

**City of Cumming Planning Commission Meeting
Meeting Agenda
October 19, 2021**

I. Call meeting to Order-Ralph Webb, Chairman.

II. Adoption of Agenda

III. Approval of September 28, 2021 meeting minutes

IV. Old Business

A. Southern General Development Corporation Rezoning #2021275

B. Providence Group of Georgia, LLC Rezoning #2021293(Postponed until the November 16, 2021 meeting)

V. New Business

VI. Announcements

VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
OCTOBER 19, 2021**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, October 19, 2021, at 5:00 P.M., at City Hall in Cumming, Georgia. Chairman Ralph Webb, Planning Commissioner Brent Otwell and Commissioner Ricky Noles were present.

II. Consider Agenda for Adoption: Chairman Ralph Webb announced that under **Old Business, Item B: Providence Group of Georgia, LLC Rezoning #2021293 would be postponed until the November 16, 2021 meeting.** A motion was made by Commissioner Ricky Noles and seconded by Commissioner Brent Otwell to adopt the agenda as amended. The motion carried unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of September 28, 2021: A motion was made by Commissioner Brent Otwell and seconded by Commissioner Ricky Noles to approve the Minutes of the September 28, 2021, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Southern General Development Corporation, Rezoning

#1021275: Planning Director Scott Morgan read in the record the following staff report:

The applicant, on behalf of the property owner, has made application to the proper authorities, to rezone 78.307 acres, more or less, from Single-Family Residential (R-1) to Multiple-Family Residential (R-3), in order to construct a residential subdivision, with a mixture of housing types. The existing zoning in this area is a combination of R-1 and Institutional (INST). The future land use is designated low-density residential and public-institutional.

The applicant has requested R-3 zoning, which allows up to six (6) units per acre, however; the overall density of the proposed development is 2.25 units per acre, with variances on side setback, distance between buildings, minimum lot size and width, as well as maximum lot coverage. They have included revised zoning conditions, housing elevations and concept plan, as part of their application package. They are proposing two development entrances on Pilgrim Road, the configuration of which will require final approval, according to County Ordinance 101.

Due to the fact the developer has reduced the number of units, lowering the project density and removed the attached townhomes, staff recommends approval of the rezoning to R-2, with the requested variances granted according to the R-2 dimensional requirements.

A motion was made by Chairman Ralph Webb and seconded by Commissioner Brent Otwell to approve Southern General Development Corporation Rezoning #2021275 with the revised conditions (attached). The motion carried unanimously.

E. Providence Group of Georgia, LLC Rezoning #2021293: (Postponed until November 16, 2021 meeting)

VI. Announcements- none

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

Approved this 16th day of November, 2021.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk