



PLANNING COMMISSION SPECIAL CALLED DRAFT MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

MARCH 20, 2023 AT 6:00PM

COMMISSION MEMBERS:

Ray Williams, Chair
Alana Moss, Vice Chair
Niti Gajjar, Secretary

Carey Fisher
Scott Perkins
Shenee Holloway (Alt)

COMMISSIONERS PRESENT: Chair Williams, Vice Chair Moss, Commissioner Holloway

COMMISSIONERS ABSENT: Secretary Gajjar, Commissioner Perkins and Commissioner Fisher

STAFF PRESENT: Planning Dir. Forrest Huffman & Planning Technician Wendy Bethancourt

I. CALL TO ORDER

Meeting called to order at 6:00pm.

II. GENERAL BUSINESS

III. APPROVAL OF MINUTES

1. Approval of November 7, 2022 minutes.

A motion was made by Commissioner Holloway, seconded by Vice Chair Moss to approve the November 7, 2022 meeting minutes.

**Voted for: Commissioners Williams, Moss, and Holloway
Motion Carried.**

IV. OLD BUSINESS

V. PUBLIC HEARING

1. Case: TA2023-001
Applicant: City of Duluth
Location: 3167 Main Street Duluth, GA
Request: Amend the City of Duluth FOWARDuluth 2040 Comprehensive Plan to edit language within the Character Area section

Chair Williams opened the public hearing.

Planning Director Forrest Huffman came forward and presented that the City of Duluth finds that it is necessary to update the language within the River Green Employment District of the Character Area section of the FORWARDuluth 2040 Comprehensive Plan. The purpose of the amendment is to remove language within the River Green Employment District that conflicts with the existing uses in River Green Industrial Park.

Chair Williams called for questions/comments from the public.

Being none, Chair Williams called for a general discussion.

Being no further discussion, Chair Williams closed the public hearing and called for a motion.

A motion was made by Vice Chair Moss, seconded by Commissioner Holloway to approve Case TA2023-001.

**Voted for: Commissioners Williams, Moss, and Holloway
Motion carried.**

2. Case: SU2023-001
Applicant: Yi Hwang Academy, Inc
Location: 4450 River Green Parkway Duluth, GA
Request: Approval of Special Use to allow for the operation of a Public Charter School in the M1 district

Chair Williams opened the public hearing.

Planning Director Forrest Huffman came forward and presented that the purpose of this Special Use request (SU2023-001) is to allow for the operation of a dual language immersion public charter elementary school in the M-1 (Light Industrial District).

The subject property totals +/- 4.379 acres and is located within the +/- 290 acres River Green Industrial Park that has construction services, engineering services, manufacturing and production facilities, laboratory testing facilities, infrastructure solutions, offices, and institutional uses. The site is centrally located within the River Green Industrial Park and has two shared access points on either side of the building. These access points serve as the entrance for all businesses located at 4400, 4450, and 4500 River Green Pkwy. The subject property contains one 50,150-sf office building that is divided into four suites: 100, 100A, 200, and 300. Suite 300 and 100A are occupied with office tenants while the remaining suites are vacant.

Chair Williams called for discussion from the Commission.

Chair Williams called for the applicant to come forward.

Melody Glouton of 1960 Satellite Boulevard Ste. 400 Duluth, GA 30097 came forward on behalf of the applicant. Ms. Glouton discussed the approval process from the state to operate a charter school and presented the school model, curriculum, and future growth. Ms. Glouton explained that the proposed site will allow for growth.

Chair Williams called for questions/comments from the public.

Being none, Chair Williams called for a general discussion.

Being no further discussion, Chair Williams closed the public hearing and called for a motion.

A motion was made by Commissioner Holloway, seconded by Vice Chair Moss to approve Case SU2023-001, with conditions.

**Voted for: Commissioners Williams, Moss, and Holloway
Motion Carried.**

VI. OTHER BUSINESS

1. Matters from staff
2. Matters from commission
3. Matters from public

VII. ADJOURNMENT

A motion was made by Commissioner Holloway, seconded by Vice Chair Moss to adjourn.

**Voted for: Commissioners Williams, Moss, and Holloway
Motion carried.**

Approved this _____ day of _____, 2023.

Chairman

Secretary/Witness