

**City of Cumming Planning Commission Meeting
Meeting Agenda
December 17, 2024**

1. Call meeting to Order-Ralph Webb, Chairman.
2. Adoption of Agenda
3. Approval of November 19, 2024 meeting minutes
4. Old Business
5. New Business
 - A. Costco Fuel Station, Conditional Use Permit #2024265 -public hearing
 - B. Legacy Holdings, LLC-Rezoning #2024268- public hearing
6. Announcements
7. Adjourn.

**CITY OF CUMMING
PLANNING COMMISSION MINUTES
DECEMBER 17, 2024**

1. There was a regular meeting of the Planning Commission of the City of Cumming on Tuesday, December 17, 2024, at 5:00 P.M., at City Hall in Cumming, Georgia. All Commission members were present. Chairman Ralph Webb presided over the meeting and called the meeting to order.

2. Consider Agenda for Adoption: Chairman Webb requested to amend the agenda under New Business: B. Legacy Holdings, LLC Rezoning #2024268 to postpone the public hearing until the January 21, 2025 meeting. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to amend the agenda as requested by Chairman Webb and to adopt the remainder of the agenda as presented. The motion carried unanimously.

3. Consider for adoption the following meeting minutes: A. Meeting of November 19, 2024: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to approve the Minutes of the November 19, 2024, meeting as presented. The motion carried unanimously.

5. New Business: A. Costco Fuel Station-Conditional Use Permit #2024265-public hearing: A motion was made by Commissioner Noles and seconded by Commissioner Otwell to open the public hearing. The motion carried unanimously. Planning Director Scott Morgan read in the record the following staff report:

The agent has made application, on behalf of the property owner, for a Conditional Use Permit (CUP) to expand the fuel station at the Costco Warehouse. They are requesting to add four (4) fuel islands (8 fuel pumps) to bring the total to 12 islands (24) pumps. Currently the demand for fuel has, at peak times, caused traffic to back-up into the warehouse access drive. This expansion, if approved, will improve gasoline operations, by reducing vehicle queuing during peak times, improving traffic movement and, as a result, increasing public safety. Costco's traffic engineering consultant has produced a report, which verifies these improved gasoline operations, with the proposed fuel station expansion. Costco will also add lighted pump signage, increased island spacing and longer fuel hoses, to further improve fuel station

efficiency. These improvements will not have an adverse on the adjacent properties or the land use character in the general area. For the above-mentioned reasons, staff recommends approval of the CUP, as requested.

Costco Warehouse’s Traffic Engineering Consultant, Atlantic TPD, LLC, explained that the proposed upgrades would improve the traffic movement and increase public safety by helping to ease the traffic back-up during peak times. No other public comments were recorded. A motion was made by Commissioner Noles and seconded by Commissioner Otwell to close the public hearing. A motion was made by Chairman Webb and seconded by Commissioner Noles to approve Conditional Use Permit #2024265 by Costco Fuel Station. The motion carried unanimously.

B. Legacy Holdings, LLC Rezoning #2024268: (Public Hearing postponed until 01/21/25)

6. Announcements- none

7. Adjourn: A motion was made by Commissioner Otwell and seconded by Commissioner Noles to adjourn the meeting. The motion carried unanimously.

Approved this 21st day of January, 2025.

Chairman Webb

Commissioner Noles

Commissioner Otwell

Attest:

City Clerk

