



**City of Cumming Council Meeting
Regular Scheduled Meeting
February 17, 2026**

I. Call Meeting to Order – Troy Brumbalow, Mayor

The regular scheduled meeting of the Mayor and Council of the City of Cumming was held Tuesday, February 17, 2026, at 6:00 P.M., at City Hall in Cumming, Georgia. 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 advised that the order of items A-1 and A-2 in New Business for Planning and Zoning would need to be reversed to accommodate the presenter for the applicant. A motion was requested to adopt the agenda for the February 17, 2026 meeting with this understanding that the Item A-2 (EP Hernandez LLP) from the posted agenda would be presented prior to Item A-1 (Thomas McNaull). A motion was made by Jason Evans and seconded by Susie Carr to adopt the February 17 meeting agenda. The motion carried unanimously 5-0.

V. Consider for Adoption the Following Meeting Minutes:

1. Work Session Meeting of February 3, 2026

A motion was requested to adopt the minutes for the February 3, 2026 Work Session Meeting.

A motion was made by Susie Carr and seconded by Joey Cochran to adopt the February 3 Work Session minutes. The motion carried unanimously 5-0.

2. Executive Session Meeting of February 3, 2026

A motion was requested to adopt the minutes for the February 3, 2026 Executive Session Meeting. A motion was made by Susie Carr and seconded by Jason Evans to adopt the February 3 Executive Session minutes. The motion carried unanimously 5-0.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A. National Beta Week – Excellence Christian Academy

Mayor Brumbalow presented a Proclamation to Excellence Christian Academy to celebrate National Beta Week.

National Beta is the nation's largest independent nonprofit educational youth organization and observes National Beta Week from March 9th to 13th to recognize student achievement, leadership, character, and service. The Excellence Christian Academy National Beta Club is part of a national organization of students in grades four through twelve who are committed to the principles of academic excellence, leadership, character, and service. In December, students from Excellence Christian Academy represented Forsyth County at the Georgia State Beta Convention and earned multiple awards across academic, leadership, and creative competitions. During National Beta Week, the students of Excellence Christian Academy will participate in student-led community service projects throughout Forsyth County and surrounding areas, contributing positively to their local communities. The City of Cumming now proclaims March 9th to 13th, 2026 as National Beta Week and encourages all citizens to recognize and support the students of the National Beta organization as they work to become responsible and engaged leaders in our community.

VII. Old Business:

There was no old business discussed.

VIII. New Business

A. Planning and Zoning

As defined in Adoption of Agenda, the order of items A-1 and A-2 have been reversed to accommodate the presenter. This order has been updated to reflect the approved agenda and replaces the original agenda order posted prior to the meeting.

1. Rezoning Application #2025163 – EP Hernandez, LLP (Public Hearing)

Director of Planning and Zoning, Scott Morgan, presented the staff report detailing the proposal for this application.

The agent has made application, on behalf of the property owner, to rezone 0.964 acres, more or less, from Restricted Industrial (M-1) to Institutional (INST), for the purpose of establishing an event facility, within the existing building.

Zoning of adjacent properties is a combination of INST and M-1. Future land use designation in the area is Public Institutional and Industrial, therefore; the requested rezoning is in conformance with the Future Land Use Element of the City's Comprehensive Plan.

The Planning Commission held a public hearing on January 20 and there was no opposition to this rezoning request. The agent submitted final zoning conditions and an interior layout of the event facility, which were approved by the Board. For the above-mentioned reasons, the Board voted unanimously and recommended approval of this rezoning request.

Mayor Brumbalow requested a motion to open the public hearing. A motion was made by Jason Evans and seconded by Susei Carr to open the public hearing. The motion carried unanimously 5-0.

Sean Courtney with Lipscomb Johnson, LLP was present to discuss questions on behalf of the applicant. Mr. Courtney provided a visual presentation to further explain any questions that may not have been included the meeting packet. Jason Evans asked how many parking spots would be included for the project. Mr. Courtney advised that approximately 60 spots would be available. No other representatives were present to oppose the application request.

Mayor Brumbalow requested a motion to close the public hearing. A motion was made by Susie Carr and seconded by Christopher Light to close the public hearing. The motion carried unanimously 5-0.

A motion was made by Jason Evans and seconded by Christopher Light to approve the rezoning application as outlined in staff report for EP Hernandez, LLP Application #2025163. The motion carried unanimously 5-0.

2. Rezoning Application #2025142 – Thomas McNaull (Public Hearing)

Director of Planning and Zoning, Scott Morgan, presented the staff report detailing the proposal for this application.

The property owner has made application, to the proper authorities, to rezone 0.24 acres, more or less, located at 406 Kelly Mill Road, from Single-Family Residential (R-1A) to Office Professional (OP). The structure on the property is currently used as a residence and the owner wants to change this to a professional office, such as an insurance agency. The adjacent parcel to the east of the subject property has recently been developed as an office warehouse. Several other properties in the Kelly Mill Road corridor have been rezoned to OP.

Future land use designation in the area is a combination of conservation/parks/recreation, low-density residential and public institutional, therefore; the rezoning of this parcel to OP, a transitional district, is appropriate and in conformance with the Future Land Use Element of the City's Comprehensive Plan.

The Planning Commission held a public hearing on January 20, 2026. There was a comment objecting to the rezoning, stating the area was predominantly residential and opposed additional office development in the area. After the hearing, the Board members voted unanimously and recommended approval of this rezoning, with the following conditions:

- 1. Office hours of the proposed business will be Monday through Friday, from 9:00 AM to 5:30 PM.*

2. *A parking area must be provided, which meets the City's off-street parking requirements and approved by the Department of Planning and Zoning staff.*
3. *Standard flood lights will be used at the building's corners, therefore; no light poles or high-intensity flood lights will be allowed.*
4. *There will be a landscape strip around the building and a planted buffer along the parcel to the west, to be approved by the Department of Planning and Zoning staff.*

Mayor Brumbalow requested a motion to open the public hearing. A motion was made by Christopher Light and seconded by Jason Evans to open the public hearing. The motion carried unanimously 5-0.

Applicant, Thomas McNaull, was present and advised his plans to open his State Farm Insurance Office on the property if approved. He was available to answer additional questions if necessary. No other representatives were present to oppose the request.

Mayor Brumbalow requested a motion to close the public hearing. A motion was made by Susie Carr and seconded by Jason Evans to close the public hearing. The motion carried unanimously 5-0.

A motion was made by Susie Carr and seconded by Christopher Light to approve the rezoning application as outlined in staff report for Thomas McNaull Rezoning Application #2025142. The motion carried unanimously 5-0.

3. Rezoning Application #2025119 – Shree Real Estate Developers, LLC (Public Hearing)

The applicant requested to reschedule this item prior to the March 17, 2026 meeting. A motion was made by Christopher Light and seconded by Joey Cochran to postpone

A motion was made by Chad Crane and seconded by Joey Cochran to approved the Ordinance Amendment. The motion carried unanimously 5-0.

IX. Announcements

No announcements were presented.

X. Executive Session (If Needed)

City Attorney, Kevin Tallant, with Tallant Howell Law Firm, advised that Executive Session would be required for the purpose of Real Property, Sale, Purchase, and Leasing. A motion was made by Chad Crane and seconded by Christopher Light to dismiss to Executive Session. The motion carried unanimously 5-0.

Council returned to chambers following Executive Session. A motion was made by Chad Crane and seconded by Jason Evans to adjourn Executive Session and reconvene to regular session. The motion carried unanimously 5-0.

XI. Adjourn

A motion was made by chad Crane and seconded by Joey Cochran to adjourn. The motion carried unanimously 5-0.

Approved this 3rd day of March, 2026.

Troy Brumbalow, Mayor

Councilmember, Chad Crane

Councilmember, Jason Evans

Councilmember, Joey Cochran

Councilmember, Christopher Light

Councilmember, Susie Carr

Attest:

City Clerk, Alison B. Smith