

**City of Cumming
Planning and Zoning Minutes
July 16, 2019**

There was the regularly held meeting of the Cumming Planning and Zoning Commission on July 16, 2019 at City Hall in Cumming, Georgia. All Commission members were present. Chairman Ralph Webb presided over the meeting and called the meeting to order.

Chairman Ralph Webb announced that the Public Hearing on **B. Central Forsyth Properties, LLC Rezoning #2018320** would be scheduled for August 20, 2019 and the Public Hearing for **C. Lennar Georgia, Inc. Rezoning #2019321** would be scheduled for September 17, 2019. Representatives for each development are here to provide information on their respective development and is for information only stated Webb. As the first item of business a motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed adopting the agenda as presented. A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed approving as presented the minutes of the June 18, 2019 Commission meeting.

There was no Old Business. The first item of New Business was **A. Sawnee Mountain Motors CUP #2019341**. A motion was made by Randy Murphy, seconded by Brent Otwell and unanimously passed to open the Public Hearing. Representing the applicant was Mr. Mike Stout, owner of Sawnee Mountain Motors, Inc. Mr. Stout explained that he was being displaced from his current location at 2270 Canton Highway due to the Department of Transportation's widening of State Route 20 (Canton Highway). Plans are to relocate his used vehicle dealership to 328 Dahlonega Street. No one spoke in opposition of the Conditional Use Permit. A motion was made by Brent Otwell, seconded by Randy Murphy and unanimously passed to close the Public Hearing.

Planning Director Scott Morgan read the staff report into the record as follows:

The property owner has made application, to the properties, for a Conditional Use Permit (CUP), to allow an automobile sales establishment at 328 Dahlonega Street. The property is zoned Highway Business (HB), and is currently vacant, but has previously been the location of an automobile sales establishment. Automobile sales are permitted by right in the HB zoning district.

Per the attached plan, the business will park approximately 28 vehicles on site for sale.

Staff recommends approval of the CUP, with the following two conditions:

- 1. A loading/unloading zone, a minimum of fourteen (14') wide and forty (40') long, must be provided and it must remain continuously free of vehicles and accessible directly from the street.*
- 2. This CUP is specific for this applicant and the business for which this applicant currently holds a license. Only this applicant, operating the current business, may utilize this property for this use.*

A motion was made by Ralph Webb, seconded by Randy Murphy to approve Conditional Use Permit (CUP) #2019341 by Sawnee Mountain Motors with the conditions recommended by the Planning Staff.

The next item of business was for information only: **B. Central Forsyth Properties, LLC Rezoning #2018320**. Mr. Greg Powers presented information on the Planning Unit Development (PUD) of 55.60 acres located at 514 Veterans Memorial Boulevard and Meadow Drive called Mashburn Village. The development would include the extension of Buford Dam Road from Atlanta Road to Veterans Memorial Boulevard, 68,000 square feet of commercial space, townhomes, single-family lots, and an eight (8) multi-use trail. Chairman Ralph Webb reminded those in attendance that the Public Hearing for Rezoning Application #2018320 would be August 20, 2019.

The next item of business was for information only: **C. Lennar Georgia, Inc. Rezoning #2018321**. Mr. Jim Bowersox with Lenar GA, Inc. presented information on the Planned Unit Development (PUD) of 151 acres located between Pilgrim Mill Road and Dahlonega Road called The Villages at Brooks Farm. The development would include 264 single-family residences, townhomes, apartments, 29,000 square feet of commercial space, and a five (5) acre park.

Chairman Ralph Webb reminded those in attendance that the Public Hearing for Rezoning Application #2018321 is scheduled for September 17, 2019. Then there being no further business to come before the Commission, a motion was made by Randy Murphy and seconded by Brent Otwell to adjourn.

Ralph Webb, Chairman

Randy Murphy, Vice Chairman

Brent Otwell, Member

ATTEST:

Jeffery Honea, City Clerk