

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

- I. Call meeting to Order-Ralph Webb, Chairman.
- II. Adoption of Agenda
- III. Approval of October 19, 2021 meeting minutes
- IV. Old Business
 - A. Providence Group of Georgia, LLC Rezoning #2021293
- V. New Business
 - A. Horizon Christian Academy Annexation #2021311 (Public Hearing)
- VI. Announcements
- VII. Adjourn.

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

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, November 16, 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: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to adopt the agenda. The motion carried unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of October 19, 2021: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the October 19, 2021, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Providence Group of Georgia, LLC Rezoning #1021293:

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 152.911 acres, more or less, from a combination of single-family residential (R-1A), Office Professional (OP), and Planned Shopping Center (PSC), to Planned Unit Development (PUD), in order to construct a mixed-use development. The development will consist of a mixture of housing types totaling 823 units, 106,700 square feet of retail, restaurant, office and indoor amenity uses, as well as 220,000 square feet of institutional- senior living. Future land use for the subject property is a combination of mixed-use and commercial, therefore; this rezoning request is in conformance with the City's Comprehensive Plan.*

The applicant has included zoning plans and conditions, along with landscape buffer exhibits, product elevations and street profiles. The proposed development will have private streets and be gated. There will be vertical mixed units located near Dahlonga Street (SR9), as well as retail, restaurant and office use, along both Dahlonga Street and Pilgrim Mill Road. There will be recreational amenities in both the attached and detached single-family communities, including pocket parks dispersed throughout the development. There will be planted buffers between the development and all existing

homes on Brooks Farm Drive, Northdale Subdivision and Pilgrim Mill Road. As part of this development, a connector road will be constructed, from the intersection of SR's 9 and 20, east to its terminus and intersection with Pilgrim Mill Road.

After numerous meetings between the Planning Board members, staff and the applicant, and the resulting revisions to the proposed project, the staff is recommending approval of this rezoning request, according to the attached development information.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Providence Group of Georgia, LLC Rezoning #2021293 with revised conditions (attached). The motion carried 2-1 with Commissioner Ricky Noles against.

V. New Business: A. Horizon Christian Academy Annexation #2021311: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Representing the applicant was Mr. Tom Shefchunas, the Head of School and member of Board of Directors, Mr. Adam Rodes. Mr. Shefchunas explained that plans were to keep the property as its current use, a private Christian School, with possible future expansion. Mr. George Notel spoke in opposition to the annexation stating that traffic on Sawnee Drive was already too congested. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing.

Planning Director Scott Morgan read into the record the following staff report:

The applicant, on behalf of the property owner, has made applicant to the proper authorities to annex 34.23 acres, more or less, and rezone from County Single-Family Residential (R-1) to City Institutional (INST). There is a Private Christian School located on the property and the land use will remain the same, with possible future expansion. There is INST zoned property directly across Sawnee Drive from the school and future land use is also institutional, therefore; this requested annexation and rezoning is in conformance with the City's Comprehensive Plan. Forsyth County has acknowledged they are aware of this annexation request (attached).

For the above-mentioned reasons, staff recommends approval of the annexation and rezoning as requested, with the following conditions.

1. Final recommendation of approval contingent upon receiving written notice from the County, stating they have no objection to the requested annexation/rezoning.

2. Should the property owner make any changes to the existing site, whether by building additions, new construction or site improvements, plans for any such work must be reviewed and approved by the Mayor and Council.

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve Horizon Christian Academy Annexation #20211311 with the two conditions recommended by the Planning Staff. The motion carried unanimously.

VI. Announcements- none

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

Approved this 21st day of December, 2021.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk