



**City of Cumming Planning Commission Meeting
Regular Meeting
July 15, 2025**

1. A regular meeting of the Planning Commission of the City of Cumming was held on Tuesday, July 15, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. All Planning 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 adopt the agenda as presented. A motion was made by Commissioner Noles and seconded by Commissioner Otwell. The motion carried unanimously 3-0.
3. **Consider for adoption the following June 17, 2025 meeting minutes:** A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the minutes of the June 17, 2025, meeting as presented. The motion carried unanimously 3-0.

4. Old Business:

A. Armin Khani CUP #2025047: Attorney Sean Courtney with Lipscomb Johnson presented about 1.34 acres located at 334 Dahlonega Highway. This is a vacant property and client is seeking approval to operate an automobile and brokerage business. A site plan was provided advising that eleven (11) cars would be on display along the frontage. Gates would also be installed to screen the back of the property. All cars will be parked in spaces and not double parked. Landscape islands are also part of site plan. An additional landscape strip of five (5) feet would also be installed. All renovations were included in site plan presented to Planning Commission.

Planning and Zoning Director Scott Morgan presented 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 Dahlonega Street. The subject property is zoned Highway Business (HB), where such a business is conditionally allowed. The future land use designation for this area is general commercial, so this use would meet the goals and objectives of the City's Comprehensive Plan.

The off-street parking and loading facilities are adequate, in terms of location and number, to serve the proposed use. The applicant will provide business operating hours and single-space parking of the for-sale vehicles, throughout the lot. Based upon the submitted conditions, and exhibits, including the site plan provided, staff recommends approval of the CUP, as presented.

A motion was made by Chairman Webb to send Armin Khani CUP #2025047 to council adding condition thirteen (13) to clarify single-space parking on back of property as defined in staff report. Motion was seconded by Commissioner Noles. The motion carried unanimously 3-0.

B. Sharon Road Development, LLC Rezoning #2025048: Due to the additional reports needed for commission, Commissioner Webb made a motion that the requested item be postponed to August 19, 2025 meeting. Motion was seconded by Commissioner Otwell. The motion carried unanimously 3-0.

5. New Business:

A. Samaritan Holdings LLC Conditional Use Permit #2025071-Public Hearing:

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously 3-0. Applicant Rob McKero spoke on behalf of the request for a Conditional Use Permit for property located at 102 Samaritan Drive.

Applicant was seeking approval for ten (10) townhomes including two (2) or three (3) bedroom plans. He and his partner, Curtis Nelson, have engaged with a civil engineer to deal with drainage issues and will rectify should request be approved. Townhomes will be open floorplans with three (3) stories with access for two (2) cars to park at each home. 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 3-0.

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

The applicant has made application, on behalf of the property owner, for a Conditional Permit (CUP) to allow the construction of ten (10) townhomes, in the Central Business Use District (CBD), at 102 Samaritan Drive. The property is vacant and located directly behind the Dunkin coffee and doughnut shop location.

The future land use designation for this property is commercial, therefore; this CUP request is not in conformance with the goals and objectives of the City's Comprehensive Plan. upon the architectural site plan submitted, staff concludes the proposed off-street parking Based is not sufficient, in terms of amount, to serve the intended use. There is not sufficient landscaping, open space and provision of screening, to buffer from incompatible uses. Ingress and egress to the proposed development will be from a private way to Samaritan Drive, to unsignalized intersection with Canton Highway. This will exacerbate the already difficult traffic movement of turning west onto SR 20.

For the above-mentioned reasons, staff recommends denial of this CUP request, as presented.

A motion was made by Chairman Webb and seconded by Commissioner Noles to send Samaritan Holdings LLC Conditional Use Permit #2025071 to the City Council for denial based on staff report. The motion carried unanimously 3-0.

6. Adjourn: A motion was made by Commissioner Otwell and seconded by Chairman Noles to adjourn the meeting. The motion carried unanimously 3-0.

Approved this 19th day of August, 2025.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

Planning Commission Clerk, Alison B. Smith