



**City of Cumming Planning Commission Meeting
Special Called Meeting
January 30, 2026**

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

The Special Called Meeting of the Planning Commission for the City of Cumming was held Friday, January 30, 2026, at 12:00 P.M., at City Hall in Cumming, Georgia. Planning Commissioners were properly notified as required by law and all were present. Chairman Webb presided over the meeting.

II. Consider Agenda for Adoption

A motion was made by Ricky Noles and seconded by Brent Otwell to adopt the agenda for the January 20, 2026 meeting. The motion carried unanimously 3-0.

III. Old Business

No old business was presented.

IV. New Business

A. City of Cumming Variance #2026006– Public Hearing

A motion was made by Ricky Noles and seconded by Brent Otwell to open the public hearing. The motion carried unanimously 3-0.

Allen Neil explained that the original PUD was based on speculated design but no real design was established. He requested a 10' variance that would increase the building from 60 feet to 70 feet.

A motion was made by Ricky Noles and seconded by Brent Otwell to close the public hearing. The motion carried unanimously 3-0.

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

The City of Cumming has initiated a variance request, on property it owns, to increase the building height and floor area ratio (FAR), for the multifamily residential units, to be located in the Cumming City Center. Given the topography of the site, a building height variance of 10 feet is necessary, from 60 to 70 feet, for the 5-story units. Not granting the variance of the FAR, from 239,500 to 375,000 square feet, would substantially limit the residential floor area of the individual units, including their amenities.

Granting this variance will not permit a use of land or structures which are not permitted by right, given the fact the overall density is fourteen percent (14%) less than what was originally approved in this Planned Unit Development (PUD).

For the above-mentioned reasons, staff recommends approval of the variance, as requested.

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

A motion was made by Ralph Webb and seconded by Ricky Noles to approve the City of Cumming Variance #2026006 with the conditions in the staff report. The motion carried unanimously 3-0.

V. Announcements

No announcements were presented.

VI. Adjournment

A motion was made by Ricky Noles and seconded by Brent Otwell to adjourn the January 30, 2026 Special Called Meeting. The motion carried unanimously 3-0.

Approved this 17th day of February, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith