

REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA

Rezoning Request # 2026032

Amount Paid _____ Receipt # _____

Property Owner:

Name: City of Cumming

Address: 100 Main Street

Cumming, Georgia 30090

Phone: 770.781.2010

Applicant:

Name: _____

(if different from owner)

Address: _____

Phone: _____

Agent: (if applicable)

Name: Scott Morgan Phone: 770.781.2024

Existing Zoning:

Multiple Use (MU)

Proposed Zoning:

Highway Business (HB)

Existing Use:

Vacant

Proposed Use:

Future commercial development

Acreage of Site:

72.371

Location of Property:

Lanier 400 Parkway

(street address)

Tax Map and Parcel #

C35-001

Applicants shall submit (7) sets of application as follows in order; Application 3 pages, letter of intent, legal description with metes and bounds, plat survey, required site plans, developments plans, elevation drawings to the Zoning Administrative Officer for distribution to the applicable bodies and/or review agencies. The Zoning Administrative Officer may require more or less copies depending on the nature and extent of required review.

All (7) sets must be on 8 1/2 x 11 inch paper. Do not staple!

RECEIVED

FEB 10 2026

CITY OF CUMMING

Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved.
- 2) It is a legal requirement that the public hearing for this Rezoning, be advertised in the legal County organ in addition to posting a rezoning sign on the subject property.

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

No adverse effect from proposed zoning.

2. The extent to which property values are diminished by the particular zoning restrictions.

No diminished property values from proposed zoning.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

No destruction of property values, i.e. public health, safety & welfare maintained.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

No hardship imposed, therefore, no harm to the public.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

Subject property suitable for development under proposed zoning.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

Subject property has always been vacant. Area development supports proposed zoning.

7. The zoning history of the subject property.

Prior to current MU zoning, it was a combination of HB OCMS & R-3, before that it was zoned Agricultural.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

No detrimental effects on infrastructure, schools, parks or other public facilities.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

Proposed zoning is in conformance with the FLU element of the City's Comprehensive Plan.

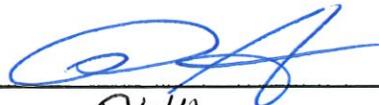
Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

Signature of Property Owner: _____

Printed Name of Property Owner: _____

Date of Signature: _____



Phill Higgins

February 3, 2026

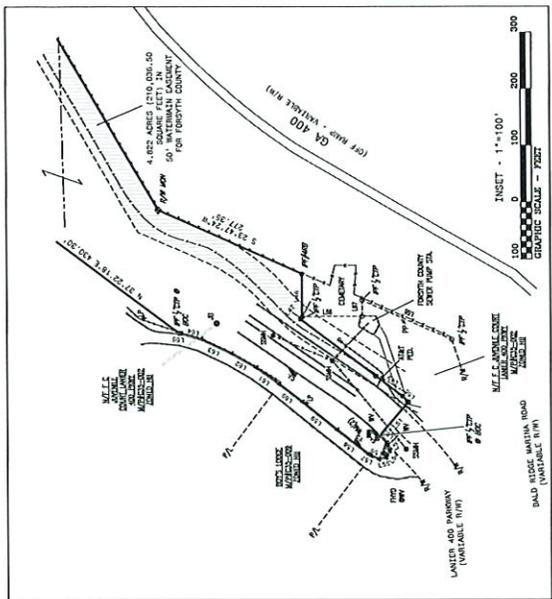
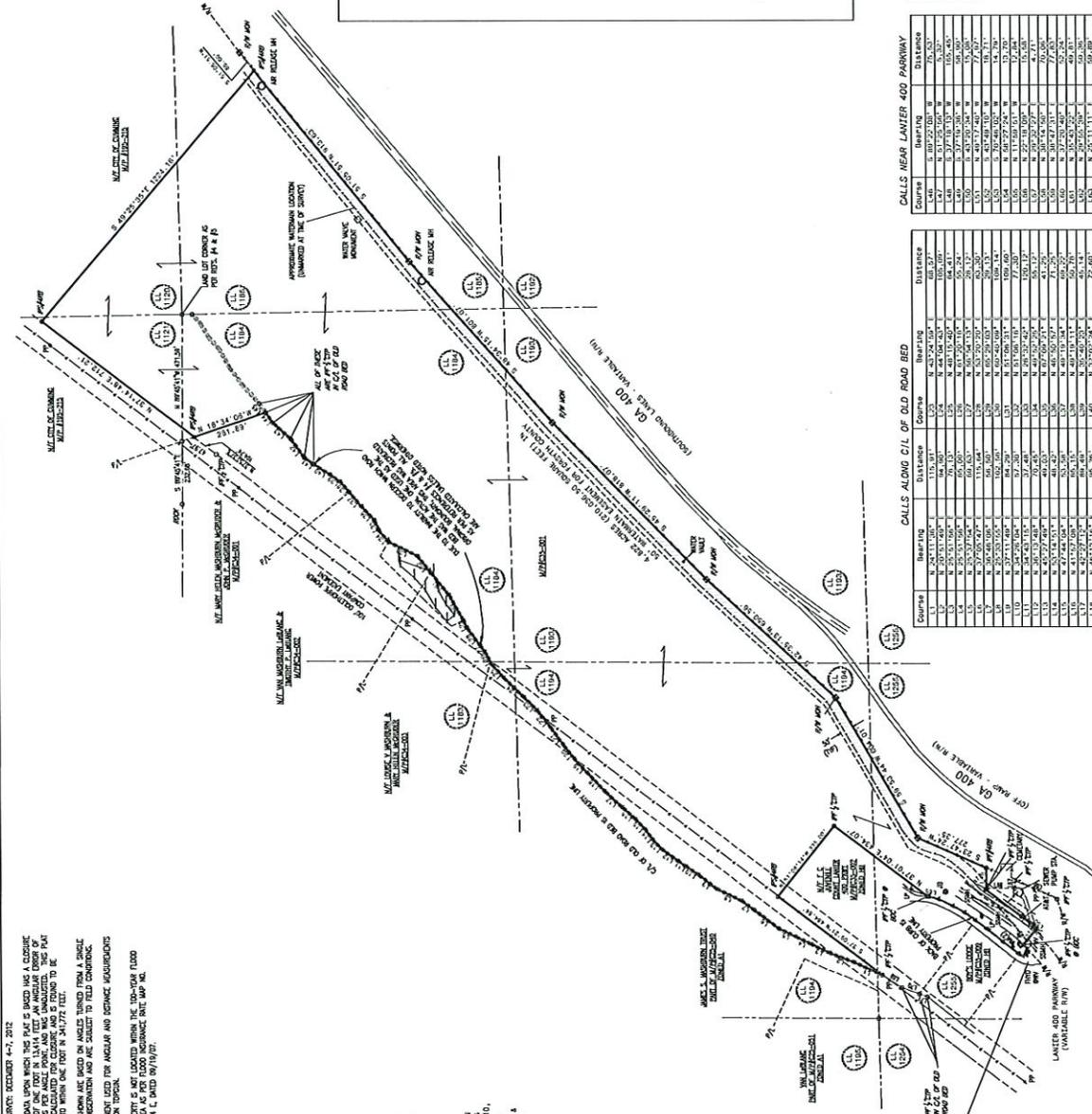
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND CITY OF CHICAGO AND HAS FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY UNPAID TAXES, LIENS, OR OTHER ENCUMBRANCES. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY AND CITY OF CHICAGO AND HAS FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY UNPAID TAXES, LIENS, OR OTHER ENCUMBRANCES.

TOTAL = 72.371 ACRES
3,152,461.68 SQUARE FEET

DATE OF SURVEY: DECEMBER 4-7, 2012
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WERE OBTAINED BY THE SURVEYOR AND HIS ASSISTANTS BY MEANS OF AN ELECTRONIC TOTAL STATION. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND CITY OF CHICAGO AND HAS FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY UNPAID TAXES, LIENS, OR OTHER ENCUMBRANCES.

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- 1. MOUNTAIN VIEW SUBDIVISION, 1988 79-89.
- 2. CHICAGO PLAT FOR 184
- 3. CHICAGO PLAT FOR 184
- 4. CHICAGO PLAT FOR 184
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- 80. CHICAGO PLAT FOR 184



OFFSITE CALLS

GROUP	BEARING	DISTANCE	TO
1001	S 89°27'30" W	100.00	1001
1002	S 89°27'30" W	100.00	1002
1003	S 89°27'30" W	100.00	1003
1004	S 89°27'30" W	100.00	1004
1005	S 89°27'30" W	100.00	1005
1006	S 89°27'30" W	100.00	1006
1007	S 89°27'30" W	100.00	1007
1008	S 89°27'30" W	100.00	1008
1009	S 89°27'30" W	100.00	1009
1010	S 89°27'30" W	100.00	1010
1011	S 89°27'30" W	100.00	1011

CALLS NEAR LANIER 400 PARKWAY

GROUP	BEARING	DISTANCE	TO
1012	S 89°27'30" W	100.00	1012
1013	S 89°27'30" W	100.00	1013
1014	S 89°27'30" W	100.00	1014
1015	S 89°27'30" W	100.00	1015
1016	S 89°27'30" W	100.00	1016
1017	S 89°27'30" W	100.00	1017
1018	S 89°27'30" W	100.00	1018
1019	S 89°27'30" W	100.00	1019
1020	S 89°27'30" W	100.00	1020
1021	S 89°27'30" W	100.00	1021
1022	S 89°27'30" W	100.00	1022
1023	S 89°27'30" W	100.00	1023
1024	S 89°27'30" W	100.00	1024
1025	S 89°27'30" W	100.00	1025
1026	S 89°27'30" W	100.00	1026
1027	S 89°27'30" W	100.00	1027
1028	S 89°27'30" W	100.00	1028
1029	S 89°27'30" W	100.00	1029
1030	S 89°27'30" W	100.00	1030
1031	S 89°27'30" W	100.00	1031
1032	S 89°27'30" W	100.00	1032
1033	S 89°27'30" W	100.00	1033
1034	S 89°27'30" W	100.00	1034
1035	S 89°27'30" W	100.00	1035
1036	S 89°27'30" W	100.00	1036
1037	S 89°27'30" W	100.00	1037
1038	S 89°27'30" W	100.00	1038
1039	S 89°27'30" W	100.00	1039
1040	S 89°27'30" W	100.00	1040
1041	S 89°27'30" W	100.00	1041
1042	S 89°27'30" W	100.00	1042
1043	S 89°27'30" W	100.00	1043
1044	S 89°27'30" W	100.00	1044
1045	S 89°27'30" W	100.00	1045
1046	S 89°27'30" W	100.00	1046
1047	S 89°27'30" W	100.00	1047
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1050	S 89°27'30" W	100.00	1050
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1052	S 89°27'30" W	100.00	1052
1053	S 89°27'30" W	100.00	1053
1054	S 89°27'30" W	100.00	1054
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1059	S 89°27'30" W	100.00	1059
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1061	S 89°27'30" W	100.00	1061
1062	S 89°27'30" W	100.00	1062
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1064	S 89°27'30" W	100.00	1064
1065	S 89°27'30" W	100.00	1065
1066	S 89°27'30" W	100.00	1066
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1072	S 89°27'30" W	100.00	1072
1073	S 89°27'30" W	100.00	1073
1074	S 89°27'30" W	100.00	1074
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1080	S 89°27'30" W	100.00	1080
1081	S 89°27'30" W	100.00	1081
1082	S 89°27'30" W	100.00	1082
1083	S 89°27'30" W	100.00	1083
1084	S 89°27'30" W	100.00	1084
1085	S 89°27'30" W	100.00	1085
1086	S 89°27'30" W	100.00	1086
1087	S 89°27'30" W	100.00	1087
1088	S 89°27'30" W	100.00	1088
1089	S 89°27'30" W	100.00	1089
1090	S 89°27'30" W	100.00	1090
1091	S 89°27'30" W	100.00	1091
1092	S 89°27'30" W	100.00	1092
1093	S 89°27'30" W	100.00	1093
1094	S 89°27'30" W	100.00	1094
1095	S 89°27'30" W	100.00	1095
1096	S 89°27'30" W	100.00	1096
1097	S 89°27'30" W	100.00	1097
1098	S 89°27'30" W	100.00	1098
1099	S 89°27'30" W	100.00	1099
1100	S 89°27'30" W	100.00	1100

CALLS ALONG EIT OF OLD ROAD BED

GROUP	BEARING	DISTANCE	TO
1101	S 89°27'30" W	100.00	1101
1102	S 89°27'30" W	100.00	1102
1103	S 89°27'30" W	100.00	1103
1104	S 89°27'30" W	100.00	1104
1105	S 89°27'30" W	100.00	1105
1106	S 89°27'30" W	100.00	1106
1107	S 89°27'30" W	100.00	1107
1108	S 89°27'30" W	100.00	1108
1109	S 89°27'30" W	100.00	1109
1110	S 89°27'30" W	100.00	1110
1111	S 89°27'30" W	100.00	1111
1112	S 89°27'30" W	100.00	1112
1113	S 89°27'30" W	100.00	1113
1114	S 89°27'30" W	100.00	1114
1115	S 89°27'30" W	100.00	1115
1116	S 89°27'30" W	100.00	1116
1117	S 89°27'30" W	100.00	1117
1118	S 89°27'30" W	100.00	1118
1119	S 89°27'30" W	100.00	1119
1120	S 89°27'30" W	100.00	1120
1121	S 89°27'30" W	100.00	1121
1122	S 89°27'30" W	100.00	1122
1123	S 89°27'30" W	100.00	1123
1124	S 89°27'30" W	100.00	1124
1125	S 89°27'30" W	100.00	1125
1126	S 89°27'30" W	100.00	1126
1127	S 89°27'30" W	100.00	1127
1128	S 89°27'30" W	100.00	1128
1129	S 89°27'30" W	100.00	1129
1130	S 89°27'30" W	100.00	1130
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1158	S 89°27'30" W	100.00	1158
1159	S 89°27'30" W	100.00	1159
1160	S 89°27'30" W	100.00	1160

SEE INSET FOR CLARIFICATION



SURVEY FOR:
CITY OF CUMMING
 IN THE CITY OF CUMMING,
 LAND LOTS 1120, 1121, 1122,
 1123, 1124, 1125, 1126, 1127, 1128, & 1129
 FORTSTEE COUNTY, GEORGIA
 DECEMBER 12, 2012

RICHARD WEBB & ASSOCIATES
 JOB NO. 12250
 100 KELLY HILL ROAD, CUMMING, GA 30048
 Phone: 770-886-4433
 Fax: 770-886-4434
 Email: rwebb@richardwebb.com

THOMAS WEBB, P.E., 4024
 Land Surveying Commission No. 1288-0413
 Registered Geomatics Engineer No. 2207

Specialty: Civil
 To be sure certified that the plan is true and correct and was prepared from an actual survey of the property by the surveyor under my supervision, list of measurements shown herein actually used in the field as follows:

Richard Webb
 Registered Geomatics Engineer No. 2207

