

**City of Cumming Planning Commission Meeting
Meeting Agenda
January 16, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of December 19, 2023 meeting minutes
4. Old Business
 - A. Providence Group Rezoning #2023156- POSTPONE public hearing until 02/20/24
 - B. Forsyth IL-AL Investors, LLC Rezoning #2023264-POSTPONE public hearing until 02/20/24
5. New Business
 - A. Horizon Christian Academy, Inc. Annexation #2023265-public hearing
 - B. Guven Investments, Inc. CUP #2023274-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
JANUARY 16, 2024**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, January 16, 2024, 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 December 19, 2023: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the December 19, 2023, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Providence Group Rezoning #2023156- POSTPONE public hearing until 02/20/24.

B. Forsyth IL-AL Investors, LLC Rezoning #2023264-POSTPONE public hearing until 2/20/24.

V. New Business: A. Horizon Christian Academy, Inc. Annexation #2023265-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. Ethan Underwood with Miles Hansford, LLC. Mr. Underwood explained that plans were to annex 32.985 acres and rezone from R1- Single Family Residential District (Forsyth County) to INST (Institutional District (City) for the continued use as a Private School.

Adair Park resident, George Notel, voiced his concern of additional traffic blocking Sawnee Drive when parents line up to drop off their children in the morning and pick up them up in the afternoon. He suggested an additional drive into the school to avoid this problem.

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, to annex 32.985 acres, more or less, and rezone from County Single-Family Residential (R1) to City Institutional (INST). The subject property, 1270 Sawnee Drive, Cumming, Georgia 30040, is the location of private Christian school, known as Horizon Christian Academy. The owner has no plans to alter the existing use.*

Given the subject property is not within the corporate limits, it is not depicted on the City's Future Land Use Map. However, directly adjacent zoning/future land use across Sawnee Drive is designated as Public Institutional and Low-Density Residential on the City's Future Land Use Map. Therefore, this rezoning, upon annexation, is in conformance with the City's Comprehensive Plan.

Forsyth County has acknowledged receipt of the applicant's annexation petition, however; they have not officially notified the City of Cumming, as to whether or not they will object to the proposed annexation/rezoning (enclosed).

Based upon the City's zoning and future land use designation, staff recommends approval of the annexation/rezoning, as requested, absent County objection.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve Horizon Christian Academy, Inc. Annexation #2023265 with the condition that:

Any future development to the property must come before the City Council.

The motion carried unanimously.

B. Guven Investments, Inc. CUP #2023274-public hearing: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. No public comments were recorded. A motion was made by Commissioner Otwell and seconded by Commissioner Noles 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 Conditional Use Permit (CUP), to establish an outdoor storage facility in the Highway Business (HB) zoning district. The property is fronting Buford Dam Road, between the Kingswood residential subdivision and the Lanier Tire business. The combined acreage for the two parcels is 4.56 acres.

Staff recommends approval of the CUP with the following conditions:

1. Per the owner's CUP site plan, the Buford Dam Road frontage of the parcel can utilize a 4-rail equestrian fence in front of a minimum of two rows of a variety of visual landscape plantings, to be approved by the Planning and Zoning Department. The remaining perimeter of the Buford Dam Road parcel must be either fenced, with an eight-foot (8') high wooden privacy fence or slatted chain link fence.

2. A landscape plan for the entire site must be submitted to, and approved by, the Planning and Zoning Department, before installation, and include a variety of visual landscape plantings, from the lots along the northern boundary.

3. As indicated on the owner's CUP site plan, a secured, gated entrance will be required, including a concrete entrance apron off Buford Dam Road.

4. Given this property is identified as an Environmentally Sensitive Parcel (ESP) in our Zoning Ordinance, core sample results will be required, before any building can be approved to be constructed on the property.

5. The future outdoor expansion area, as identified on the owner's CUP site plan, will need to be reviewed and approved by the Planning and Zoning Department, before established.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve CUP #2023274 by Guven Investments, Inc. with the addition language to condition #3, *the gated entrance must align with Lake Center Parkway.*

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 20th day of February, 2024.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk