



**City of Cumming Planning Commission Meeting
Regular Meeting
December 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, December 16, 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. Chairman, Ralph Webb, presided over the meeting and called the meeting to order.

II. Consider Agenda for Adoption

Chairman Webb called attention the withdrawal of item 4, section A and the postponement of items 5, sections A and B on the agenda. A motion was made by Brent Otwell and seconded by Ricky Noles to adopt the agenda for the December 16, 2025 meeting. The motion carried unanimously 3-0.

III. Consider for Adoption the November 18, 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 November 18, 2025. The motion carried unanimously 3-0.

IV. Old Business

A. Shree Real Estate Developers, LLC Rezoning #2025119

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

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 79 units, for a density of 3.01 units per acre. They are also seeking variances to lot size and building setbacks. Public water and sanitary sewer will be provided by the City of Cumming. 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 a revised site plan, zoning conditions, including exhibits and elevations, after a meeting with the Chairman and staff. Given this updated information, staff recommends approval of this rezoning request, as submitted.

After review of all documents and prior discussions, a motion was made by Ralph Webb and seconded by Ricky Noles to approve the rezoning request of Shree Real Estate Developers, LLC, #2025119 based on the zoning conditions and to proceed with sending the item to council. The motion carried unanimously 3-0.

B. Thripura Vemireddy Variance #2025120 – WITHDRAWN

Applicant has withdrawn the variance request.

V. New Business

A. TPG Rezoning #2025137 – POSTPONE Public Hearing to 1/20/26

This item has been postponed to January 20, 2026 meeting.

B. TPG Annexation #2025138 – POSTPONE Public Hearing to 1/20/26

This item has been postponed to January 20, 2026 meeting.

VI. Announcements

No announcements at this time.

VII. Adjournment

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

Approved this 20th day of January, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith