



**City of Cumming Council Meeting
Work Session
November 5, 2025**

I. Call Meeting to Order – Troy Brumbalow, Mayor

The scheduled work session of the Mayor and Council of the City of Cumming was held Wednesday, November 5, 2025, at 6:00 P.M., at City Hall in Cumming, Georgia. The mayor and council voted on October 21 to move the scheduled Tuesday meeting to Wednesday for this month due to the 2025 Municipal Election. 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 Administrator 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 added an addition to the agenda in New Business, Section B item 4 with the addition of ROW Abandonment -Old Bald Ridge Road. A motion was requested to adopt the agenda with the addition for the November 5 meeting. A motion was made by Susie Carr and seconded by Chad Crane. The motion carried unanimously 5-0.

V. Consider for Adoption the Following Meeting Minutes:

1. Regular Meeting of October 21, 2025. A motion was made by Joey Cochran and seconded by Jason Evans to approve the minutes of the Regular Meeting Minutes of October 21, 2025. The motion carried unanimously 5-0.
2. Executive Session Meeting of October 21, 2025. A motion was made by Chad Crane and seconded by Susie Carr to approve the minutes of the Executive Session Meeting Minutes of October 21, 2025. The motion carried unanimously 5-0.

VI. Acknowledgements, Proclamations, Resolutions, etc.

No acknowledgments, proclamations, or resolutions were presented.

VII. Old Business:

A. Planning and Zoning

1. Rezoning Application #2025048 – Sharon Road Development, LLC

The following staff report was provided in council packets.

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 proposed development is also adjacent to an existing PUD currently under construction, therefore, this requested rezoning conforms with the City's Comprehensive Plan.

The City Council held a public hearing on October 21, 2025 and there was no stated objection to the rezoning. Support for the rezoning was stated at the hearing by the applicant and his attorney. The Council subsequently voted 3-0 to postpone any action on this item, until their November 5, 2025 work session. Attached are the revised site plan, twenty-nine (29) zoning conditions, seven (7) supporting exhibits/documents and the PUD pre-application checklist.

Joey Cochran requested supplementary condition twenty-two (22) read as follows:

The building permit for one commercial building shall be procured, and its framing shall have passed a City of Cumming framing inspection, prior to the issuance of any Certificate of Occupancy (CO), for the residential units. The second commercial building would have eighteen (18) months, from the issuance of a Land Disturbance Permit (LDP), to either start vertical construction, or pay all associated impact fees.

Ricky Bryan was asked to provide clarity on condition six (6) by Christopher Light. Mr. Bryan advised that this was an engineering issue and he would have to seek further guidance before providing an answer but agrees to changing condition twenty-two (22).

A motion was made by Christopher Light to approve the proposal with conditions defined in supplemental condition twenty-two (22) that the building permit for one commercial building shall be procured, and its framing shall have passed a City of Cumming framing inspection, prior to the issuance of any Certificate of Occupancy (CO), for the residential units. The second commercial building would have eighteen (18) months, from the issuance of a Land Disturbance Permit (LDP), to either start vertical construction, or pay all associated impact fees. Motion also includes complying with condition six (6) to meet site plan. The motion was seconded by Joey Cochran.

The motion carried unanimously 5-0.

VIII. New Business

A. Cumming Fairgrounds

1. Recap of 2025 Cumming Country Fair and Festival

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Director of Cumming Fairgrounds Department, Tracy Helms, presented a recap of the 2025 Cumming Country Fair and Festival. The event was a huge success for the City of Cumming reflecting just under \$1.8M in revenue. The slight decrease in revenue over last year was due to two inclement weather days that affected attendance.

B. Administration

1. Settlement Agreement – Blount Construction

City Attorney Kevin Tallant advised we have had previous litigation with Blount Construction and the council approved the settlement of the litigation in Executive Session. The final document was included in the Council packet. A motion was made by Jason Evans and seconded by Susie Carr to accept the settlement agreement. The motion carried unanimously 5-0.

2. ROW Abandonment – Pilgrim Mill Road

City Attorney Kevin Tallant advised that there are multiple parcels of land in the city where we no longer have roadways. The Right of Way can be disposed or abandon in accordance with the state. Multiple notices have been provided to all concerned. The half-acre must be abandoned due to the size of the parcel. A motion was made by Susie Carr and seconded by Jason Evans to approve the ROW Abandonment on Pilgrim Mill Road. The motion carried unanimously 5-0.

3. ROW Abandonment – Bald Ridge Road

City Attorney Kevin Tallant advised that like the previous ROW abandonment, the narrow strip of land in this parcel would need to be abandoned because it is not usable. Multiple notices have been provided to all concerned. A motion was made by Jason Evans and seconded by Chad Crane to approve the ROW Abandonment on Bald Ridge Road. The motion carried unanimously 5-0.

4. ROW Abandonment – Old Bald Ridge Road

Tallant Howell, LLP Associate, Michael Marshall, advised that like the previous ROW abandonment, the narrow strip of land in this parcel would need to be abandoned because it is not usable. Multiple notices have been provided to all concerned. A motion was made by Jason Evans and seconded by Susie Crane to approve the ROW Abandonment on Old Bald Ridge Road. The motion carried unanimously 5-0.

IX. Announcements

A. Veterans Day Ceremony will be Tuesday, November 11th at 11:00 a.m. at the City Center Lou Sobh Amphitheater.

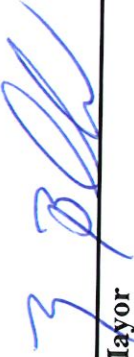
X. Executive Session (If Needed)

City Attorney Kevin Tallant advised that no Executive Session is required.

XI. Adjourn

A motion was made by Chad Crane to adjourn the meeting was and seconded by Christopher Light.
The motion carried unanimously 5-0.

Approved this 18th day of November, 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

