



**City of Cumming Council Meeting
Regular Meeting
September 16, 2025**

I. Call Meeting to Order – Christopher Light, Mayor Pro Tempore

The scheduled meeting of the Mayor and Council of the City of Cumming was held Tuesday, September 16, 2025, at 6:00 P.M., at City Hall in Cumming, Georgia. All Council Members were properly notified as required by law and all were present. Mayor Pro Tempore Christopher Light presided over the meeting and called the meeting to order.

II. Invocation: Mayor Pro Tempore Christopher Light asked Mr. Jon Heard to deliver the invocation.

III. Pledge to the Flag: Mayor Pro Tempore Light led everyone in the Pledge to the American Flag.

IV. Consider Agenda for Adoption:

Mayor Pro Tempore Light requested to adopt the agenda for the September 16 meeting. Motion was made by Jason Evans and seconded by Susie Carr. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

V. Consider for Adoption the Following Meeting Minutes:

1. Work Session Meeting of September 2, 2025. A motion was made by Susie Carr and seconded by Jason Evans to approve the minutes of the Work Session Meeting Minutes from September 2, 2025. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

2. Executive Session Meeting of September 2, 2025. A motion was made by Susie Carr and seconded by Jason Evans to approve the minutes of the Executive Session Meeting Minutes from September 2, 2025. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A. Childhood Cancer Awareness Month

Cancer is a group of diseases characterized by uncontrolled growth and spread of abnormal cells which, if not controlled, can result in death. This year more than 66,210 new cancer cases will be diagnosed, and nearly 18,510 cancer deaths will occur in Georgia, but the overall survival rate for childhood cancer has increased from only 10% to more than 85% over the last 40 years thanks largely to organizations such as the American Cancer Society.

Gold is the color that represents **Childhood Cancer Awareness**. The City of Cumming currently has numerous gold ribbons and information signs around City Hall in hopes of

raising awareness of Childhood Cancer. The Cumming Utilities "Cumming Home" Water Tower at Georgia Highway 400 Exit 14 was lit Gold on September 9th and 10th as another means of raising awareness;

B. Hispanic Heritage Month

National Hispanic Heritage Month is celebrated nationwide from September 15th through October 15th each year, and the observation started in 1968 as Hispanic Heritage Week and was expanded by President Ronald Reagan in 1988 to cover an entire month. September 15th is significant because it is the anniversary of independence for the Latin American countries of Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua, and additionally, Mexico and Chile celebrate their independence days on September 16th and 18th, respectively. The City of Cumming looks forward to celebrating **Hispanic Heritage Month** with the greater community to highlight the rich heritage, arts, histories, food, music and traditions of all 26+ Latin- American nations, and this year's theme: **Defining Culture and Influence** aims to inspire, connect, and empower individuals and organizations that shape and reflect this vibrant culture. The term *Hispanic* was coined as a way to classify the people of Latin American and Spanish origin whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America. Hispanics are extremely entrepreneurial and play a vital role in our economy and workforce, and have also contributed significantly to the prosperity of our city. The City of Cumming recognizes the significant contributions of all Hispanic city employees and numerous grassroots leaders and outreach groups that help increase cultural awareness, education, enrichment and community engagement with our residents - all of which contributes to a more culturally diverse and welcoming city for everyone. The City of Cumming is committed to recognizing the Hispanic/Latino culture and heritage as an important part of the city and its strong, inclusive community.

C. Constitution Week

On September 17, 1787, the delegates to the **Federal Convention in Philadelphia** met for the last time and approved the familiar words now enshrined not only in our Nation's basic instrument of government but also in the hearts of our citizenry: "We the People of the United States, in order to form a more perfect Union..." Led by the President of the Convention, George Washington, the great majority of the delegates signed the newly drafted Constitution, and on the following day their secretary set off for New York to

deliver the document to Congress; and

Whereas: It is fitting that we, whose entire lives have been protected by the fruits of the • convention's deliberations, should pause to study the course of events by which our Constitution came into being 238 years ag. In 1955, **The National Society Daughters of the American Revolution** petitioned Congress to set aside September 17th to 23rd annually for the observance of Constitution Wee. On July 26, 1955, President Dwight D. Eisenhower, designated the period beginning September 17, 1955, and ending September 23, 1955, as the first **Constitution Week**, and asked that the people of the United States observe and remember with appropriate ceremonies in their schools, churches, and other places, and to give thanks for the wisdom of those statesmen of 1787. Each year during the entire month of September, especially the week of September 17th to 23rd, the Daughters of the American Revolution promote the observance of Constitution Week within their states and local communities to help educate students and the public about the history and contents of our nation's governing document;

VII. Old Business:

A. Planning and Zoning

1. Conditional Use Permit #2025071 – Samaritan Holdings, LLC (Public Hearing).

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. Based upon the architectural site plan submitted, staff concludes the proposed off-street parking 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.

