

**City of Cumming Planning Commission Meeting**  
**Meeting Agenda**  
**November 17, 2020**

- I. Call meeting to Order-Ralph Webb, Chairman.
- II. Adoption of Agenda
- III. Approval of October 20, 2020 meeting minutes
- IV. Old Business
  - A. Lennar, Georgia Rezoning #2018321
  - B. Core Development Rezoning#2019422- postpone until further notice
  - C. Ashton Atlanta Rezoning #2019423-withdrawn
- V. New Business
  - A. 14905 Hopewell Group, LLL Annexation #2019263- public hearing
- VI. Announcements
- VII. Adjourn.

**CITY OF CUMMING  
PLANNING COMMISSION MINUTES  
NOVEMBER 17, 2020**

**I.** There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, November 17, 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:** Commissioner Murphy moved to adopt the agenda and Commissioner Otwell seconded and the motion passed unanimously.

**III. Consider for adoption the following meeting minutes: A. Meeting of October 20, 2020:** A motion was made by Commissioner Otwell and seconded by Commissioner Murphy to approve the Minutes of the October 20, 2020, meeting as presented. The motion passed unanimously.

**IV. Old Business: A. Lennar, Georgia Rezoning #2018321:** Planning Director Scott Morgan read into the record the following staff report:

*The applicant has made application, on behalf of the property owners and to the proper authorities, to rezone 151.649 acres, more or less, from a combination of Single-Family Residential (R-1A), Office Professional (OP) and Planned Shopping Center (PSC), to Planned Unit Development (PUD), for the purpose of constructing a mixed-use development, to be known as The Villages a Brooks Farm.*

*A public hearing was held on October 20, 2020 and public comments were gathered. Since that hearing, staff and Planning Commission members have been working with the applicant on finalizing zoning conditions and other project documents. In accordance with the attached fifty-seven (57) zoning conditions, dated November 9, 2020, the accompanying Rezoning Plan- Villages at Brooks Farm, and the project booklet, dated October 20, 2020, staff recommends approval of this rezoning request.*

A motion was made by Chairman Ralph Webb and seconded by Commissioner Murphy to forward Lennar, Georgia Rezoning # 2018321 to the City Council recommending approval with the following condition amendments:

- 1. Condition # 25- Front elevations shall consist of brick or stone.**

**2. Conditions # 44- Landscaping within the buffer shall contain a variation of evergreen type plantings including holly, magnolias and cedars.**

The motion carried unanimously.

**B. Core Development Rezoning #2019422-** A motion was made by Chairman Ralph Webb and seconded by Brent Otwell to table any action on this application.

**C. Ashton Atlanta Rezoning #2019423- withdrawn**

**V. New Business: A. 14905 Hopewell Group, LLC Annexation #2019263- public hearing.** A motion was made by Commissioner Murphy and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Mr. Sean Courtney, representing the applicant, asked for any questions from the Board. No one spoke in opposition of the annexation/rezoning. A motion was made by Chairman Ralph Webb and seconded by Commissioner Otwell to close the public hearing. The motion carried unanimously. No action was taken on 14905 Hopewell Group, LLC Annexation #2019263.

**VI. Announcements- none**

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

**Approved this 15th day of December, 2020.**

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**Chairman Webb**

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**Commissioner Murphy**

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**Commissioner Otwell**

**Attest:**

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**City Clerk**