

**City of Cumming Planning Commission Meeting
Meeting Agenda
January 21, 2025**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of December 17, 2024 meeting minutes
4. Old Business
 - A Legacy Holdings, LLC- Rezoning #2024268-WITHDRAWN
5. New Business
 - A. JBGL 2024, LLC Variance #2024281 - public hearing
 - B. Muradif Malikic Rezoning #2024282 - public hearing
 - C. Miguel Granados Variance #2024291 - public hearing
 - D. Miguel Granados Variance #2024292 - public hearing
 - E. Miguel Granados Variance #2024293 - public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
JANUARY 21, 2025**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, January 21, 2025, 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Chairman Webb requested to amend the agenda under Old Business: B. Legacy Holdings, LLC Rezoning #2024268 has been withdrawn. Also, under New Business Items C, Variance #2024291; D, Variance # 2024292 and E, Variance #2024293 by Miguel Granados will be postponed until the February 18, 2025 meeting. 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 December 17, 2024:** A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the December 17, 2024, meeting as presented. The motion carried unanimously.

4. **Old Business: A. Legacy Land Holdings, LLC Rezoning #2024268-WITHDRAWN**

5. **New Business: A. JBGL 2014, LLC: Variance #2024281- public hearing:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Mr. Jackson Stephens, a Senior Project Manager with The Providence Group explained that due to the topography of Pilgrim Mill Road we needed to fill in the northern side of the entrance to raise it high enough to make the sign have a cohesive look with the southern side monument. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing.

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

The agent has made application, on behalf of the property owner, for a setback variance to encroach four feet into the required ten-foot sign setback from the right-of-way (ROW). Due to the topography at the development entrance, the northern side

need to be filled, in order for the elevation of the signs to be the same, on both sides of the entrance. As a result, the monument sign needs to be moved slightly closer to the ROW on the northern side. Failure to grant the variance, would result in the sign location being several feet below the road level.

Given the necessary and minimal encroachment into the ROW sign setback, staff recommends approval of the variance as requested.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Variance # 2024281 by JBGL 2014, LLC. as presented. The motion carried unanimously.

B. Muradif Malikic Rezoning #2024282: (Public Hearing): A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. The property owner, Mr. Muradif Malikic explained that his plans were to construct a second house on the rear of his property. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing. The motion carried unanimously.

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

The property owner has made application, to the proper authorities, to rezone 0.72 acres, more or less, from Single-Family Residential (R-1) to Moderate-Family Residential (R-2), in order to construct a second house the rear of the property. The subject property is located at 202 Mountain Brook Drive, in the middle of a city block, in the Mountain Brook Estates subdivision. Rezoning the property to R-2, would allow for two-family units, (duplexes). Future land use designation of this property is for low-density residential, therefore; the rezoning to moderate-family residential, would not be in conformance with the City's Comprehensive Plan. For the above-mentioned reasons, staff recommends denial of this rezoning, as presented.

A motion was made by Chairman Webb and seconded by Commissioner Noles to recommend denial of Rezoning Request #2024282 by Muradif Malikic to the Mayor and Council. The motion carried unanimously.

C. Miguel Granados Variance #2024291- public hearing- Postponed until 2-18-25

D. Miguel Granados Variance #2024292- public hearing- Postponed until 2-18-25

E. Miguel Granados Variance #2024293- public hearing- Postponed until 2-18-25

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 18th day of February, 2025.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk