

**City of Cumming
Planning and Zoning Minutes
May 19, 2020**

There was the regularly held meeting of the Cumming Planning and Zoning Commission on May 19, 2020 at City Hall in Cumming, Georgia. All Commission members were present with the exception of Chairman Ralph Webb. Board Member Robert Brent Otwell 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 to adopt the agenda as presented. A motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed to approve as presented the minutes of the April 21, 2020 Commission meeting.

The first item of Old Business was: **A. Gateway to Lanier, LLC. Annexation #s 2020153 & 2020155.** Planning Commission Chairman Ralph Webb explained that the public hearing for this application was held at the February 18, 2020 Commission Meeting, therefore Chairman Webb made a motion to forward Annexation #'s 2019476 & 2019477 to the Mayor and City Council with the recommendation of approval pending the conditions set forth in their application. The motion was seconded by Brent Otwell and unanimously passed.

The first item of new business was: **A. Gateway to Lanier, LLC Annexation #'s 2020153 & 2020155.** Planning Director Scott Morgan read into record the following staff report: *Annexation petitions have been submitted, to the proper authorities, to annex and rezone 54.223 acres, more or less, from County Lake Residential (LR) and Commercial Business District (CBD) to City Annexed Property (AP). The majority of the property is vacant, however; there are two homes located along Bald Ridge Acres Drive on the smaller tract, one of them vacant and the other occupied. The City's Future Land Use Plan designation in this area is a combination of Office Commercial Multi-Story, Commercial and Residential-3.*

A public hearing was held on April 21, 2020. The applicant presented his annexation petitions and an adjacent property owner voiced concerns about his septic field lines and whether they might be negatively impacted by development on the subject property. Forsyth County raised issues with the application as to the applicant itself and to the proposed land/requested zoning. According to the Secretary of State's website, Gateway

to Lanier, LLC is an active/compliant entity. There was not an objection which would trigger the dispute resolution process of the Annexation Code. (see enclosure).

Given the requested zoning to AP upon annexation and the lack of development plans and zoning conditions submitted with the annexation petitions, staff recommends rezoning both parcels to Single-Family Residential (R-1), with conditions (attached).

A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed to send Gateway to Lanier, LLC Annexation #'s 2020153 & 2020155 to the City Council with the recommendation to rezone both parcels to Single-Family Residential (R-1).

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

Robert Brent Otwell, Member

ATTEST:

Jeffery Honea, City Clerk