



**City of Cumming Planning Commission Meeting
Regular Meeting
March 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, March 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 with the exception of Brent Otwell.

II. Consider Agenda for Adoption

A motion was made by Ricky Noles and seconded by Ralph Webb to adopt the agenda for the March 17, 2026 meeting. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

III. Consider for Adoption the February 17, 2026 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 February 17, 2026. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

IV. Old Business

There was no old business presented.

V. New Business

A. City of Cumming Rezoning #2026032– 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.

There were no individuals present to speak for or against the item.

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, presented the following staff report.

The owner has made application, to the proper authorities, to rezone 72.371 acres, more or less, from Multiple Use (MU) to Highway Business (HB). The subject property is currently vacant and there is no confirmed development associated with this rezoning. Adjacent property is zoned HB and future land use designation is a combination of Commercial and Office Commercial Multi-Story. Therefore, this rezoning request is in conformance with the Future Land Use Element of the City's Comprehensive Plan.

For the above-mentioned reasons, staff recommends approval of this rezoning request, with the following condition:

Any future commercial development plan on this property shall be approved by the Design Review Committee and the Department of Planning & Zoning staff, prior to the issuance of any permit(s) and commencing project site work or construction.

A motion was made by Ralph Webb to approve Rezoning Request # 2026032 and send to council with the current conditions in staff report AND added condition that any use or division of property must be approved by council including site plan and conditions. The motion was seconded by Ricky Noles. The motion carried unanimously 2-0 with the absence of Commission Member Brent Otwell.

VI. Announcements

No announcements at this time.

VII. Adjournment

A motion was made by Ralph Webb and seconded by Ricky Noles to adjourn the March 17, 2026 meeting. The motion carried unanimously 3-0.

Approved this 20th day of April, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Not present at March 17, 2026 Meeting

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith