

**City of Cumming Planning Commission Meeting
Meeting Agenda
August 16, 2022**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of July 19, 2022 meeting minutes
4. Old Business
5. New Business
 - A. Jagannah Properties, LLC Variance #2022219-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
AUGUST 16, 2022**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, August 16, 2022, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present. Chairman Webb called the meeting to order.

II. Consider Agenda for Adoption: Chairman Webb requested to move **5. New Business** **A. Jagannah Properties, LLC Variance #2022219** to be heard before **4. Old Business**.

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to revise the agenda as requested by Chairman Webb and adopt the remainder of the agenda as presented. The motion carried unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of July 19, 2022:

A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the July 19, 2022, meeting as presented. The motion carried unanimously.

V. New Business: A. Jagannah Properties, LLC Variance #2022219- public hearing:

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. Representing the applicant was Mr. Bruce Fallahi, who explained that this property located at 1080 Sanders Road currently has two existing medical offices and third currently vacant. Their request was to increase the total number of off-street parking spaces from 37 to 51 spaces. No opposition was recorded to this 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 owner has made application, to the proper authorities, for a parking variance, to increase the total number of off-street parking spaces above the maximum allowed. The subject property is located at 1080 Sanders Road, with two existing medical offices and a third currently vacant. There are currently 37 existing spaces, including 3 handicapped spaces. The third office will begin conducting medical examinations and outpatient surgery, requiring 14 additional spaces, for a total of 51, 10 spaces above the maximum allowed by our off-street parking plan.*

The traffic engineering report included in your packet supports the need for these additional spaces, given the total square footage and use of these three medical practices. The project engineer has certified the existing stormwater detention facility has sufficient capacity to handle the additional runoff, which will be generated by adding these parking spaces (enclosure).

For the above-mentioned reasons, staff recommends approval of the variance request, with the following condition:

1. Plans for the construction of these additional parking spaces must be approved and permitted by the Department of Planning and Zoning.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Variance Request #2022219 by Jagannah Properties, LLC with the condition recommended by Planning staff and adding the following:

2. Maximum of 51 total off-street parking spaces to include 5 handicapped spaces.

3. The landscaping plan must be approved and permitted by the Department of Planning and Zoning.

The motion carried unanimously.

IV. Old Business: Mr. Jerry Weitz presented a rough draft of the proposed Cumming Design Guide and the Ordinance to Amend the Zoning Ordinance. This is for their review and recommendation to the Council for adoption at a later meeting.

VI. Announcements- none

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

Approved this 20th day of September, 2022.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk