

**City of Cumming Planning Commission Meeting
Meeting Agenda
February 15, 2022**

- I. Call meeting to Order-Ralph Webb, Chairman.
- II. Adoption of Agenda
- III. Approval of January 18, 2022 meeting minutes
- IV. Old Business
- V. New Business
 - A. NMC Estate Holdings, LLC Variance #2021372
- VI. Announcements
- VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
FEBRUARY 15, 2022**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, February 15, 2022, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members 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 January 18, 2022: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the January 18, 2022, meeting as presented. The motion carried unanimously.

IV. Old Business: None

V. New Business: A. NMC Estate Holdings, LLC Variance #2021372: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to open the public hearing. The motion carried unanimously. Representing the applicant was Mr. Brian Cole with BC Engineering. Mr. Cole explained that the property owner was notified by the State Fire Marshal that the existing parking lot needed to be expanded. A variance would be needed to exceed the maximum number of off-street parking spaces allowed in the Central Business District. No one else spoke on the variance request. 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 agent has made application, on behalf of the property owner, for a variance to the maximum number of off-street parking spaces allowed in the Central Business District (CBD). The subject property is 105 Professional Park Drive, which contains a medical office building of approximately 7,800 square feet. There are 26 existing off-street parking spaces, including 2 handicapped spaces. The City's parking plan allows a maximum of 31 spaces. The applicant is requesting adding 17 additional spaces, bringing the total 43 spaces, which is 12 over the limit. The State Fire Marshall has stated the additional spaces are necessary because this location will be an outpatient

surgery center, in addition to medical offices. There will also be a stormwater detention facility added, to capture the run-off from the increased impervious surface.

Given the above information, staff recommends approval of the variance as requested.

A motion was made by Chairman Ralph Webb and seconded by Commissioner Noles to approve Variance Request #2021372 by NMC Estate Holdings, LLC with the added condition that the proposed dumpster must comply with the City's standards. 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 carried unanimously.

Approved this 15th day of March, 2022.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk