell absent.

**Approved this 19th day of November, 2024.**

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**Chairman Webb**

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**Commissioner Noles**

**Commissioner Otwell**

**Attest:**

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**City Clerk**