

**City of Cumming Planning Commission Meeting  
Meeting Agenda  
April 18, 2023**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of March 21, 2023 meeting minutes
4. Old Business  
    Inline Communities, LLC Rezoning #2023002- POSTPONE
5. New Business  
    Cumming Leasing, LLC Rezoning #2023040-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING  
PLANNING COMMISSION MINUTES  
APRIL 18, 2023**

**I.** There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, April 18, 2023, 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:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to adopt the agenda as presented. The motion carried unanimously.

**III. Consider for adoption the following meeting minutes: A. Meeting of March 21, 2023:** A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the March 21, 2023, meeting as presented. The motion carried unanimously.

**IV. Old Business: Inline Communities, LLC Rezoning Request #2023002: Postponed for 30 days.**

**IV. New Business- Cumming Leasing, LLC Rezoning #2023040-public hearing:** 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 Edna Webb. Mrs. Webb explained that the request was to rezone 1.26 acres from Central Business District (CBD) to Highway Business (HB), to construct an office/warehouse along with a variance for the required planted buffer. No other public comments were recorded. 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 applicant has made application, on behalf of the property owner, to rezone 1.26 acres, more or less, from Central Business District (CBD) to Highway Business (HB), for the purpose of constructing office/warehouse or “flex space”. The future land use of the subject property is Office Professional, so the rezoning request is in conformance with the Future Land Use Map of the Comprehensive Plan.*

*The property is currently vacant. As part of the rezoning request, the applicant is requesting a Conditional Use Permit (CUP), to allow the warehouse space, within the*

*HB zoning district. The applicant is also requesting a variance to the required thirty-foot (30') natural buffer and will replace it with a ten-foot (10') planted buffer. The adjacent properties will be screened using these planted buffers.*

*For the above-mentioned reasons and given the proposed use, staff recommends approval of the rezoning, CUP and variance as requested.*

A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve Rezoning #2023040-Cumming Leasing, LLC, CUP and variance as requested.

The motion carried 2-0 with Chairman Webb recused.

**VI. Announcements- none**

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

**Approved this 16th day of May, 2023.**

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**Chairman Webb**

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**Commissioner Noles**

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**Commissioner Otwell**

**Attest:**

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**City Clerk**