

**City of Cumming Planning Commission Meeting
Meeting Agenda
December 21, 2021**

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

II. Adoption of Agenda

III. Approval of November 16, 2021 meeting minutes

IV. Old Business

V. New Business

A. Wash Factory Cumming, LLC Variance #2021351 (public hearing)

VI. Announcements

VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
DECEMBER 21, 2021**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, December 21, 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 Otwell and seconded by Commissioner Noles to adopt the agenda. The motion carried unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of November 16, 2021: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve the Minutes of the November 16, 2021, meeting as presented. The motion carried unanimously.

IV. Old Business: None

V. New Business: A. Wash Factory Cumming, LLC Variance #2021351: 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. Travis Smith, the owner and operator of the proposed car wash. Mr. Smith explained that the variance requested was to reduce the west side landscape strip adjacent to North Corners Parkway from 10' down to 2' for approximately 103' to accommodate the drive isle for development of a 4,725 sf Express Car Wash Facility. No one spoke in opposition to the variance request. A motion was made by Commissioner Noles and seconded by Commissioner Otwell 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 an 8' variance to the minimum landscape strip, required along right-of-way (ROW), for any non-residential use. The owner has requested reducing the landscape strip from 10' to 2', to accommodate two drive lanes for their proposed car wash facility. There is an additional 10' landscaped common area, belonging to the shopping center, beyond their requested reduction to the ROW. Therefore, if you grant the variance, there

would still be adequate buffer between the car wash drive lanes and North Corners Parkway.

For the above reason, staff recommends approval of the variance as requested, with the condition should traffic stack-up from the drive lanes out onto North Corners Parkway, an attendant will be available to direct customers around the facility, to its entrance from the shopping center parking lot.

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve Wash Factory Cumming, LLC Variance # 2021351 with the condition recommended by the Planning Staff. The motion carried unanimously.

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 4th day of January, 2022.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk