



**City of Cumming Planning Commission Meeting
Regular Meeting
June 17, 2025**

1. A regular meeting of the Planning Commission of the City of Cumming was held on Tuesday, June 17, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. All Planning Commission members were present with the exception of Commissioner Brent Otwell. Planning Commission Attorney, Kevin Tallant and Planning Commission Clerk, Alison B. Smith were also in attendance. 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 Noles and seconded by Chairman Webb. The motion carried 2-0 with absence of Commissioner Brent Otwell.
3. **Consider for adoption the following May 20, 2025 meeting minutes:** A motion was made by Commissioner Noles and seconded by Chairman Webb to approve the minutes of the May 20, 2025, meeting as presented. The motion carried 2-0 with absence of Commissioner Otwell.
4. **Old Business:**
 - A. **Armin Khani CUP #2025047:** postpone to July 15, 2025 meeting.
 - B. **Sharon Road Development, LLC Rezoning #2025048:** postpone to July 15, 2025 meeting.
5. **New Business:**
 - A. **Matt Highway Land Co., LLC Rezoning #2025061- public hearing:**

A motion was made by Commissioner Noles and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with absence of Commissioner Otwell. Attorney Sean Courtney with Lipscomb Johnson, LLP spoke on behalf of Matt Highway Land Co. LLC with the request to rezone the 5.068 acres from Highway Business (HB) and Office Professional (OP) to Central Business District (CBD). No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Chairman Webb to close the public hearing. The motion carried 2-0 with absence of Commissioner Otwell.

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

The agent has made application, on behalf of the property owner, to rezone 5.068 acres, more or less, from Highway Business (HB) and Office Professional (OP) to Central Business District (CBD). This rezoning request involves two properties and a portion of a third, including a restaurant and a vacant residence. The future land use designation for these properties is commercial, therefore; this request is in conformance with the City's Comprehensive Plan.

The site plan proposes 60,000 square feet of retail space and 298 parking spaces, Staff recommends approval of the proposed rezoning with the submitted site plan and the revisions to the proposed zoning conditions.

A motion was made by Chairman Webb and seconded by Commissioner Noles to send Rezoning Request #2025061 forward to the City Council with a recommendation of approval, with the thirteen (13) revised conditions (see attached). The motion carried 2-0, with the absence of Commissioner Otwell.

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

Approved this 15th day of July, 2025.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

Planning Commission Clerk, Alison B. Smith