

**City of Cumming Planning Commission Meeting
Meeting Agenda
March 19, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of February 20, 2024 meeting minutes
4. Old Business
 - A. Providence Group Rezoning #2023156
5. New Business
 - A. Randy Chester-CUP #2024037-public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
MARCH 19, 2024**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, March 19, 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 February 20, 2024: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the February 19, 2024, meeting as presented. The motion carried unanimously.

IV. Old Business: A. Providence Group Rezoning #2023156-: Planning Director Scott Morgan stated that public comments were solicited on the applicant's proposed concept plan and draft zoning conditions at the February 19, 2024 Planning Commission Meeting. Staff recommended denial, based upon the rezoning request's lack of conformance to the Future Land Use Map of our Comprehensive Plan. A motion was made by Chairman Webb to approve Providence Group Rezoning #2023156 with the conditions submitted by the applicant. The motion died due to the lack of a second. A motion was made by Commissioner Noles and seconded by Commissioner Otwell recommending denial of Providence Group Rezoning #2023156. The motion carried 2-1.

V. New Business: A. Randy Chester CUP#2024037-public hearing. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. The property owner, Mr. Randy Chester explained that his plans were to demolish the existing house on the property and construct a 15,000 square-foot church building. Pastor Mark Acevedo spoke in favor of the CUP. Adjoining neighbors, Water Brown and Scott Kooy voiced buffer concerns. Mr. Gary Ragowski opposed the CUP, because of excessive traffic. 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, for a Conditional Use Permit (CUP), to establish a church at 375 Mary Alice Park Road, in a Single-Family Residential (R-1) zoning district. The existing house will be demolished and a 15,000 square-foot church building will be constructed, utilizing both lots. The occupancy maximum will be 350 people, so the ninety-five (95) parking spaces, including four (4) handicapped spaces, will meet our minimum off-street parking requirements. The only traffic generated would be during traditional church hours. This proposed use conforms to the Future Land Use Map of the City's Comprehensive Plan. There is no staff recommendation at this time.*

Chairman Webb stated they were going to gather public comments, come back with conditions at the April 16, 2024 meeting, and take a vote at that time.

VI. Announcements- none

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

Approved this 16th day of April, 2024.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk

