

**City of Cumming**  
**Regular Meeting Agenda**  
**March 18, 2025**

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 February 18th, 2025.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A, Colorectal Cancer Awareness Month

VII. Old Business

A. Planning and Zoning

1. Variance Request #2024292- Miguel Granados, 302 Patterson Street. (Public Hearing)
2. Variance Request #2024293- Miguel Granados, 302 Patterson Street. (Public Hearing)
3. Variance Request #2024291- Miguel Granados, 302 Patterson Street. (Public Hearing)

VIII. New Business

A. Recreation and Parks

1. RFP Results- Dobbs Creek Hardwood Floors Resurfacing Project.

B. Administration

1. 2025 General Liability Insurance Renewal Quotes.
2. Service Delivery Strategy.

IX. Announcements

X. Executive Session (If Needed)

XI. Adjourn.

**CITY OF CUMMING  
COUNCIL MINUTES  
REGULAR MEETING  
MARCH 18, 2025**

**I.** There was a regular meeting of the Mayor and Council of the City of Cumming on Tuesday, March 18, 2025, 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 with the exception of Christopher Light. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

**II. Invocation:** Mayor Brumbalow asked Mr. 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:** A motion was made by Chad Crane and seconded by Joey Cochran to adopt the agenda as presented. The motion carried 4-0 with Christopher Light absent.

**V. Consider for Adoption the Following Meeting Minutes: A. Regular Meeting of February 18, 2025:** A motion was made by Jason Evans and seconded by Chad Crane to approve the minutes of the Regular Meeting of February 18, 2025. The motion carried 4-0 with Christopher Light absent.

**VI. Acknowledgements, Proclamations, Resolutions, etc.- A. Colorectal Cancer Awareness Month:** Mayor Brumbalow read aloud a proclamation proclaiming March 2025 as **Colorectal Cancer Awareness Month** in the City of Cumming.

**VII. Old Business: A. Planning and Zoning: 1. Variance Request #2024292- Miguel Granados, 302 Patterson Street:** Planning Director Scott Morgan read into the record the following staff report: *One of our Planning Commissioners had to recuse from the vote on this variance and, given the nature of the variance requested, it is my determination that consideration of this application is in the public interest. Therefore, I am transferring its decision to the Mayor and Council.*

*The agent has made application, on behalf of the property owner, for multiple variances to a parcel (PIN C25—057) located at 302 Patterson Street, which is zoned Single-Family Residential (R-1A). Granting one variance would increase the residential density of this property analogous to that of a Multiple-Family Residential*

*(R-3) lot. Two other dimensional requirement variance reductions are from 34% to 64%. In accordance with Sec. 113-50 of the Zoning Ordinance, these variances are not de minimis, failing to grant them would not create an unnecessary hardship or deprive the applicant of rights commonly enjoyed by other property owners in the same area. There are no extraordinary or exceptional conditions pertaining to this piece of property, warranting these variances. Granting these variances would not be in harmony with the purpose and intent of the R-1A zoning district and could be detrimental to the general welfare of the neighborhood, including the adjacent owner's property values. In fact, granting the variances will allow construction resulting in a detached townhome product, in the middle of a single-family detached home neighborhood.*

*For the above-mentioned reasons, staff recommends denial of the variances, as requested.*

A motion was made by Jason Evans and seconded by Joey Cochran to open the public hearing. The motion carried 4-0 with Christopher Light absent. Mr. Ethan Underwood with the Law Firm of Underwood and Scoggins spoke in favor of the variance request. He stated that three separate lots were shown on a 1955 plat recorded with Forsyth County. Only one of the three lots has a house located on it. The other two should be grandfathered in stated Underwood, allowing the construction of two additional homes. No other public comments were recorded. A motion was made by Chad Crane and seconded by Jason Evans to close the public hearing. The motion carried 4-0 with Christopher Light absent. A motion was made by Joey Cochran and seconded by Susie Carr to postpone any action on Variance Request #2024292 by Miguel Granados until the April 1<sup>st</sup> Work Session. The motion carried 4-0 with Christopher Light absent.

**2. Variance Request #2024293- Miguel Granados, 302 Patterson Street:** Planning Director Scott Morgan read into the record the following staff report: *One if our Planning Commissioners had to recuse from the vote on this variance and, given the nature of the variance requested, it is my determination that consideration of this application is in the public interest. Therefore, I am transferring its decision to the Mayor and Council.*

*The agent has made application, on behalf of the property owner, for multiple variances to a parcel (PIN C25-056) located at 302 Patterson Street, which is zoned Single-Family Residential (R-1A). Granting one variance would increase the residential density of this property analogous to that of a Multiple-Family Residential (R-3) lot. Two other dimensional requirement variance reductions are from 34% to 64%. In accordance with Sec. 113-50 of the Zoning Ordinance, these variances are not de minimis, failing to grant them would not create an unnecessary hardship or deprive the applicant of rights commonly enjoyed by other property owners in the same area. There are no extraordinary or exceptional conditions pertaining to this piece of property, warranting these variances. Granting these variances would not be in harmony with the purpose and intent of the R-1A zoning district and could be detrimental to the general welfare of the neighborhood, including the adjacent owner's property values. In fact, granting the variances will allow construction resulting in a detached townhome product, in the middle of a single-family detached home neighborhood.*

