

**City of Cumming Planning Commission Meeting  
Meeting Agenda  
November 19, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of October 15, 2024 meeting minutes
4. Old Business
  - A. Cameron LR Dev LLC Rezoning #2024194- hearing held 09/17/24
  - B. E-15, LLC Annexation #2024212- hearing held 10/15/24
5. New Business
  - A. City of Cumming Variance #2024240 -public hearing
  - B. Cameron LR Dev., LLC-Rezoning #2024241- public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING  
PLANNING COMMISSION MINUTES  
NOVEMBER 19, 2024**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, November 19, 2024, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present. Chairman Ralph Webb presided over the meeting and called the meeting to order.

2. **Consider Agenda for Adoption:** Chairman Webb requested to amend the agenda to hear the New Business first then the Old Business. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to amend the agenda as requested by Chairman Webb and to adopt the remainder of the agenda as presented. The motion carried unanimously.

3. **Consider for adoption the following meeting minutes: A. Meeting of October 15, 2024:** A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the October 15, 2024, meeting as presented. The motion carried unanimously.

5. **New Business: A. City of Cumming Variance #2024240- public hearing:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Planning Director Scott Morgan read in the record the following staff report:

*The City of Cumming has made application, on property it owns, for a variance to the required building setbacks and landscape buffers, adjacent to residential zoning. The subject property is located at 402 Kelly Mill Road and is zoned Restricted Industrial (M-1). Due to the unusual shape of the property, in order to locate a small industrial building, requires a 30' reduction of the building setback and a 40' reduction in the landscape buffer. The setback reduction will not negatively impact the adjacent properties. When developed, landscape plantings will be installed, in order to adequately buffer the building from the adjacent properties.*

*Staff recommends approval of the variances, as requested.*

No public comments were recorded. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing. A motion was made by

Chairman Webb and seconded by Commissioner Noles to approve Variance #2024240 by the City of Cumming with the conditions that the Design Review Board approve the landscape and architectural plan. The motion carried unanimously.

**B. Cameron LR Dev., LLC: Rezoning #2024241:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Representing the applicant was Mr. Ethan Underwood with the Law Firm of Miles Hansford, LLC. Mr. Underwood presented his client's proposed rezoning of 31.90 acres to construct a residential townhome development. No other public comments were recorded. A motion was made by Commissioner Otwell and seconded by Commissioner Noles to close the public hearing. The motion carried unanimously. Planning Director Scott Morgan read into the record the following staff report:

*The agent has made application, on behalf of the property owner, to rezone 31.90 acres, more or less, from Highway Business (HB) to Multiple-Family Residential (R-3), to construct a residential townhome development. The application includes variance requests to City stream buffers and building setbacks, as well as nineteen (19) zoning conditions.*

*The tract is zoned HB and its future land use designation is commercial, therefore; this rezoning does not conform to the City's Comprehensive Plan.*

*For the above-mentioned reason, staff recommends denial of the rezoning request, as presented.*

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Rezoning #2024241 by Cameron LR Dev. LLC. with the nineteen (19) conditions submitted. The motion carried unanimously.

**4. Old Business: A. Cameron LR Dev. LLC Rezoning #2024194:** A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Rezoning #2024194 by Cameron LR Dev. LLC. The motion carried unanimously.

**B. E-15, LLC- Annexation #2024212:** A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Annexation #2024212 by E-15, LLC. The motion carried unanimously.

**6. Announcements- none**

**7. Adjourn:** A motion was made by Commissioner Otwell and seconded by Commissioner Noles to adjourn the meeting. The motion carried unanimously.

**Approved this 17th day of December, 2024.**

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**Chairman Webb**

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**Commissioner Noles**

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**Commissioner Otwell**

**Attest:**

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**City Clerk**