The Planning Commission held a public hearing on July 15, 2025 and there were no public comments, other than the applicant. For the above-mentioned reasons, the Board Members voted unanimously to recommend denial of this CUP request, as presented.

A motion was made by Joey Cochran and seconded by Jason Evans to open the public hearing. The motion carried unanimously 4-0. Applicant Rob McKerrow spoke on behalf of the request for a Conditional Use Permit for property located at located 102 Samaritan Drive addressing the issues reasons for denial from Planning Commission. No other public comments were recorded. A motion was made by Chad Crane and seconded by Joey Cochran to close the public hearing. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

Mayor Pro Tem Light asked for any additional questions or comments. No additional comments were addressed. A motion was made by Jason Evans and seconded by Joey Cochran to deny CUP 2025071 based on recommendations from Planning Commission. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

VIII. New Business

A. Cumming Fairgrounds

1. Consider Request to Purchase Property – Tolbert Street

City Administrator Higgins presented the following Staff Report.

The purpose of this item is to request your permission to purchase approximately 3.86 acres of property that joins the Cumming Fairgrounds. This property is located at 252 Tolbert Street and is between our current Fairgrounds property and Tyson Foods. If we are allowed to purchase the property it will provide much needed area for expansion of the Fairgrounds.

We have made a verbal offer to the Elzey Estate in the amount of \$1,428,200.00 which is equal to the appraised value. The appraisal is in your packet. The Elzey Family has agreed to this offer.

All funding for the purchase of this property, as well as any needed site improvements will be paid out of Recreation Impact Fees and will have no effect on our operating budget.

Tonight, I seek your approval to have the City Attorney to draft a purchase agreement between the Elzey Estate and the City of Cumming and to authorize the Mayor to sign the agreement.

Mayor Pro Tem Light asked if Impact Fees have a time limit to be used. Administrator Higgins advised that the city has three (3) years from the time of collection to use the funds/ We are currently on the clock for funds collected for and this will not exhaust the Impact Fee Account.

A motion was made by Joey Cochran and seconded by Chad Crane to approve the purchase of the property on Tolbert Street belonging to the Elzey Estate. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem. A motion was made by Jason Evans and seconded by Susie Carr to approve authorize City Attorney Kevin Tallant to draft a purchase agreement for the property between the Elzey Estate and the City of Cumming for Mayor Brumbalow to sign. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

B. Administration

1. Consider Request to Purchase Property – Canton Highway

City Administrator Higgins presented the following Staff Report.

The purpose of this item is to request your permission to purchase approximately 3.212 acres of property on Canton Highway. This property is located near the intersection of Dr. Bramblett Road and SR20. If we are allowed to purchase the property it will provide much needed area for future Utility infrastructure improvements in the area of our system where we expect the most growth over the next 20 plus years.

We have made a verbal offer to the property owner of \$322,200.00 or \$105,000 per acre, to which they agreed. The property was appraised in 2023 for \$130,000.00 per acre. That appraisal is in your packet.

Tonight, I seek your approval to have the City Attorney to draft a purchase agreement between the Elzey Estate and the City of Cumming and to authorize the Mayor to sign the agreement.

Mayor Pro-tem Light asked for any additional questions or comments. A motion was made by Joey Cochran and seconded by Chad Crane to purchase the property located at Canton Highway and authorize City Attorney Kevin Tallant to draft a purchase agreement between the Elzey Estate and the City of Cumming for Mayor Brumbalow to sign. The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem. The meeting adjourned at 6:30 pm.

IX. Announcements:

A. Cumming Country Fair and Festival, October 2-12

X. Executive Session – No Session Required

XI. Adjourn

A motion was made by Chad Crane and seconded by Susie Carr to adjourn the meeting.

The motion carried 4-0 with Christopher Light not voting as Mayor Pro Tem.

Approved this 21st day of October, 2025.

Troy Brumbalow, Mayor

Councilmember, Chad Crane

Councilmember, Jason Evans

Councilmember, Joey Cochran

Councilmember, Christopher Light

Councilmember, Susie Carr

Attest:

City Clerk, Alison B. Smith