



**City of Cumming Planning Commission Meeting
Regular Meeting
October 21, 2025**

I. Call Meeting to Order – Brent Otwell, Planning Commission Member

The scheduled meeting of the Planning Commission for the City of Cumming was held Tuesday, October 21, 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 with the exception of Chairman Ralph Webb. Commission Member, Brent Otwell 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 October 21, 2025 meeting. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb.

III. Consider for Adoption the September 16, 2025 Meeting Minutes:

A motion was made by Ricky Noles and seconded by Brent Otwell to approve the minutes of the Planning Commission Meeting held on September 16, 2025. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb.

IV. Old Business: There were no Old Business items to discuss

V. New Business

A. Gravitt Investments, LLLP Annexation #2025083 (Public Hearing)

A motion was made by Ricky Noles and seconded by Brent Otwell to open the public hearing. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb. Evan Gravitt, son of property owner, Rex Gravitt, appeared to answer any questions relating to the annexation. Ricky Noles asked if the house on the property was habitable to which Mr. Gravitt answered “no”.

A motion was made by Brent Otwell and seconded by Ricky Noles to close the public hearing. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb. Director of Planning and Zoning, Scott Morgan, provided the following staff report but prefaced with the update that an hour prior to the meeting, the Forsyth County Board of

Commissioners had responded after the staff report had already been sent to Planning Commission. The revised staff report read as follows:

The property owner has made application, to the proper authorities, to annex 1.71 acres, more or less, and rezone from County Agricultural (A-1) to City Single-Family Residential (R-1). The owner plans to demolish the vacant home on the property, subdivide the parcel, and build two (2) single-family detached homes on the resulting two (2) lots.

The adjacent City property is zoned R-1, future land use designation (FLU) is also single-family residential, therefore; the subject property is both contiguous to City boundary, and its requested rezoning is in conformance with the FLU element of the City's Comprehensive Plan. Forsyth County BOC voted not to object to this proposed annexation.

The Planning Commission held a public hearing on October 21 and there were no comments from the general public, regarding this proposed annexation. The Board then voted unanimously to recommend approval of this proposed annexation and rezoning, with the following conditions:

- 1. Homes shall have a minimum heated/cooled floor area of 1,800 sq. ft.*
- 2. Each subdivided lot area shall be a minimum of 30,000 sq. ft.*
- 3. Front/side/rear building setbacks shall be a minimum of 40/15/20 feet, respectively.*
- 4. No vinyl siding allowed. Exterior siding shall be either brick or masonry materials, the front shall have a minimum 20% accent materials.*
- 5. Homes shall have a minimum 2-car garage.*
- 6. Lot landscaping plans shall be approved by the Department of Planning & Zoning.*
- 7. Homes shall be connected to public water and sanitary sewer.*
- 8. Each home driveway shall have direct access onto Bettis Tribble Gap Road.*

Please let me know-if you have questions. Thank you.

After review of all documents and discussions, a motion was made by Brent Otwell and seconded by Ricky Noles to approve the annexation of for Gravitt Investments, LLLP with the conditions requested by the Forsyth County Board of Commissioners. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb.

Announcements

No announcements at this time.

VI. Adjournment

A motion was made by Brent Otwell and seconded by Ricky Noles to adjourn the October 21, 2025 meeting. The motion carried unanimously 2-0 with the absence of Chairman Ralph Webb.

Approved this 18th day of November, 2025.

Not present at October 21, 2025 meeting

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith