

**City of Cumming Planning Commission Meeting
Meeting Agenda
March 16, 2021**

- I. Call meeting to Order-Ralph Webb, Chairman.
- II. Adoption of Agenda
- III. Approval of February 16, 2021 meeting minutes
- IV. Old Business
- V. New Business
 - A. Advantage Boat Center CUP #2021152-Public Hearing
- VI. Announcements
- VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
MARCH 16, 2021**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, March 16, 2021, at 5:00 P.M., at City Hall in Cumming, Georgia. Chairman Ralph Webb and Planning Commissioner Randy Murphy were present and Commissioner Robert Brent Otwell was absent.

II. Consider Agenda for Adoption: Commissioner Randy Murphy moved to adopt the agenda and Chairman Webb seconded and the motion passed unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of February 16, 2021: A motion was made by Commissioner Murphy and seconded by Chairman Webb to approve the Minutes of the February 16, 2021, meeting as presented. The motion passed unanimously.

IV. Old Business: none

V. New Business: A. Advantage Boat Center CUP #2021152- Public Hearing: A motion was made by Commissioner Murphy and seconded by Chairman Webb to open the public hearing. The motion passed unanimously. Mr. Bill Reins, President of Advantage Boat Center, explained that their intentions are to purchase 7.94 acres located at 318 Baldrige Road for the business of outside storage. Some grading would be required to level the land conducive to outside parking for boats, RV's, and trailers. Advantage Boat Center currently owns three other business properties in the City of Cumming. No one present spoke in opposition to CUP #2021152. A motion was made by Commissioner Murphy and seconded by Chairman Webb to close the public hearing. The motion carried unanimously.

Planning Director Scott Morgan read into the record the following staff report: *The Property owner has made application to the proper authorities for a Conditional Use Permit (CUP), in order to establish an open storage facility as a principal use on their property in the Planned Shopping Center (PSC) zoning district. The subject property is PIN C27-024, located at 318 Bald Ridge Road, is currently vacant and consists of 7.944 acres, more or less. Given the property topography and the existing power line easement, this would be an appropriate use and not easily visible from the roadway.*

The applicant/operator will grade, gravel and install perimeter fencing around the entire property. The front portion of the fencing will be screened, as it runs on both sides of the entrance, which will be controlled by an electronic security gate. The entrance will have a sixty-foot paved driveway, curved from an existing curb cut to the gate, and will travel behind existing trees, thereby minimizing visibility of the entrance from the roadway. Each storage space will be cleared marked, keeping the entire parking area neat and organized. A monument sign for the storage facility will be installed at the entrance driveway, near the roadway.

Given the above the improvements, staff recommends approval of the CUP with the following conditions:

1. Occupant agrees at all times to keep all items stored on the premises in “drivable” or working condition and to keep trailers road-worthy. Occupants shall not use the facility or space as a shop to service, repair, restore, modify or otherwise work on stored items.

2. Exterior lights located at the facility shall be facing in, illuminating only the storage area, and approved by the Department of Planning and Zoning.

3. Any facility signage will be permitted by the Department of Planning and Zoning.

Chairman Webb made a motion and was seconded by Commissioner Murphy to approve CUP #2021152 with the conditions recommended by the Planning staff and adding the following conditions:

4. Design of grading not to increase runoff and applicant will comply with six (6) plan items as stated in 2/08/21 letter of intent. (see attached)

The motion passed unanimously.

VI. Announcements- none

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

Approved this 20th day of April, 2021.

Chairman Webb

Commissioner Murphy

Commissioner Otwell

Attest:

City Clerk