

**City of Cumming
Work Session Agenda
December 3, 2024**

I. Meeting Called to Order-Troy Brumbalow, Mayor

II. Invocation

III. Pledge to Flag

IV. Consider Agenda for Adoption

V. Consider for adoption the following meeting minutes:

A. Regular Meeting of November 19th, 2024

VI. Acknowledgements, Proclamations, Resolutions, etc.

VII. Old Business

A. Administration

1. 2025 Budget (Public Hearing)

B. Planning and Zoning

1. Annexation #2024124- Virtue Investment- Dahlonaga Hwy.

2. Annexation #2024127- E-15, LLC- Turner Road (**Postponed**)

VIII. New Business

A. Planning and Zoning

1. Annexation #2024212 E-15, LLC, - Turner Road. (Information Only)

2. Rezoning #2024194 Cameron LR Development- Ronald Reagan Boulevard.
(Information Only)

3. Rezoning #2024241 Cameron LR Development- Ronald Reagan Boulevard.
(Information Only)

IX. Announcements

A. Christmas Parade is Saturday, December 14th at 5:00 PM.

X. Executive Session (If Needed)

XI. Adjourn.

**CITY OF CUMMING
COUNCIL MINUTES
WORK SESSION
DECEMBER 3, 2024**

I. There was a Work Session meeting of the Mayor and Council of the City of Cumming on Tuesday, December 3, 2024 at 6:00 P.M., at City Hall in Cumming, Georgia. The Mayor and all Council Members were properly notified as required by law and all were present. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

II. Invocation: Mayor Brumbalow asked City Administrator Phil Higgins to deliver the invocation.

III. Pledge to the Flag. Mayor Brumbalow led everyone in the Pledge to the American Flag.

IV. Consider Agenda for Adoption: Mayor Brumbalow requested to remove from the agenda under **Old Business B. 2. Annexation #2024127- E-15, LLC- Turner Road.** A motion was made by Joey Cochran and seconded by Susie Carr to amend the agenda as requested by Mayor Brumbalow and adopt the remainder of the agenda as presented. The motion carried unanimously.

V. Consider for adoption the following meeting minutes: A. Regular Council Meeting of November 19th, 2024: A motion was made by Chad Crane and seconded by Jason Evans to approve the minutes of the Regular Council Meeting of November 19th, 2024 as presented. The motion carried unanimously.

I. Acknowledgements, Proclamations, Resolutions, etc.: none

VII. Old Business: A. Administration: 1. 2025 Budget (Public Hearing): City Administrator Phil Higgins stated the 2025 Budget was presented to the Council at the Regular Meeting on November 19, 2024, so now the public hearing could be held. A motion was made by Jason Evans and seconded by Chad Crane to open the public hearing for the 2025 Budget. The motion carried unanimously. No public comments were recorded. A motion was made by Susie Carr and seconded by Joey Cochran to close the public hearing. The motion carried unanimously. The 2025 Budget will be up for adoption at the Regular Council Meeting on Tuesday, December 17, 2024.

B. Planning and Zoning: 1. Annexation #2024124- Virtue Investment- Dahlonga

Highway: 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 Dahlenega 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 Planning Commission held a public hearing on July 16 and there were no public comments. Therefore, they voted unanimously to recommend approval of the annexation, with the fifteen (15) zoning conditions submitted.

A motion was made by Jason Evans and seconded by Susie Carr to approve Annexation #2024124 Virtue Investment located on Dahlenega Highway. The motion carried 4-1 with Christopher Light in opposition.

2. Annexation #2024127- E-15, LLC- Turner Road: (Postponed until the January 21, 2025 Regular Council Meeting)

VIII. New Business: A. Planning and Zoning: 1. Annexation #2024212 E-15, LLC- Market Place Boulevard (Information Only): 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 PIN's 196-482, 196-498, 196-561 and 196-394. Totaling 18.292 acres, more or less, and rezone from County Commercial Business District (CBD) to City Highway Business (HB). The four (4) subject properties are located along Market Place Boulevard and have continuity with City boundary, across Bald Ridge Mariana 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 stated they have no objection to the proposed annexation.*

The Planning Commission held a public hearing on October 15, 2024 and there was no recorded opposition. Staff and Board members worked with the applicant on several revisions to their draft conditions. The Planning Commission subsequently voted unanimously on November 19, 2024 and recommended approval of the annexation and rezoning request, including the final thirteen (13) zoning conditions, as attached.

2. Rezoning #2024194 Cameron LR Development- Ronald Reagan Boulevard.

(Information Only): 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 portions of PIN's 153-034 and 153-001, totaling 31.90 acres, more or less, from Highway Business (HB) to Multiple-Family Residential (R-3), to construct a residential townhome development. The rezoning application includes variance requests to City stream buffers and building setbacks. The tract is zoned HB and its future land use designation is commercial, therefore; this rezoning request does not conform to the City's Comprehensive Plan.*

The Planning Commission held a public hearing on September 17, 2024 and there was no recorded opposition. Staff and Board members worked with the applicant's agent on several revisions to their draft zoning conditions. The Planning Commission subsequently voted unanimously on November 19, 2024 and recommended approval of the rezoning request, including the final (19) zoning conditions, as attached.

3. Rezoning #2024241 Cameron LR Development- Ronald Reagan Boulevard.

(Information Only): Planning Director Scott Morgan read into the record the following staff report: *The agent has made application, to the proper authorities, to rezone a portion of PIN 153-034, 23.77 acres, more or less, from Highway Business (HB) to Restricted Industrial (M-1), to construct a 200,000 square-foot light manufacturing contractor's establishment, including cabinet shops. The tract is zoned HB and its future land use designation is commercial, therefore; this rezoning request conforms with the City's Comprehensive Plan.*

The Planning Commission held a public hearing on November 19, 2024 and there was no recorded opposition. They subsequently voted unanimously and recommended approval of the rezoning request, including the fourteen (14) zoning conditions, as attached.

