

**City of Cumming Planning Commission Meeting
Meeting Agenda
January 19, 2021**

- I. Call meeting to Order-Ralph Webb, Chairman.
- II. Adoption of Agenda
- III. Approval of December 15, 2020 meeting minutes
- IV. Old Business
 - A. 14905 Hopewell Group, LLC Annexation #2019263
 - B. Ashton Atlanta Rezoning #2020402
- V. New Business
- VI. Announcements
- VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
JANUARY 19, 2021**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, January 19, 2021, at 5:00 P.M., at City Hall in Cumming, Georgia. Chairman Ralph Webb, Planning Commissioner Randy Murphy, and Commissioner Robert Brent Otwell were present.

II. Consider Agenda for Adoption: Commissioner Randy Murphy mover to adopt the agenda and Commissioner Otwell seconded and the motion passed unanimously.

III. Consider for adoption the following meeting minutes: A. Meeting of December 15, 2020: A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to approve the Minutes of the December 15, 2020, meeting as presented. The motion passed unanimously.

IV. Old Business: A. 14905 Hopewell Group, LLC Annexation #2019263- Planning Director Scott Morgan read into the record the following staff report: *The applicant has filed an annexation petition, to the proper authorities, to annex 43.24 acres, more or less, and rezone from County Agriculture (A-1) and Single-Family Residential (R-1) to City Planned Unit Development (PUD), in order to construct a mixed-use project. The subject property is contiguous with existing City boundary, therefore; this annexation request is in compliance with State Law. Existing City zoning and future land use adjacent to the subject property are commercial and multiple-family residential; both components of their PUD proposal, therefore; this annexation/rezoning request is in conformance with the City's future land use component of its Comprehensive Plan. Forsyth County did not object to this annexation/rezoning request (attached).*

The applicant had postponed this annexation/rezoning request, while negotiating with the Georgia Department of Transportation (GDOT), regarding GDOT's SR 20 widening project and are now ready to move forward with this rezoning request.

This Board held a public hearing on November 17, 2020 and there were no public comments/objections to this propose rezoning/annexation. The applicant submitted zoning conditions and a development plan, further review/revision of them with the

applicant was necessary. Now, staff recommends approval of this annexation/rezoning request, with the revised plan and conditions (attached).

A motion was made by Chairman Webb and seconded by Commissioner Murphy to recommend approval of 14905 Hopewell Group, LLC Annexation #2019263 with the revision of condition #32 “**Clubhouse shall be a minimum of 1800 square feet as shown on the site plan.** The motion carried unanimously.

B. Ashton Atlanta Rezoning #2020402: Planning Director Scott Morgan read into the record the following staff report: *The agent has made application, on behalf of the property owner and to the proper authorities, to rezone 80.28 acres, more or less, from a combination of Planned Shopping Center (PSC) and Office Commercial Multi-Story (OCMS) to Moderate-Family residential (R-2), for the purpose of constructing a conservation residential subdivision. The proposed development will include 85 townhomes and 183 single-family detached homes, for a total density of 3.84 units per acre, on 69.87 acres and a 2-story, 77,000 square foot office building, on 10.41 acres. This property requested to be rezoned will be combined with another 53.72 acres, more or less, already zoned commercial, or office commercial, to form a total development of approximately 134.00 acres, more or less. Included in the application were 22 proposed zoning conditions and a request for 7 variances. The zoning condition have been revised after discussion with the applicant (attached).*

According to the City’s Future Land Use Map, the designation for this property is a combination of Commercial, Office Commercial Multi-Story and Office Professional. Therefore, this zoning request is in partial conformance with the City’s future land use component of its Comprehensive Plan.

This Board held a public hearing on December 15, 2020 and there were public comments opposing the residential zoning requested, the residential lot size and the density being inconsistent with the surround neighborhood (Attached).

Staff recommends approval of the rezoning and variances, in accordance with the revised conditions.

A motion was made by Chairman Webb and seconded by Commissioner Otwell to recommend approval of Ashton Atlanta Rezoning #2020402 with the revised conditions (attached). The motion carried unanimously.

VI. Announcements- none

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

Approved this 16th day of February, 2021.

Chairman Webb

Commissioner Murphy

Commissioner Otwell

Attest:

City Clerk