

**City of Cumming
Planning and Zoning Minutes
May 21, 2019**

There was the regularly held meeting of the Cumming Planning and Zoning Commission on May 21, 2019 at City Hall in Cumming, Georgia. All Commission members were present. Chairman Ralph Webb presided over the meeting and called the meeting to order.

As the first item of business a motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed adopting the agenda as presented. A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed approving as presented the minutes of the April 16, 2019 Commission meeting.

There was no Old Business. The first item of New Business was **A. City Center Rezoning**. A motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed to open the Public Hearing. Representing the applicant was Assistant City Attorney Molly Anderson. No one spoke in opposition of the Conditional Use Permit. A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed to close the Public Hearing.

Planning Director Scott Morgan read the staff report into the record as follows:

The City of Cumming proposes to rezone property it owns, 39.44 acres, more or less, from Highway Business (HB) to either Institutional (INST), with a Conditional Use Permit (CUP) required or Office Commercial Multi Story (OCMS). This property is part of the Cumming City Center project.

The Staff recommends approval of this rezoning, to be decided by the Mayor and Council.

A motion was made by Ralph Webb, seconded by Randy Murphy, and unanimously passed to approve **City Center Rezoning**.

The next item of business was **B. Lynwood Development Group Rezoning #2018310**. A motion was made by Randy Murphy, seconded by Brent Otwell, and unanimously passed to open the Public Hearing. Representing the applicant was Attorney, Mr. William Hansard, Attorney Mr. Emory Lipscomb and Mr. Woody Snell with Lynwood Development. Mr. Snell presented site plans for the development which included luxury amenities, pocket parks and pedestrian-friendly streets. Their plans

requested the rezoning from Highway Business (HB) to Planned Unit Development (PUD). Mr. Snell stated that negotiations had been made with adjoining property owner, Northside Forsyth Hospital, to relocate the road within the development. No one spoke in opposition to Lynwood Development Group Rezoning #2018310. A motion was made by Brent Otwell, seconded by Randy Murphy, and unanimously passed to close the public hearing.

Planning Director Scott Morgan read into the record the following staff report: *An application has been submitted on behalf of the property owner, to the proper authorities, to rezone 22.38 acres, more or less, from Highway Business (HB) to Planned Unit Development (PUD), at 1600 Ronald Reagan Boulevard. The proposed development will consist of 336 multifamily units, two hotels totaling 200 rooms and 20,000 square feet of commercial space. The applicant has attached 13 development conditions. (see attached)*

Staff recommends further discussion of their rezoning plan and conditions, as they have changed since the initial submission for rezoning received on August 2, 2018, second submission received on April 29, 2019 and most recent submission received on May 20, 2019. Among the changes are the access drive/connector configuration, the addition of a commercial parcel "C", the number and bedroom size of the multifamily units, and the hotels' stated capacities.

A motion was made by Ralph Webb, seconded by Brent Otwell, and unanimously passed to approve Lynwood Development Group Rezoning #2018310 with the changes recommended by the Planning Board to the original conditions presented with the application (see attached).

Then there being no further business to come before the Commission, a motion was made by Brent Otwell, seconded by Randy Murphy to adjourn.

Ralph Webb, Chairman

Randy Murphy, Vice Chairman

Brent Otwell, Member

ATTEST:

Jeffery Honea, City Clerk