



**City of Cumming Planning Commission Meeting
Special Called Meeting
May 27, 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 Wednesday, May 27, 2026, at 5:00 P.M., at City Hall in Cumming, Georgia due to scheduling conflicts for regular scheduled meeting. 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 May 27, 2026, meeting. The motion carried unanimously 2-0 with the absence of Brent Otwell.

III. Consider for Adoption the April 21, 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 April 21, 2026. The motion carried unanimously 2-0 with the absence of Brent Otwell.

IV. Old Business

A. Shree RE Developers, LLC Rezoning #2026026

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

The agent has made application, to the proper authorities, to rezone 3.57 acres, more or less, from Office Commercial Multi-Story (OCMS) to Highway Business (HB), to construct a retail center on Market Place Boulevard (MPB). Future Land Use designation in this area is commercial, therefore; this rezoning request is in conformance with the Future Land Use Element of the City's Comprehensive Plan. Included in this application are variance requests to reduce building setbacks and increased lot coverage. Due to the topography of, and the presence of State waters on, the subject property, these conditions create hardship, necessitating the requested variances.

As you recall, the public hearing for this rezoning request was held before you on April 21, there was a presentation by the application agent and negative comments from one resident. As a result of that hearing, revisions were made to the zoning conditions and accompanying exhibits, which are before you now.

For the above-mentioned reasons, and given the revised conditions/exhibits provided, staff recommend approval of the requested rezoning and variances.

There were no questions presented for this application.

A motion was made by Ralph Webb and seconded by Ricky Noles to send rezoning request #2026026 for Shree RE Developers, LLC to the Council with a recommendation of approval with recommendations from staff report, specifically addressing the maximum square footage limits in Condition 8. The motion carried unanimously 2-0 with the absence of Brent Otwell.

B. Shree RE Developers, LLC Rezoning #2026040

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

The agent has made application, to the proper authorities, to rezone 32.67 acres, more or less, from Office Commercial Multi-Story (OCMS) to Moderate-Family Residential (R-2). The owner will construct an age-restricted residential subdivision of eighty-nine (89) single-family detached units, between Sanders Road and Market Place Boulevard (MPB). Future land use designation is a combination of office-professional, mixed-use and commercial, therefore, an R-2 development at 2.72 units/acre, is a good transition district between the existing commercial and single-family residential development on MPB and Sanders Road, respectively.

Consequently, this rezoning request is in conformance with the Future Land Use Element of the City's Comprehensive Plan. Included in this application are variance requests for building setbacks, lot size and width. Due to the topography of, and the presence of State waters on, the subject property, these conditions create hardship, necessitating the requested variances.

As you recall, the public hearing for this rezoning request was held before you on April 21, there was a presentation by the application agent and negative comments from two residents. As a result of that hearing, revisions were made to the zoning conditions and accompanying exhibits, which are before you now.

For the above-mentioned reasons, and given the revised conditions/exhibits provided, staff recommend approval of the requested rezoning and variances.

A motion was made by Ralph Webb and seconded by Ricky Noles to send rezoning request #2026040 for Shree RE Developers, LLC to the Council with a recommendation for approval with recommendations from staff report. The motion carried unanimously 2-0 with the absence of Brent Otwell.

V. New Business

No new business was presented.

VI. Announcements

No announcements at this time.

VII. Adjournment

A motion was made by Ricky Noles and seconded by Ralph Webb to adjourn the May 21, 2026 special called meeting. The motion carried unanimously 2-0 with the absence of Brent Otwell.

Approved this _____ day of June, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith