

**City of Cumming Planning Commission Meeting  
Meeting Agenda  
November 21, 2023**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of October 17, 2023 meeting minutes
4. Old Business
  - A. Providence Group Rezoning #2023156- POSTPONE public hearing until 12/19
  - B. SD Reality Annexation #2023161- Public hearing
  - C. Agnes Slack, LP Rezoning #2023190- POSTPONE public hearing until further Notice
  - D. Inline Communities Rezoning #202316-POSTPONE public hearing until 12/19
5. New Business
6. Announcements
7. Adjourn.

**CITY OF CUMMING  
PLANNING COMMISSION MINUTES  
NOVEMBER 21, 2023**

**I.** There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, November 21, 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 October 17, 2023:** A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve the Minutes of the October 17, 2023, meeting as presented. The motion carried unanimously.

**IV. Old Business: A. Providence Group Rezoning #2023156- POSTPONE public hearing until 12/19.**

**B. SD Realty, LLC Annexation #2023161- 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 Mr. George E. Butler II. Mr. Butler explained that the request was to annex 9.306 acres from County Lake Residential (LR) to City Highway Business (HB), to develop 42,000 square feet of new commercial space to consist of 6 buildings, including a 4,000-square-foot restaurant outparcel. After further discussion, 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 annex 9.306 acres, more or less, and rezone from County Lake Residential (LR) to City Highway Business (HB), for the purpose of constructing a commercial development. There is existing HB zoning directly adjacent to the north and future land use indicates commercial throughout the area. Therefore, the requested rezoning is conformance*

*with the City's Comprehensive Plan. The County has stated they have no objection to the proposed annexation of the property (enclosure).*

*Staff recommends approval of the requested annexation/rezoning, with the attached conditions, as agreed to by the applicant and property owner.*

A motion was made by Chairman Webb, and seconded by Commissioner Noles to approve Annexation #2023161 by SD Reality, LLC with the conditions listed and adding under condition #4 “the landscaping shall be substantially similar to Exhibit D, submitted hereto;” And under condition #16 “any drive-thru use must be approved by Council’. The motion carried unanimously.

**C. Agnes Slack, LP Annexation #2023190- Public hearing-** A motion was made Chairman Webb and seconded by Commissioner Noles to lay on the table Annexation #2023190-Agnes Slack, LP until further notice. The motion carried unanimously.

**D. Inline Communications- Rezoning #2023216-POSTPONE public hearing until 12/19.**

**V. New Business: none**

**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 19th day of December, 2023.**

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**Chairman Webb**

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**Commissioner Noles**

**Commissioner Otwell**

**Attest:**

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**City Clerk**