

**City of Cumming Planning Commission Meeting
Meeting Agenda
March 18, 2025**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of February 18, 2025 meeting minutes
4. Old Business
 - A. Hoff Homes, LLC Annexation #20250021
5. New Business
 - A. Forsyth IL-AL Investors, LLC Rezoning #20203264 Zoning Condition Amendment-public hearing
 - B. Webb Property Group, LLC Rezoning #2025004- public hearing
 - C. Muradif Malikic Variance #2025011- public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
MARCH 18, 2025**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, March 18, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present. Ralph Webb presided over the meeting and called the meeting to order.

2. **Consider Agenda for Adoption:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to adopt the agenda as presented. The motion carried unanimously.

3. **Consider for adoption the following meeting minutes: A. Meeting of February 18, 2025:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve the Minutes of the February 18, 2025, meeting as presented. The motion carried unanimously.

4. **Old Business: A. Hoff Homes, LLC Annexation #2025002:** Planning Director Scott Morgan read into the record the following staff report: *The property owner has submitted an annexation petition, to the proper authorities, to annex two parcels, totaling 5.05 acres, more or less, and rezone from County Multi-Family Residential (R-3) and Agricultural (A-1), to City Multi-Family Residential (R-3). The parcels are PIN's 128-071 and 128-068 and are more commonly know as 3300 Hutchinson Road and 3215 Castleberry Road, respectively. The parcels have contiguity to the existing City boundary, so, they are eligible to be annexed. Existing City zoning across Hutchinson Road is R-3 and future land use designation is high-density residential, therefore; this annexation/rezoning request is in conformance with the City's Comprehensive Plan. The owners are proposing to add ten (10) additional units to the property, resulting in an overall density of 5.94 units per acre, which is the maximum allowed in the R-3 zoning district.*

Forsyth County has stated they have no objection to this proposed annexation.

For the above-mentioned reasons, staff recommends approval of this requested annexation and rezoning to R-3.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Annexation Request #2025002 by Hoff Homes, LLC with the six (6) recommended conditions presented (see attached). The motion carried unanimously.

5. New Business: -A. Forsyth IL-AL Investors, LLC Rezoning #20203264 Zoning

Condition Amendment-public hearing: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously.

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 read into the record the following staff report:

The agent has requested, on behalf of the property owner, for a zoning condition amendment, to conditions as part of a rezoning approved by the City Council on March 5, 2024. Specifically, the request is for a deletion of condition 5 and modifications to what is now condition 6. Reference to a thru road will be deleted and the now private drive will be constructed from Sanders Road and terminate at the proposed institutional facility, instead of going thru to Market Place Boulevard.

Given there will still be both primary and secondary entrance points to the proposed institutional facility, staff recommends approval of the amendment, as requested.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Rezoning Condition Amendment #20203262 for Forsyth IL-AL Investors, LLC. adding Condition #16 to read “If possible, any new development should connect to this institutional development, to create a thru-road from Sanders Road to Market Place Boulevard”. The motion carried unanimously.

B. Webb Property Group, LLC Rezoning #2025004- public hearing: Chairman Webb announced that he would have to recuse from voting due to a conflict of interest. A motion as made by Commissioner Otwell and seconded by Commissioner Noles to open the public hearing. The motion carried 2-0 with Chairman Webb recused. Mr. Richard Webb stated they wish to rezone Tax Parcel C04-053 from INST to R-1A. The purpose of this rezoning was to build a personal residence. 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 2-0 with Chairman Webb recused.

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

The property owner has made application, to the proper authorities, to rezone 23.179 acres, more or less, from Institutional (INST) to Single-Family Residential (R-1A), for the purpose of constructing a single-family detached home. The property is currently vacant. Adjacent properties are zoned R-1A and R-1 and future land use designation is low-density residential and parks/recreation/conservation, therefore; this rezoning is in conformance with the City's Comprehensive Plan.

Staff recommends approval of the rezoning, as requested. Prior to site work and subsequent construction of the home, plans must be submitted, approved and necessary permits issued.

A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve Rezoning Request #2025004 by Webb Property Group, LLC. The motion carried 2-0 with Chairman Webb recused.

C. Muradif Malikic Variance #2025011- public hearing: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously.

Mr. Malikic requested these variances to be able subdivide the lot in order to build an additional residence on the back portion. 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 property owner has made application, to the proper authorities, for a variance to our dimensional requirements, to subdivide a parcel, in order to construct an additional single-family detached home on the newly-created parcel. Specifically, this a 0.72-acre parcel and the owner seeks a variance to the minimum lot size. The resulting proposed lots after subdividing will be 0.41 acres where the new home will be constructed and 0.31 acres where the existing home is currently located. There are two adjacent lots on both Mountain Brook Road and Sawnee Drive, which are all below the minimum lot size. The home to be built will meet the building setbacks, as well as the minimum dwelling unit floor area and be of similar size to the other homes in the area. Given these facts, staff recommends approval of the variance request.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Variance Request #2025011 by Muradif Malikic. The motion carried unanimously.

6. Announcements- none

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

Approved this 15th day of April, 2025.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk