

Meeting Summary – Cumming Comprehensive Plan Steering Committee

March 22, 2022

The Steering Committee met at 5:00 PM in Gallery B at Cumming City Hall, 100 Main Street, Cumming, GA. Members in attendance included: Susie Carr, Joey Cochran, Christopher Light, Zack McMillian, Jason May, Ricky Noles, Brent Otwell, and Ralph Webb. Staff included: Jon Heard, Scott Morgan, and Nancy Lovingood. The audience has 2 members including Linda Ledbetter.

1. Public Utilities presentation

Nancy Lovingood welcomed everyone and introduced Jon Heard, director of Public Utilities for City of Cumming. Mr Heard gave a detailed and informative presentation of the Public Utilities Department. Wastewater Treatment, Septic Tanks, Water Production, and the Stormwater Utility were the featured topics. A PowerPoint slide presentation was shown and a copy has been requested to be able to distribute to the Steering Committee members.

2. Survey Update

The survey has been posted as of March 1 and approximately 180 responses have been received so far. It will up through April 25. A version in Spanish has also been posted although no responses have been received yet for that version.

The committee went through the survey and discussed some of the responses. The responses were both positive and negative with lots of variety.

3. SWOT Analysis

The Committee discussed a SWOT analysis of the City. Strengths, Weaknesses, Opportunities, and Threats for Cumming. The responses will be included in the 2022 Update of the Comprehensive Plan document.

- a. Strengths - Healthcare system, Internet infrastructure, Schools, geographic location including access to lake, access to GA Hwy 400, college, job opportunities, city is financially sound, fairgrounds, aquatic center, overall city services, police, and city controlled water & sewer
- b. Weakness – Poultry Industry in downtown, traffic, Hwy 9 older development, lack of affordable housing, building costs for new development, land costs within city
- c. Opportunities – infill development for older neighborhoods, incentives for financing affordable housing, architectural design review for new developments, sidewalks, annexations, Mary Alice Park, city still has approximately 30% vacant lands for new development.

- d. Threats – Growth (can we maintain level of service), possible new city development and their funding, preservation of historic resources, No property tax (opportunity and threat), how do we balance costs

4. Future Development Map

Nancy Lovingood presented the Future Development Map and asked the committee to begin considering if any changes are needed or warranted. This item will be on the April agenda.

5. Zack McMillian had 2 additional stakeholders to add to the list for interviewing. Nancy Lovingood requested the Steering Committee assistance in the interviews.

The meeting next month will be on April 24 at 5:00. Initial items for the agenda include:

City Center presentation by Jennifer Archer

ELU (Existing Land Use) Map presentation by Scott Morgan

Population Projections

Meeting summary written by Nancy Lovingood