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**3. Variance Request #2024291- Miguel Granados, 302 Patterson Street:** Planning Director Scott Morgan read into the record the following staff report: *One if our Planning Commissioners had to recuse from the vote on this variance and, given the*

*nature of the variance requested, it is my determination that consideration of this application is in the public interest. Therefore, I am transferring its decision to the Mayor and Council.*

*The agent has made application, on behalf of the property owner, for multiple variances to a parcel (PIN C25-036) located at 302 Patterson Street, which is zoned Single-Family Residential (R-1A). Granting one variance would increase the residential density of this property analogous to that of a Multiple-Family Residential (R-3) lot. Several other dimensional requirement variance reductions range from 34% to 70%. In accordance with Sec. 113-50 of the Zoning Ordinance, these variances are not de minimis, failing to grant them would not create an unnecessary hardship or deprive the applicant of rights commonly enjoyed by other property owners in the same area. There are no extraordinary or exceptional conditions pertaining to this piece of property, warranting these variances. Granting these variances would not be in harmony with the purpose and intent of the R-1A zoning district and could be detrimental to the general welfare of the neighborhood, including the adjacent owner's property values. In fact, granting the variances will allow construction resulting in a detached townhome product, in the middle of a single-family detached home neighborhood.*

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**VIII. New Business: A. Recreation and Parks: 1. RFP Results- Dobbs Creek**

**Hardwood Floors Resurfacing Project:** The Cumming Recreation and Parks

Department requested bids on the resurfacing of six (6) maple hardwood floors at the Dobbs Creek Recreation Center. Within the process, different colored lines will be painted on the courts to accommodate the sports of basketball, volleyball, and pickleball. During this large project, the Dobbs Creek Recreation Center will be closed to the public and all programs cancelled for up to 33 days starting on July 25<sup>th</sup>. The following four (4) bids were received:

|  |                     |
|--|---------------------|
| <b>1. Precision Momentum Contractors</b> | <b>\$95,700.00</b>  |
| <b>2. GameDay Sports</b>                 | <b>\$97,700.00</b>  |
| <b>3. CBA Sports</b>                     | <b>\$115,578.00</b> |
| <b>4. Extraordinary Venture LLC</b>      |                     |
| <b>d/b/a Black Eagle Construction</b>    | <b>\$132,335.50</b> |

It is the recommendation of the CRPD to award the bid to Precision Momentum Contractors. A motion was made by Jason Evans and seconded by Susie Carr to approve the bid for the Dobbs Creek Recreation Center Hardwood Floor Resurfacing Project to **Precision Momentum Contractors in the amount of \$95,700.00**. The motion carried 4-0 with Christopher Light absent.

**B. Administration: 1. 2025 General Liability Insurance Renewal Quotes:** Ms. Gail Petree with Apex Insurance presented the renewal quotes for the City's General Liability, Law Enforcement Liability, Public Officials Liability, Automobile, and Property coverages. She explained the exposure increases were due to the increases in the property values, the budget, number of employees and the number of vehicles. She offered a couple of options that could save the City money. The first was to go from \$1000 deductibles to \$5,000 deductibles on the auto collision policy. The second savings came from deleting the flood coverage on several buildings. These options saved the City \$15,000.00. A motion was made by Joey Cochran and seconded by Susie Carr to accept the quotes, including the two options, from Travelers Insurance as presented by Gail Petree in the amount of \$857,847.00 for coverage from 4/01/25 to 4/01/26. The motion carried 4-0 with Christopher Light absent.

**2. Service Delivery Strategy:** City Attorney Kevin Tallant explained that the Service Delivery Strategies between the City of Cumming and Forsyth County were required by the Department of Community Affairs to be updated every ten (10) years or sooner if needed. A motion was made by Jason Evans and seconded by Chad Crane to authorize the City Administrator and City Department Heads to work with their Forsyth County counterparts to update the Service Delivery Strategy. The motion carried 4-0 with Christopher Light absent.

**IX. Announcements:** none

**X. Executive Session:** Mayor Brumbalow stated there was a need for Executive Session to discuss real property acquisition and pending or threatened litigation. A motion was made by Chad Crane and seconded by Jason Evans to recess into executive session. The motion carried 4-0 with Christopher Light absent.

After a brief executive session, a motion was made by Jason Evans and seconded by Chad Crane to reopen the regular meeting. The motion carried 4-0 with Christopher Light absent.

**XI. Adjourn:** A motion was made by Chad Crane and seconded by Jason Evans to adjourn the meeting. The motion carried 4-0 with Christopher Light absent.

**Approved this 1st day of April, 2025.**

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**Mayor**

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**Councilmember**

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**Councilmember**

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**Councilmember**

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**Councilmember**

**Attest:**

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**City Clerk**

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**Councilmember**