



**City of Cumming Planning Commission Meeting
Regular Meeting
April 21, 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, April 21, 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

Commission Chairman Webb advised that there would be a change in order in New Business with the order of items B and C is exchanged. A motion was made by Ricky Noles and seconded by Brent Otwell to adopt the agenda for the April 21, 2026, meeting with the change in order. The motion carried unanimously 3-0.

III. Consider for Adoption the March 17, 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 March 17, 2026. The motion carried unanimously 3-0.

IV. Old Business

There was no old business presented.

V. New Business

Order of agenda has been updated to reflect the request in adoption of agenda.

A. Shree RE Developers, LLC Rezoning #2026026– 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.

Speaking in favor of the rezoning was Sean Courtney with Lipscomb Johnson LLP. Mr. Courtney provided updates on the current zoning and what intentions are for rezoning.

Speaking against the rezoning request was Pamela Glotzbach, a county resident and ecology specialist.

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 provided the following staff report.

The agent has made application, to the proper authorities, to rezone 3.57 acres 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 increase the 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.

For the above-mentioned reasons, staff recommends approval of the requested rezoning and variances, including the attached conditions, architectural design, landscape and zoning plans.

A motion was made by Ricky Noles and seconded by Brent Otwell to postpone action to the

May meeting. The motion carried unanimously 3-0.

B. Shree RE Developers, LLC Rezoning #2026040– 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.

Speaking in favor of the rezoning was Sean Courtney with Lipscomb Johnson LLP. Mr. Courtney provided updates on the current zoning and what intentions are for rezoning.

Speaking against the rezoning request was Pamela Glotzbach, a county resident and ecology specialist. Also speaking against the request was George Notel, a city resident, advising his concern for ensuring other developments are complete before additional projects are approved.

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 provided the following staff report.

The agent has made application, to the proper authorities, to rezone 32.67 acres 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.

For the above-mentioned reasons, staff recommends approval of the requested rezoning and variances, including the attached conditions, elevations, landscape and zoning plans.

A motion was made by Ralph Webb and seconded by Ricky Noles to postpone action to the May meeting. The motion carried unanimously 3-0.

C. Crescent Communities, LLC CUP# 2026039 – Public Hearing

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

Speaking in favor of the CUP was Sean Courtney with Lipscomb Johnson LLP. Mr. Courtney advised he was available to answer questions. No individuals spoke against the CUP.

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 provided the following staff report.

The agent has made application, on behalf of the property owner, for a Conditional Use Permit (CUP), to allow warehouse development in the Highway Business (HB) zoning district. The property is approximately ten (10) acres and is located on Veterans Memorial Boulevard (VMB), directly across from Amos Drive. Included in the CUP application are variance requests for increased parking and reduced zoning buffers.

The proposed use is consistent with the goals and objectives of the City's Comprehensive Plan. Off-street parking and loading facilities are adequate in terms of location, design and amount, for the intended use. The number, size and type of signs proposed are compatible with the surrounding area and in conformance with the City Sign Ordinance. Building setbacks and provision of screening are such that buffering of incompatible uses, if any, is achieved. Ingress to and egress from the subject property is adequate, safe and does not adversely affect the traffic flow on VMS. The location and intensity of outdoor lighting is such that there is no detrimental effect on adjacent properties. Public facilities and utilities are capable of adequately serving the proposed use. The proposed use will not have significant adverse effect on adjacent property values or the general character of the area. The physical conditions of the subject property, including drainage, shape, size, topography, etc., are suitable for the proposed development.

For the above-mentioned reasons, staff recommends approval of the CUP, including the requested variances, with the attached conditions and exhibits.

Ralph Webb advised revisions to Condition 4 needs an Exhibit “C”; Condition 6 must be uniform with other signage on street.

A motion was made by Ralph Webb and seconded by Brent Otwell to send CUP #2026039 to council with a recommendation of approval, including the amendments to conditions. 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 April 21, 2026 meeting. The motion carried unanimously 3-0.

Approved this _____ day of May, 2026.

Chairman Ralph Webb

Commissioner Ricky Noles

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith