



**City of Cumming Planning Commission Meeting
Regular Meeting
September 16, 2025**

I. Call Meeting to Order – Ralph Webb, Planning Commission Chairman

The scheduled meeting of the Planning Commission for the City of Cumming was held Tuesday, September, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. Planning Commissioners were properly notified as required by law and all were present. Commission Chairman, Ralph Webb presided over the meeting and called the meeting to order.

II. Consider Agenda for Adoption:

A motion was made by Ricky Noles and seconded by Brent Otwell to adopt the agenda for the September 16, 2025 meeting. The motion carried unanimously 3-0.

III. Consider for Adoption the August 19, 2025 Meeting Minutes:

A motion was made by Brent Otwell and seconded by Ricky Noles to approve the minutes of the Planning Commission Meeting on August 19, 2025. The motion carried unanimously 3-0.

IV. Old Business:

A. Sharon Road Development, LLC Rezoning #2025048

Planning and Zoning Director, Scott Morgan, provided a staff report update regarding the revised site plan conditions. Staff report is as follows:

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 designation is a combination of OP and Public-Institutional.

The public hearing was held on May 20, 2025 and there was no stated objection to the rezoning. Support for the rezoning was stated by the applicant, his attorney and a third party.

The applicant has provided a revised site plan, twenty-nine (29) zoning conditions, seven (7) supporting exhibits/documents and the PUD pre-application checklist.

Staff recommends approval of this rezoning request, with the above-attached information.

Chairman Webb opened the floor for any comments or additional questions pertaining to this rezoning as public hearings had already been held regarding this item. Sean Courtney was also available to answer any follow-up questions relating to the item. No additional questions were posed. A motion was made by Ralph Webb to send the rezoning application to council for approval with the understanding that all revised site plans were included in the packet. The motion was seconded by Ricky Noles and passed 2-1 with Ralph Webb and Ricky Noles in favor and Brent Otwell opposing.

V. New Business

No new business at this time.

VI. Announcements

No announcements at this time.

VII. Adjournment

A motion was made by Ralph Webb and seconded by Brent Otwell to adjourn the September 16, 2025 meeting. The motion carried unanimously 3-0.

Approved this 21st day of October, 2025.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith