



**City of Cumming Planning Commission Meeting
Regular Meeting
February 17, 2026**

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, February 17, 2026, at 5:00 P.M., at City Hall in Cumming, Georgia. Planning Commissioners were properly notified as required by law and all were present.

II. Consider Agenda for Adoption

A motion was made by Ricky Noles and seconded by Brent Otwell to adopt the agenda for the February 17, 2026 meeting. The motion carried unanimously 3-0.

III. Consider for Adoption the January 20, 2026 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 January 20, 2026. The motion carried unanimously 3-0.

Consider for Adoption the January 30, 2026 Special Called 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 January 30, 2026. The motion carried unanimously 3-0.

IV. Old Business

There was no old business presented.

V. New Business

A. Melda Duckworth Rezoning #2026008– Public Hearing

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

There were no individuals present to speak in favor or against the rezoning application.

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 applicant has made application, on behalf of the property owner, to rezone 0.79 acres, more or less, from Office Professional (OP) to Single-Family Residential (R-1), for the purpose of constructing a single-family detached (SFD) residence. The adjacent properties are zoned R-1, R-1A, OP and Restricted Industrial (M-1), future land designations are Low-Density Residential and Recreation/Parks/Conservation, so this rezoning is in conformance with the Future Land Use Element of the City's Comprehensive Plan.

The owner has obtained a minor LDP, graded and graveled the site and plans to live in the SFD residence, after construction is complete. Therefore, staff recommends approval of this rezoning to R-1, with the following conditions:

- 1. The home will be a minimum of 1,500 square feet, heated and cooled space.*
- 2. The home will be a maximum height of 2 stories or 20'.*
- 3. The building setbacks will be a minimum of 40' front, 15'side and 20' rear.*
- 4. All exterior siding will be masonry materials, such as brick, hardiplank, stucco, etc.*
- 5. Driveway access will be direct, only from Kelly Mill Road, to the subject property*

A motion was made by Ralph Webb and seconded by Ricky Noles to send Melda Duckworth Rezoning #2026008 to the council with the conditions in the staff report with a recommendation of approval. The motion carried unanimously 3-0.

VI. Announcements

No announcements at this time.

VII. Adjournment

A motion was made by Ricky Noles and seconded by Brent Otwell to adjourn the February 17, 2026 meeting. The motion carried unanimously 3-0.

Approved this 17th day of March, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith