

**City of Cumming Planning Commission Meeting
Meeting Agenda
February 18, 2025**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of January 21, 2025 meeting minutes
4. Old Business
5. New Business
 - A. Hoff Homes, LLC Annexation #2025002- public hearing
 - B. Howard Hobby Variance# 2025003- public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
FEBRUARY 18, 2025**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, February 18, 2025, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present with the exception of Commissioner Otwell. Chairman Ralph Webb presided over the meeting and called the meeting to order.

2. Consider Agenda for Adoption: A motion was made by Commissioner Noles and seconded by Chairman Webb to adopt the agenda as presented. The motion carried 2-0 with Commissioner Otwell absent.

3. Consider for adoption the following meeting minutes: A. Meeting of January 21, 2025: A motion was made by Commissioner Noles and seconded by Chairman Webb to approve the Minutes of the January 21, 2025, meeting as presented. The motion carried 2-0 with Commissioner Otwell absent.

4. Old Business: none

5. New Business: A. Hoff Homes, LLC Annexation #2025002-public hearing: A motion was made by Commissioner Noles and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with Commissioner Otwell absent. The property owners, Ken and Todd Vanderhoff, stated that their request was to annex their existing 20-unit apartment complex and a vacant parcel of land. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Chairman Webb to close the public hearing. The motion carried 2-0 with Commissioner Otwell absent.

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

The property owner has submitted an annexation petition, to the proper authorities, to annex two parcels, totaling 4.97 acres, more or less, and rezone from County Multi-Family Residential (R-3) and Agricultural (A-1), to City Multi-Family Residential (R-3). The parcels are PIN's 128-071 and 128-068 and are more commonly known as 3300 Hutchinson Road and 3215 Castleberry Road, respectively. The parcels have contiguity to the existing City boundary, so, they are eligible to be annexed. Existing City Zoning across Hutchinson Road is R-3 and future land use designation is high-

density residential, therefore; this annexation/rezoning request is in conformance with the City's Comprehensive Plan.

Forsyth County had stated they have received this annexation request, however; they have not stated whether or not they will object to this proposed annexation. For the above-mentioned reasons, staff recommends approval of this requested annexation.

A motion was made by Chairman Webb and seconded by Commissioner Noles to postpone any action on Annexation #2025002 until the March 18, 2025 Planning Commission meeting. The motion carried 2-0 with Commissioner Otwell absent.

B. Howard Hobby Variance #2025003- public hearing: A motion was made by Commissioner Noles and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with Commissioner Otwell absent. Representing the applicant was Mr. Howard Hobby. Mr. Hobby stated that plans were to construct self-storage warehouses. Due to the unusual shape of the property, relief from the setback requirement are requested. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Chairman Webb to close the public hearing. The motion carried 2-0 with Commissioner Otwell absent.

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

The applicant has made application, on behalf of the property owner, for variances to the City's dimensional requirement, in order to construct self-storage warehouses. Specifically, they are requesting thirty-foot (30') and forty-five (45') variances to the buffer setback from residential zoning and a forty-foot (40') building setback from the same. The unusual shape of the subject property creates a hardship, which requires relief from the setback requirements.

After review of their application, the following conditions are recommended:

- 1. Road frontage building elevations must be submitted to, and approved by, the City's Design Review Committee (DRC), before LDP permit issuance.*
- 2. A landscape plan for the entire site, including the area along the frontage of the property, must be submitted to, and approved by, the DRC, before LDP issuance.*
- 3. No mini-warehouses will be located along the frontage of the subject property.*
- 4. Fencing along the front of the storage facility must be decorative, a minimum of five-feet (5') high, and be approved by the DRC.*

5. All facility signage must be approved and permitted by the Department of Planning & Zoning, prior to building permits issuance.

Provided all these conditions are met, staff recommends approval of the variances, as requested.

A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Variance Request #2025003 by Howard Hobby with the conditions recommended by the Planning Staff and Chairman Webb added the condition that rear setback buffers to be approved by the DRC. Leave natural growth, if possible, for the other setback buffers. After clearing and grading, City officials may decide additional plantings will be required. The motion carried 2-0 with Commissioner Otwell absent.

6. Announcements- none

7. Adjourn: A motion was made by Commissioner Noles and seconded by Chairman Webb to adjourn the meeting. The motion carried 2-0 with Commissioner Otwell absent.

Approved this 18th day of March, 2025.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk