



**City of Cumming Planning Commission Meeting  
Regular Meeting  
May 20, 2025**

1. A regular meeting of the Planning Commission of the City of Cumming was held on Tuesday, May 20, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. All Planning Commission members were present with the exception of Commissioner Ricky Noles. Chairman Ralph Webb presided over the meeting and called the meeting to order.
2. **Consider Agenda for Adoption:** Chairman Webb requested to adopt the agenda as presented. A motion was made by Commissioner Brent Otwell and seconded by Chairman Webb. The motion carried 2-0 with absence of Commissioner Ricky Noles.
3. **Consider for adoption the following meeting minutes: A. Meeting of April 15, 2025:** A motion was made by Commissioner Otwell and seconded by Chairman Webb to approve the Minutes of the April 15, 2025, meeting as presented. The motion carried 2-0 with absence of Commissioner Ricky Noles.
4. **Old Business: None**
5. **New Business:**
  - A. **VMB Residential, LLC Variance #2025042- public hearing:** A motion was made by Commissioner Otwell and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles. Kenneth Wood with Planners & Engineers Collaborative (PEC) presented a statement on behalf of property owner for the stream buffer variance to encroach within the 50' undisturbed and 75' no impervious surface City stream buffers. No other public comments were recorded. A motion was made by Chairman Webb and seconded by Commissioner Otwell to close the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles.

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 stream buffer variance to encroach within the 50' undisturbed and 75' no impervious surface City stream buffers. The impacted site area is approximately 2.13 acres, an HB-zoned commercial component, related to a larger R-3 development of 31.42 acres, approved in 2024, currently under construction.*

*The area within the stream buffers is approximately 40% of the total site, the site area does have significant topography and GDOT will not allow a curb cut to create*

*direct access from VMB, so the drive to the north is the only means of vehicular access to the site. According to the agent, the request is to encroach @ 11,000 square feet into the 50' buffer, which includes retaining walls, as well as a section of the sidewalk and road, and 5,000 square feet into the 75' buffer, including a section of the parking lot and a portion of one of the two buildings.*

*Given the hardship created by the natural site topography, as well as the limited allowable access, staff recommends approval of the variance, as requested, with the following condition:*

- *After clearing of the impacted City buffers, and before completion of the project construction, the Department of Planning and Zoning staff will determine landscaping replanting, as necessary, within the disturbed area.*

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Variance # 2025042 by VMB Residential, LLC. as presented. The motion carried 2-0 with absence of Commissioner Ricky Noles.

**B. Armin Khani CUP #2025047: (Public Hearing):** A motion was made by Commissioner Otwell and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles. Attorney Jerry Samples presented on behalf of the property owner and explained the request for Conditional Use Permit to operate a used automobile sales establishment at 334 Dahlonga Street. Attorney Samples explained the time sensitivity of this request due to the owner's closing date in August. Chairman Webb advised that additional plans including photo renderings must be submitted for review and should be sent to the Planning and Zoning Department as soon as possible in order to be up for consideration at the June 17 meeting. Attorney Samples advised he would submit the requested information this week. No other public comments were recorded. A motion was made by Commissioner Otwell and seconded by Chairman Otwell to close the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles.

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

*The applicant has made application, to the proper authorities, for a Conditional Use Permit (CUP), to operate a used automobile sales establishment at 334 Dahlonga Street. The subject property is zoned Highway Business (HB), where such a business is conditionally allowed. The Comprehensive Plan Future Land Use designation for this area is general commercial.*

*The off-street storage/parking facilities must be adequate, in terms of location and number, to serve the proposed use. Signage plans must be provided to the Department of Planning and Zoning, which must be compatible with businesses in*

*the surrounding area. The applicant must provide business operating hours. The number of vehicles for sale at the front of the establishment, along Dahlonga Street, must allow for an unencumbered loading/unloading zone to be created and maintained. A landscape plan must be provided for the property, to be approved by the Design review Committee (DRC). A screening plan from adjacent businesses must also be provided.*

*Once this additional information has been submitted by the applicant, staff will be able to provide a recommendation to the Planning Commission.*

A motion was made by Chairman Webb and seconded by Commissioner Otwell to postpone the CUP Request #2025247 by Armin Khani to June 17 Planning Commission Meeting. The motion carried 2-0 with absence of Commissioner Ricky Noles.

**C. Sharon Road Development, LLC Rezoning #2025048 (Public Hearing):** A motion was made by Commissioner Otwell and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles. Sean Courtney, agent for the applicant/owner of Sharon Road Development, LLC presented the request for rezoning of approximately 6.480 acres to be used for mixed-use development. Chuck Rosenbloom with Team One and Ricky Bryan spoke in favor of this development moving forward on behalf of Ms. Brooks. Mr. Bryan added that while structures would be brick, additional input from the Planning Commission Board would be required. A motion was made by Chairman Webb and seconded by Commissioner Otwell to close the public hearing. The motion carried 2-0 with absence of Commissioner Ricky Noles.

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

*The applicant has made application, on behalf of the property owners, to rezone four (4) parcels, and part of a fifth parcel, totaling 6.480 acres, more or less, from Office Professional (OP) to Planned Unit Development (PUD), for the purpose of creating a mixed-use development. The subject properties are located on Dahlonga and Elm Streets, currently vacant and future land use is a combination of OP and Public-Institutional.*

*The applicant is in the process of providing additional information to the Planning Commission, therefore; staff has no recommendation at this time.*

A motion was made by Chairman Webb and seconded by Commissioner Otwell to postpone the planning discussion to the June 17 Planning Commission Meeting for the Rezoning Request

#2025048 by Sharon Road Development, LLC. The motion carried 2-0 with absence of Commissioner Ricky Noles.

**6. Announcements- Jeff Honea retirement, Alison B. Smith welcome**

Chairman Webb congratulated Jeff Honea on his retirement and thanked him for his decades of dedication to the City of Cumming and the Planning Commission. He welcomed Alison B. Smith as new City Clerk.

**7. Adjourn:** A motion was made by Commissioner Otwell and seconded by Chairman Webb to adjourn the meeting. The motion carried 2-0 with absence of Commissioner Ricky Noles.

**Approved this 17th day of June, 2025.**

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**Chairman Ralph Webb**

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**Commissioner Ricky Noles**

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**Commissioner Brent Otwell**

**Attest:**

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**City Clerk**