

**City of Cumming Planning Commission Meeting
Meeting Agenda
February 20, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of January 16, 2024 meeting minutes
4. Old Business
 - A. Providence Group Rezoning #2023156-public hearing
5. New Business
 - A. City-initiated Rezoning #2024046-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
FEBRUARY 20, 2024**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, February 20, 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 January 16, 2024: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the January 20, 2024, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Providence Group Rezoning #2023156-public hearing:

Planning Director Scott Morgan read into the record the following staff report:

The applicant has made application, on behalf of the property owners, to rezone 93.393 acres, more or less, from Highway Business (HB) to Multi-Family Residential (R-3), to construct a townhome and single-family detached residential subdivision.

This is a public hearing, to solicit comments on the applicant's proposed concept plan and draft zoning conditions. There is no staff recommendation at this time.

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. Warren Jolly and Mr. Clint Walters. They explained that plans were to rezone the 93.393 acres from the existing Highway Business District (HB) to Multi-Family District (R-3) to allow development and construction of 215 detached single-family residential units and 245 townhome units with an overall density of 4.93 units per acre. A total of eight (8) variances are requested to reach the 460 total units.

Several residents of the Park Shore Subdivision made comments over the development of the property. One had concerns, the others supported. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing. The motion carried unanimously.

V. New Business: A. City-initiated Rezoning #2024046-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 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 City of Cumming is proposing to rezone publicly-owned property, including the Cumming City Center (CCC), which is zoned Institutional (INST) and surrounding vacant property, which is zoned a combination of INST and Multi-Family (R-2, R-3), to Planned Unit Development (PUD), to include mixed-use development of commercial/office/residential uses, as well as civic and open space. The surrounding future land use is designated mixed-use, public-institutional, and moderate-density residential, therefore; this rezoning is in conformance with the City's Comprehensive Plan.*

The Staff recommends approving the rezoning to PUD, according to the enclosed concept plan and dimensional requirements.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to approve City-initiated Rezoning #2024046. 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 19th day of March, 2024.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk