

**City of Cumming Planning Commission Meeting
Meeting Agenda
March 15, 2022**

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

II. Adoption of Agenda

III. Approval of February 15, 2022 meeting minutes

IV. Old Business

V. New Business

A. Gateway to Lanier, LLC, Annexation #2022105- Public Hearing

VI. Announcements

VII. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
MARCH 15, 2022**

I. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, March 15, 2022, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present.

II. Consider Agenda for Adoption: A motion was made by Commissioner Noles and seconded by Chairman Webb to adopt the agenda. The motion carried 2-0 with Commissioner Otwell absent.

III. Consider for adoption the following meeting minutes: A. Meeting of January 18, 2022: A motion was made by Commissioner Noles and seconded by Chairman Webb to approve the Minutes of the February 15, 2022, meeting as presented. The motion carried 2-0 with Commissioner Otwell absent.

IV. Old Business: None

V. New Business: A. Gateway To Lanier, LLC, Annexation #2022105: A motion was made by Commissioner Noles and seconded by Chairman Webb to open the public hearing. The motion carried 2-0 with Commissioner Otwell absent. Representing the applicant was Mr. David Evans and Mr. David Smith. Mr. Evans explained that plans for the property were to annex and rezone 54.223 acres to develop a 183-unit single-family detached residential subdivision and a proposed 1.62 acre HB outparcel in the currently County Mary Alice Park commercial node. Several residents surrounding the development, spoke in opposition of the project. A petition was presented signed by hundreds of residents opposed to the project. Among their concerns were stormwater drainage, water quality draining into Lake Lanier, increased traffic and the over development within the City. A motion was made by Commissioner Noles and seconded by Chairman Webb to close the public hearing. City Attorney Kevin Tallant read into the record the following staff report:

The applicant has made application to the proper authorities, on behalf of the property owners, to annex and rezone 54.223 acres, more or less, and rezone from County Commercial Business (CBD), Lake Residential (LR) and Single-Family Residential (R2R, to City Multiple-Family Residential (R-3) and Highway Business (HB), to develop a 183-unit single-family detached residential subdivision, including requested variances

for lot size and width. There is also a proposed 1.62- acre HB outparcel. The development includes realigning a portion of Bald Ridge Acres Drive, which will become City right-of-way upon annexation approval, to intersect with Bald Ridge Marina Road and Eagle Creek Trail. The resulting three-way intersection will be less efficient than the current road configuration and exacerbate traffic movement issues, between the existing and proposed subdivisions.

This annexation request would extend the city limits into a predominantly residential area and, in the process, cut off several unincorporated parcels from the remainder of the unincorporated County area, due to the configuration of Lake Sidney Lanier as a limiting factor. While this does not create an “unincorporated island” under Georgia Annexation Law, the effect of annexations in this regard is something which should be carefully weighed by the City Council before proceeding. This is especially the case, considering the City and County are working on an intergovernmental agreement, related to roadway maintenance and responsibility for the same.

Moreover, in the past several years, the City has annexed and/or rezoned multiple properties, approved seven (7) large developments, four (4) of which are under construction and two (2) are imminent. The total area annexed and/or rezoned approximately 500 acres, resulting in approximately 3,000 additional residential units added to the City inventory. Given the 5-7 year build-out of several of these projects, annexing this property is not in the City’s best interest.

Given the above information, staff recommends denial of the requested annexation/rezoning.

A motion was made by Chairman Ralph Webb and seconded by Commissioner Noles to deny Annexation #2022105 by Gateway To Lanier, LLC. The motion carried 2-0 with Commissioner Otwell absent.

VI. Announcements- none

VII. Adjourn: A motion was made by Commissioner Noles and seconded by Chairman Webb to adjourn the meeting. The motion carried 2-0 with Commissioner Otwell absent.

Approved this 19th day of April, 2022.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk