

**City of Cumming Planning Commission Meeting
Meeting Agenda
October 20, 2020**

I. Call meeting to Order-Ralph Webb, Chairman.

II. Adoption of Agenda

III. Approval of September 15, 2020 meeting minutes

IV. Old Business

A. Lennar, Georgia Rezoning #2018321- public hearing

B. Core Development Rezoning#2019422-Vote has been postponed until 11/17/2020

C. Ashton Atlanta Rezoning #2019423-public hearing-postponed to 11/17/2020

V. New Business

A. 14905 Hopewell Group, LLL Annexation #2019263- postponed until 11/17/2020

VI. Announcements

VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
OCTOBER 20, 2020**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, October 20, 2020, 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: Chairman Webb announced during the meeting that two public hearings which were scheduled for tonight under Old Business: B. Core Development Rezoning #2019422, C. Ashton Atlanta Rezoning #2019423 and one under New Business: A. 14905 Hopewell Group, LLC Annexation #2019263 would be postponed until 11/17/2020, so those matters will be moved to that agenda. Commissioner Murphy moved to adopt the agenda with those changes specifically noted thereon; Commissioner Otwell seconded and the motion passed unanimously.

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

IV. Old Business: A. Lennar, Georgia Rezoning #2018321- public hearing- A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to open the public hearing. The motion carried unanimously. Representing the owners and applicant was Mr. Jim Bowersox of Lennar, Georgia. Mr. Bowersox explained that the Applicant and Owners seek to rezone the Subject Property from its existing OP, R-1A and PSC zoning classifications to the City of Cumming's PUD (Planned Unit Development District) zoning classification for the purposes of allowing 256 single-family detached units, 56 single-family attached units and 335 multi-family attached units with 42,500 square feet of Vertical Mixed-Use (residential over commercial) to be constructed on the Subject Property. This equates to 4.66 units per acre.

Several of the surrounding neighbors voiced their concerns including: increased traffic, decrease of their property values, does not adhere to City's Comprehensive Plan, and diminished quality of life. Mr. Bowersox countered that they had lowered the density of

the development and planned to adhere to the 100-foot buffers on Dahlonega Highway and Pilgrim Mill Road. Also the increased traffic could be relieved by the proposed North Cumming by-pass. A motion was made by Commissioner Murphy and seconded by Commissioner Otwell to close the public hearing. The motion carried unanimously. Chairman Ralph Webb announced the public hearing was for information gathering only and no vote would be made by the Planning Board until the November 17, 2020 meeting.

B. Core Development Rezoning #2019422- Vote postponed until 11/17/2020.

C. Ashton Atlanta Rezoning #2019423- public hearing-postponed to 11/17/20.

V. New Business: A. 14905 Hopewell Group, LLC Annexation #2019263- public hearing postponed until 11/17/2020.

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 17th day of November, 2020.

Chairman Webb

Commissioner Murphy

Commissioner Otwell

Attest:

City Clerk