













## Central Business District

Cumming took a bold, forward-thinking step in 2003 and 2004 by designating a central business district and potentially allowing high density residential development within it (see the following image for a 2003 image of buildings and impervious surfaces, from the previous comprehensive plan). As noted in Chapter 1 of this community agenda, Cumming seeks to achieve the vision of a pedestrian-friendly, more urban CBD than it currently has, consistent with principles of smart growth. Cumming now has its first true mixed-use development, Cumming Station, which provides for loft dwellings above retail and service spaces in the CBD. That development is not constructed anywhere near the allowed building height (8 stories) or the maximum floor-area ratio allowed in the CBD zoning district, but that project is a positive and significant step toward revitalization of an urban CBD in Cumming.

In critically re-examining the year 2025 future land use plan map, there are some blocks of land in the CBD that were suggested as appropriate for CBD mixed use (including residential up to 30 units per acre) but which are unlikely to change from their current land uses. That re-examination led to some land use changes within the CBD for individual blocks and uses. The net result of those changes was a scaling back of sorts of properties shown as appropriate for high density residential mixed use. This is viewed as more realistic in terms of predicted land use change in the CBD. And while it does not appear that even new development will approach the maximum heights and floor-area ratios allowed in the CBD zoning district, it relieves some potential stress on the CBD's road infrastructure if developers were to take advantage of allowable maximums for height and bulk.



