

**City of Cumming Planning Commission Meeting
Meeting Agenda
December 19, 2023**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of November 21, 2023 meeting minutes
4. Old Business
 - A. Providence Group Rezoning #2023156- POSTPONE public hearing until 01/16/24
 - B. Inline Communities Rezoning #202316-public hearing
5. New Business
 - A. Forsyth IL-AL Investors, LLC Rezoning #2023264-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
DECEMBER 19, 2023**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, December 19, 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 November 21, 2023: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to approve the Minutes of the November 21, 2023, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Providence Group Rezoning #2023156- POSTPONE public hearing until 01/16/24.

B. Inline Communities Rezoning #2023216- public hearing- 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. Ken Wood with Wakefield and Beasley. Mr. Wood explained that the request was to rezone 33.504 acres for townhomes and detached homes. 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 rezone 33.504 acres, more or less, from a combination of Highway Business (HB) and Restricted Industrial (M-1), to Multiple-Family Residential (R-3), for the purpose of constructing a townhome and detached home residential subdivision. The future land use designation for this property is public institutional. Surrounding adjacent properties' future land use is a combination of commercial, industrial and residential. This requested rezoning is not in conformance with the future land use map of the City's Comprehensive Plan. Therefore, staff recommends denial of this rezoning.*

A motion was made by Chairman Webb, and seconded by Commissioner Otwell to deny Rezoning Application #2023216 by Inline Communities. The motion carried unanimously.

V. New Business: A. Forsyth IL-AL Investors, LLC Rezoning #2023264-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. Sean Courtney with Lipscomb Johnson LLP. Mr. Courtney explained that plans were to develop a Senior Living Community with 190 Units (approximately 100 Independent Living, 60 Assisted Living, and 30 Memory Care Units). Also requested is a height variance and a parking space variance.

Several neighboring residents on Sanders Road and Timberlake Trail voiced their concerns of additional traffic, sound and light noise, in addition to more trash generated.

A motion was made by Chairman Webb 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 agent has made application, on behalf of the property owner, to rezone 7.3198 acres, more or less, from Office Commercial Multi-Story (OCMS) to Institutional (INST), for constructing a senior living community. The proposed facility will consist of approximately 190 units, including independent living, assisted living and memory care units. There are also requested variances to exceed the building height and the number of off-street parking spaces. The Forsyth County Department of Engineering must approve both the proposed entrance on Sanders Road and the road connection to Market Place Boulevard. Future land use designation for this, and adjacent properties, is Office Professional, therefore; this rezoning request is in conformance with the future land use map of the City's Comprehensive Plan.***

Staff recommends approval of this rezoning, with the conditions provided, and including the requested variances.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Forsyth IL-AL Investors, LLC Rezoning #2023264 adding to the conditions listed, the following:

- 6. The landscape plan shall be approved by the Design Review Board.**

7. Joint access easement and construction agreement pertaining to the proposed Thru-road from Market Place Boulevard to Sanders shall adhere to all the Driveway specifications.

12. Any upgrades to the water and fire booster pumps will be at the expense of the Developer.

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 carried unanimously.

Approved this 16th day of January, 2024.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk