

**City of Cumming  
Planning and Zoning Minutes  
September 17, 2019**

There was the regularly held meeting of the Cumming Planning and Zoning Commission on September 17, 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.

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 August 20, 2019 Commission meeting.

The first item of Old Business was **A. Central Forsyth Properties, LLC Rezoning #2018320**. Chairman Ralph Webb announced that the public hearing for this application was held on August 20, 2019. Planning Director, Scott Morgan read the staff report as follows: *The agent had made application, on behalf of the property owners, to rezone 55.60 acres, more or less, from a combination of Restricted Industrial (M-1) and Highway Business (HB) to Planned Unit Development (PUD), for the purpose of developing a mixed-use project, including: retail/flex space, self-storage units, senior living units, leasable residential units, single-family homes, attached townhomes, residential amenity, civic space, community amenity/green space and an extension of Buford Dam Road, as a main thoroughfare through the project, to Veterans Memorial Boulevard. This proposed rezoning is in conformance with the City's Future Land Use Plan (Mixed Use). The agent has previously submitted zoning conditions, exhibits and a zoning plan (ZP-15), illustrating the various uses proposed within the project. These recently-submitted zoning conditions have been reviewed and revised, but may require further revision between the City and the applicant. Staff recommends approval of the rezoning application to PUD, according to the revised zoning conditions and the zoning plan ZP-15.*

A motion was made by Ralph Webb, seconded by Brent Otwell, and unanimously passed to send Rezoning Application #2018320 to the City Council with the Planning Commission's approval with the revised conditions to ZP-15, (see attached).

The next item of old business was **B. Atlantic Realty Development, LLC Annexation #2019363** This item was requested to be postponed until the November 19, 2019 Planning Commission meeting due to the required arbitration hearing. A motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed to postpone the public hearing on Annexation #2019363 Atlantic Realty Development, LLC until November 19, 2019.

The first item of new business was **A. Lennar, Georgia, Inc. Rezoning #2018321-** Chairman Ralph Webb announced that due to the large crowd in attendance, each speaker would only have fifteen minutes to address their point or concern. A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed to open the public hearing.

Mr. Jim Bowersox with Lennar GA, Inc. presented information on the Planned Unit Development (PUD) of 151.649 acres located between Pilgrim Mill Road and Dahlonega Road called The Villages at Brooks Farm. The development would include up to a total of 639 residential units which shall consist of: 350 multi-family apartment units, 264 single-family detached homes, 25 single-family attached townhome units, up to 24,000 square feet of commercial space, and a five (5) acre park. A list of proposed conditions is attached.

A number of the surrounding residents voiced their concerns about the large development. Among these concerns were the impact of the traffic flow on Pilgrim Mill Road during peak school times, whether the growth would outpace the infrastructure needed for this development, and the additional water run-off created by the site. After several residents spoke, representatives from Lennar GA, Inc. attempted to address some of their concerns.

A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed to close the public hearing. Chairman Ralph Webb announced that additional information would be available on the City's website and Rezoning #2018321- Lennar Georgia, Inc. would be readdressed at the October 15, 2019 Planning Commission meeting.

Then there being no further business to come before the Commission, a motion was made by Brent Otwell, seconded by Randy Murphy to adjourn.

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Ralph Webb, Chairman

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Randy Murphy, Vice Chairman

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Brent Otwell, Member

ATTEST:

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Jeffery Honea, City Clerk