City of Cumming Planning Commission Meeting
Regular Scheduled Meeting
September 15, 2026

I. Call Meeting to Order – Ralph Webb, Planning Commission Chairman

The Regular Scheduled Meeting of the Planning Commission for the City of Cumming was held Tuesday, September 15, 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 Bradley Dobbins and seconded by Brent Otwell to adopt the agenda for September 15, 2026. The motion carried unanimously 3-0.

III. Consider for Adoption August 18, 2026 Regular Meeting Minutes

A motion was made by Bradley Dobbins and seconded by Brent Otwell to approve the minutes of the Regular Commission Meeting held on August 18, 2026. The motion carried unanimously 3-0.

IV. Old Business

No new business was presented.

V. New Business

A. Koch Foods – Public Hearing

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

Sean Courtney spoke in favor of the item. Also speaking in favor was Greg Willis, who owns 113 Meadow Drive next to the property. There were no representatives speaking against the item.

A motion was made by Brent Otwell and seconded by Bradley Dobbins to close the public hearing.

The motion carried unanimously 3-0.

Director of Planning and Zoning, Scott Morgan, presented the following staff report…

The agent has made application, on behalf of the applicant, for a Conditional Use Permit (CUP) to allow construction of a parking lot as a principal use in the Office Professional (OP) Zoning District. Koch Foods will be consolidating three properties into one tract, totaling 1.33 acres, removing two older residential structures, cleaning up the properties and paving, landscaping and fencing the area, for an employee parking lot on Meadow Drive, near their facility. The transformation of the area for this proposed use will be an improvement to the physical characteristics of the subject properties and will not be detrimental to the value of the surrounding properties. Koch Foods has agreed to the attached eight conditions, including handling stormwater runoff from the previous area created. This proposed use is in conformance with the goals and objectives of the City's Comprehensive Plan. For the above-mentioned reasons, staff recommend approval of the CU, including the attached site plan exhibit and accompanying conditions and sending the item to council.

A motion was made by Ralph Webb and seconded by Brent Otwell to send the application for a Condition Use Permit for Koch Foods to council with a recommendation of approval based on the attached conditions and provisions stated in the staff report. The motion carried unanimously 3-0.

VI. Announcements

The Cumming Country Fair and Festival will be held October 8-18, 2026 at the Cumming Fairgrounds.

VII. Adjournment

A motion was made by Brent Otwell and seconded by Bradley Dobbins to adjourn the September 15, 2026, meeting. The motion carried unanimously 3-0.

Approved this _____ day of October, 2026.

Chairman Ralph Webb

Commissioner Bradley Dobbins

Commissioner Brent Otwell

Attest:

City Clerk, Alison B. Smith