



**City of Cumming Council Meeting  
Regular Meeting  
August 19, 2025**

**I. Call Meeting to Order – Troy Brumbalow, Mayor**

The scheduled meeting of the Mayor and Council of the City of Cumming was held Tuesday, August 19, 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. 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:**

Mayor Brumbalow requested a motion to adopt the agenda for the August 19, 2025 meeting. A motion was made by Chad Crane and seconded by Jason Evans. The motion carried unanimously 5-0.

**V. Consider for Adoption the Following Meeting Minutes:**

1. Regular Meeting of July 15, 2025. A motion was made by Susie Carr and seconded by Jason Evans to approve the minutes of the Regular Meeting Minutes of July 15, 2025. The motion carried unanimously 5-0.

2. Executive Session Meeting of July 15, 2025. A motion was made by Jason Evans and seconded by Chad Crane to approve the minutes of the Executive Session Meeting Minutes of July 15, 2025. The motion carried unanimously 5-0.

**VI. Acknowledgements, Proclamations, Resolutions, etc.**

No acknowledgments, proclamations, or resolutions were presented.

**VII. Old Business:**

No old business was presented.

**VIII. New Business**

**A. Planning and Zoning**

**1. CUP #2025071-Samaritan Holdings (Public Hearing)**

Prior to opening the public hearing, Director of Planning and Zoning Scott Morgan advised that he received an email from the applicant requesting to postpone the hearing. After hearing

the request, Mayor Brumbalow asked for a motion to open the public hearing. Christopher Light made a motion to continue the public hearing to September 16 meeting based on the request of the applicant. The motion was seconded by Susie Carr and carried unanimously 5-0.

## **2. CUP #2025047- Armin Khani (Public Hearing)**

Prior to opening the public hearing, Director of Planning and Zoning Scott Morgan presented the following staff report:

*The applicant has made an 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 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 agreed to utilize single-space parking of the for-sale vehicles, throughout the lot. The Planning Commission held a public hearing on May 20, 2025 and there were no public comments. Based upon the revised conditions and exhibits, including the revised site plan provided, the Board voted unanimously to recommend approval of the CUP, as presented. Should the Council approve the CUP, Mr. Khani will be purchasing the property from Mr. Weinberg.*

Mayor Brumbalow requested a motion to open the public hearing. A motion was made by Chad Crane and seconded by Jason Evans to open the public hearing. The motion carried unanimously 5-0. Sean Courtney with Lipscomb Johnson, LLP presented on behalf of the applicant advising that, if approved, the property at 334 Dahlonga Highway would be a used automobile sales establishment specializing in luxury vehicles. Mr. Courtney advised that the applicant agrees to only park eleven (11) cars in the front parking area as well as stating the majority of the automobiles will be luxury vehicles. Additionally, the back of the property would be fenced and the landscape would be manicured to improve the overall appearance of the property. If considered, Mr. Courtney also advised that the applicant would consider the site being limited to luxury cars only.

The applicant, Armin Kani, also spoke about the desire to move to the city. Having worked in this business for seven (7) years, he is eager to be involved and participate in the community. Mayor Brumbalow asked how the cars would be delivered as the property address does not allow for semi-trucks to unload on Dahlonga Highway. Mr. Khani advised that in most cases employees will drive them but that semi-trucks may be required at times. Christopher Light advised that he felt this would improve the appearance of the property, while Jason Evans

expressed concerns that there are already seven (7) car lots within a small radius and citizens are not in favor of adding an additional lot. No additional comments were made in favor or against the application. A motion was made by Christopher Light to close the public hearing and was seconded by Jason Evans. Mayor Brumbalow asked the pleasure of the council on the application. A motion was made by Jason Evans to deny the application due to the concerns expressed during the public hearing. The motion was seconded by Susie Carr. The motion carried 3-2 with Jason Evans, Susie Carr, and Joey Cochran in favor of denying the application and Christopher Light and Chad Crane voting against the motion.

**3. Capital Improvements Element (Public Hearing)**

Prior to opening the public hearing, Director of Planning and Zoning Scott Morgan presented a staff report including the FY2024 Impact Fee Annual Financial Report and the 2025-2029 Schedule of Improvements. Director Morgan requested the Council authorize the Mayor to sign the Transmittal Resolution, forwarding these documents to the ARC and DCA for their review. Mayor Brumbalow requested a motion to open the public hearing. Christopher Light made a motion to open the public hearing and Susie Carr seconded the motion. The motion carried unanimously 5-0. There were no additional comments during the public hearing. A motion was made by Chad Crane and seconded by Jason Evans to close the public hearing. The motion carried unanimously 5-0. A motion was made by Jason Evans to request Mayor Brumbalow sign the Transmittal Resolution. The motion was seconded by Chad Crane and carried unanimously 5-0.

**A. Utilities**

**1. Report of Quote – Water Production Laboratory Cabinets**

Director of Utilities, Jon Heard presented a staff report advising The Department of Utilities has budgeted for improvements to the Water Production Facility and Specifically the Laboratory Building. The Department advertised on the state procurement website for proposals and received 3 proposals and they are as follows:

Hanson Lab Solutions, LLC	\$39,308.00
ThermoFisher Scientific	\$63,363.00
LabTech Supply Company	\$65,475.66

The Department of Utilities is requesting the Council award the proposal to Hanson Lab Solutions in the amount of \$39,308.00. A motion was made by Jason Evans to accept the

proposal of Hanson Lab Solutions, LLC in the amount of \$39,308.00. The motion was seconded by Susie Carr and carried unanimously 5-0.

**2. Request for Condemnation and Easement – 603 Canton Highway**

Director of Utilities, Jon Heard presented a staff report advising The Department of Utilities has worked diligently with both the property owner of 603 Canton Highway (PIN Co1-012) as well as the attorneys for the tenant, CVS.

The property owner has agreed to settle with the City while the tenant has not agreed. The attorney for CVS has requested that the City move forward to condemn the easement. No additional votes are required as this was to update the Council on the property.

**IX. Announcements: None**

**X. Executive Session (If Needed)**

Mayor Brumbalow asked City Attorney, Kevin Tallant if there was a need for Executive Session. Mr. Tallant advised executive session was needed pursuant to matters relating to Real Estate Acquisitions. A motion was made by Susie Carr and seconded by Jason Evans to dismiss to Executive Session. The motion carried unanimously 5-0.

**Council reconvened following Executive Session.**

A motion was made by Chad Crane to close Executive Session and was seconded by Jason Evans. The motion carried 4-0 as Christopher Light was not present.

**XI. Adjourn** A motion was made by Chad Crane and seconded by Jason Evans to adjourn the meeting.

The motion carried unanimously 4-0 as Christopher Light was not present.

**Approved this 2<sup>nd</sup> day of September, 2025.**

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**Troy Brumbalow, Mayor**

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**Councilmember, Chad Crane**

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**Councilmember, Jason Evans**

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**Councilmember, Joey Cochran**

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**Councilmember, Christopher Light**

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**Councilmember, Susie Carr**

**Attest:**

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**City Clerk, Alison B. Smith**