



**City of Cumming Planning Commission Meeting
Regular Meeting
November 18, 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, November 18, 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 Commission Member Brent Otwell. 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 Ralph Webb to adopt the agenda for the November 18, 2025 meeting. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

III. Consider for Adoption the October 21, 2025 Meeting Minutes:

A motion was made by Ricky Noles and seconded by Ralph Webb to approve the minutes of the Planning Commission Meeting held on October 21, 2025. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

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

V. New Business

A. Shree Real Estate Developers, LLC Rezoning #2025119 – Public Hearing

A motion was made by Ricky Noles and seconded by Ralph Webb to open the public hearing. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Sean Courtney with Lipscomb Johnson, LLP presented the request 26.2014 acres to be zoned R-2 to be used for single family units. Examples of homes are included in packet provided to the Planning Commission Board. Additional amenity would include a dog park.

A motion was made by Ricky Noles and seconded by Ralph Webb to close the public hearing. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Director of Planning and Zoning, Scott Morgan, provided the following staff report. Prior to sharing the report, he advised that the number of units per acre listed in the report is listed as 91 units. This should be 87 units per acre.

The property owner has made application, on behalf of the property owner, to rezone 26.20 acres, more or less, from Office Commercial Multi-Story (OCMS) to Moderate Family Residential (R-2), with variances, in order to develop a single-family detached (SFD), residential subdivision. There will be three (3) types of SFD, totaling 91 units, for a density of 3.47 units per acre. They are also seeking variances to lot size and building setbacks. Public water and sanitary sewer will be provided by Forsyth County. There will be two (2) stormwater detention facilities located on-site, to handle run-off.

Adjacent properties are zoned Highway Business (HB), Planned Shopping Center (PSC) and R-2, and Future Land Use (FLU) designation is a combination of commercial, moderate density residential and office-professional, therefore; this proposed rezoning is in conformance with the FLU Element of the City's Comprehensive Plan.

The agent has provided draft zoning conditions today, which are being reviewed and possibly will be revised, therefore; staff has no recommendation as to this rezoning request, at this time. I do recommend any decision on this request be postponed until the next regularly-scheduled meeting date, December 16.

Please let me know if you have questions.

After review of all documents and discussions, a motion was made by Ralph Webb and seconded by Ricky Noles to postpone the item to the December 16, 2025 meeting in order to allow the commission board additional time to review and finalize zoning conditions. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

B. Thripura Vemireddy Variance #2025120 – Public Hearing

A motion was made by Ricky Noles and seconded by Ralph Webb to open the public hearing. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Sean Courtney with Lipscomb Johnson, LLP presented a request to change the density variance from 3.0 to be used for duplexes. Mr. Courtney also advised that the right of way is also owned by the property owner.

A motion was made by Ricky Noles and seconded by Ralph Webb to close the public hearing. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Director of Planning and Zoning, Scott Morgan, provided the following staff report:

The agent has made application, on behalf of the property owner, for a density variance on the 0.462-acre property, located at 127 13th Street, from 3.0 units per acre, to 4.33 units per acre, resulting in the construction of a duplex on the subject property. Given the nature and size of this variance request, as well as city-wide ramifications of this pending decision; I am invoking my authority, under the Zoning Ordinance, to transfer the final decision on this request, from the Planning Commission to the City Council.

The agent submitted draft conditions on Friday, November 14, which are still being reviewed, therefore; staff has no final recommendation on this request, at this time. However, after a cursory review of the submitted conditions, I have a preliminary recommendation that both the 25% masonry materials and 1,600 square feet unit size be increased. Because these conditions need to be finalized, I also recommend any decision on this request be postponed until the next regularly-scheduled meeting date, December 16.

Please let me know if you have questions.

After review of all documents and discussions, a motion was made by Ralph Webb and seconded by Ricky Noles to postpone the item to the December 16, 2025 meeting in order to allow the commission board additional time to review and finalize zoning conditions. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Announcements

No announcements at this time.

VI. Adjournment

A motion was made by Ricky Noles and seconded by Ralph Webb to adjourn the November 18, 2025 meeting. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

Approved this 16th day of December, 2025.

Chairman Ralph Webb

Commissioner Ricky Noles

Not present at November 18, 2025 meeting

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith