

**City of Cumming Planning Commission Meeting
Meeting Agenda
September 15, 2020**

I. Meeting Called to Order-Ralph Webb, Chairman.

II. Consider Agenda for Adoption

III. Consider for adoption the following meeting minutes:

A. August 18, 2020 Minutes

IV. Old Business

A. Lennar, Georgia Rezoning #2018321- public hearing- Postpone until 10/20/20

B. Core Development Rezoning#2019422-Vote has been postponed until 10/20

C. Ashton Atlanta Rezoning #2019423-public hearing-postponed to 10/20/2020

V. New Business

A. Orchard Apartments, LLC Variance #2020274- Public Hearing

B. RB and DB, LLC Rezoning #2020277- Public Hearing

VI. Announcements

VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
September 15, 2020**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, September 15, 2020, at 5:00 P.M., at City Hall in Cumming, Georgia. Chairman Ralph Webb, Planning Commissioner Randy Murphy, and Commissioner Robert Brent Otwell were present.

II. Consider Agenda for Adoption: Commissioner Murphy moved to adopt the agenda as presented, Commissioner Otwell seconded and the motion passed unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of August 18, 2020: A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to approve the Minutes of the August 18, 2020, meeting as presented. The motion passed unanimously.

**IV. Old Business: A. Lennar, Georgia Rezoning #2018321- public hearing-
Postponed until 10/20/2020.**

B. Core Development Rezoning #2019422- Vote postponed until 10/20/2020.

C. Ashton Atlanta Rezoning #2019423- public hearing-postponed to 10/20/20.

V. New Business: A. Orchard Apartments, LLC Variance #202074-public hearing:

A motion was made by Commissioner Murphy and seconded by Commissioner Otwell to open the public hearing. The motion passed unanimously. Representing the applicant was the developer, Mr. Randy Nichelson. Mr. Nichelson explained that plans were to construct twenty-one (21) additional units in the existing apartment complex. They will be located at 105 Orchard Circle and 116 Meadow Drive. No one else spoke in favor of or against the variance request. A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to close the public hearing. The motion carried unanimously. Planning Director Scott Morgan read into record the following staff report:

The property owner has made application, to the proper authorities, for a variance request to construct twenty-one (21) additional units in an existing apartment complex. The properties consist of PIN C17-013 and C17-014 and are more commonly known as the Orchard Apartments, 105 Orchard Circle and 116 Meadow Drive, Cumming, GA 30040, respectively. The new units will be constructed in the vacant portions of both

parcels. These will be affordable housing units, similar to is already present in the complex, and will add much-needed city inventory for this housing type.

Therefore, staff recommends approval of this variance request with the following conditions:

- 1. Proposed 18 one-bedroom and 2 studio apartments, with a proposed house for a full-time maintenance person, and a storage shed to keep property maintenance equipment.*
- 2. All units will have brick exterior similar to the existing units and nine-foot ceiling height. Final elevations will be approved by the Mayor or his designated representative.*
- 3. All units will have standard size refrigerators, stoves, etc.*
- 4. All parking to each building will meet ADA standards. Parking space size and number will meet the City off-street parking plan requirements.*
- 5. All units will be connected to City water and sewer utilities.*
- 6. Any development signage will meet the Cumming Sign Ordinance requirements.*
- 7. Landscape plans will be approved by the Mayor or his designated representative.*
- 8. Variance will be approved according to the proposed site plan.*
- 9. Setbacks and buffers will meet City Ordinance requirements.*
- 10. Six-foot wide sidewalks will connect the new units with the existing units.*
- 11. Any storm water generated by new construction must be handled on-site or otherwise addressed.*

A motion was made by Chairman Webb and seconded by Commissioner Murphy to approve Orchard Apartments, LLC Variance #2020274 with the conditions recommend by the Planning Staff and adding condition #12 that the eighteen (18) one bed-room units will be a minimum 800 square feet with a 6-foot porch and the two (2) studio units will be 612 square feet minimum with a 6-foot parch. The motion carried unanimously.

B. RB and DB, LLC Rezoning #2020277- public hearing: A motion was made by Commissioner Murphy and seconded by Commissioner Otwell to open the public hearing for Rezoning #2020277. Mr. Ricky Bryan explained that his plans were to establish a real estate office at in the former residence at 415 Dahlonga Street. The request is to rezone 1.164 acres from Single-Family Residential (R-1A) to Office Professional (OP). No one else present spoke for or against the rezoning request. A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to close the public

hearing. The motion carried unanimously. Planning Director Scott Morgan read into the record the following staff report:

1. The property owner has made a request, to the proper authorities, to rezone PIN C25-007, a 1.164-acre tract from Single-Family Residential (R-1A) to Office Professional (OP), in order to establish a real estate office in a former residence. The property is more commonly identified as 415 Dahlonga Street, Cumming, GA 30040. This corridor is transitioning from residential to commercial/office, therefore; this rezoning request reflects the land use change in this area.

Therefore, staff recommends approval of this rezoning request with the following conditions:

- 1. The existing structure will only be used as a real estate office.*
- 2. Office hours will be Monday thru Friday from 9:00 AM-6:00 Pm and Saturday from 9:00 AM to 4:00 PM.*
- 3. Any building changes/improvements must be approved and permitted by the Department of Planning & Zoning and Fire Marshall's Office.*
- 4. All parking spaces must be marked and comply with the ADA and the City's off-street parking requirements.*
- 5. All signage must comply with the City Sign Ordinance, be approved and permitted by the Department of Planning and Zoning.*
- 6. Additional landscaping must be approved by the Department of Planning & Zoning.*

A motion was made by Chairman Webb and seconded by Commissioner Murphy to approve RB and DB, LLC Rezoning #2020277 with the conditions recommended by the Planning Staff. The motion carried unanimously.

VI. Announcements- none

VII. Adjourn: A motion was made by Commissioner Murphy and seconded by Commissioner Otwell to adjourn the meeting. The motion passed unanimously.

Approved this 20th day of October, 2020.

Chairman Webb

Commissioner Murphy

Commissioner Otwell

Attest:

City Clerk