



2040 COMPREHENSIVE PLAN STEERING COMMITTEE KICK-OFF MEETING SUMMARY

**CITY OF DULUTH
COMMUNITY ROOM**
3167 MAIN ST
DULUTH, GA 30096

MARCH 30, 2023 AT 5:30PM

COMMITTEE MEMBERS:

Manfred Graeder	Verdi Avila
Niti Gajjar	Stella Chen
Shenee Holloway	Michael Johnson
Robert Pennington	Chris McGahee

STAFF MEMBERS:

Forrest Huffman, Director of Planning & Development
Amy Bingham, Planning Manager
Margie Pozin, City Engineer

I. CALL TO ORDER

II. INTRODUCTION OF STAFF AND COMMITTEE MEMBERS

City staff and committee members introduced themselves and stated their interest in participating in the Comprehensive Plan update. Members included a combination of elected/appointed officials and members of the 2023 Duluth LEAD (Learn Engage Advance Duluth) Class.

III. STAFF PRESENTATION OF COMPREHENSIVE PLAN UPDATE

Planning & Development Director Forrest Huffman gave a brief presentation on the 2040 Comprehensive Plan Process. Items presented were as follows.

1. The purpose of comprehensive planning
2. Tentative timeline for the City's adoption of the current update
3. New plan elements as required by the Georgia Department of Community Affairs
4. Areas of the current plan that staff is interested in updating

IV. SWOT AND NEEDS ASSESSMENT EXERCISE

Planning Manager Amy Bingham lead the steering committee through an exercise of identifying big picture items that the committee wanted to take a closer look at. Items included were as follows.

1. Improving the City's long-range plans for alternative modes of transportation, including public transit, micro-modal transit, as well as bicycle and pedestrian connectivity. In addition, the committee identified the need for existing transportation corridors to feel safe for multiple types of users.
2. Improving the City's focus on environmental sustainability and energy efficiency. Specifically, the committee identified the following goals: opportunities to increase energy efficiency standards in government buildings, utilizing native plantings and sustainable landscaping in development or redevelopment opportunities, adding amenities to stormwater management facilities, and enumerating stormwater management goals.
3. Identifying opportunities to expand the City's housing supply and housing type, including affordability and attainability. The committee identified opportunities to partner with local organizations to expand low-income housing and discussed the feasibility of participating with the development community.
4. Examining the ways in which the City includes diverse demographic populations into the planning process. Specifically, the committee identified the importance of planning for the City's youth and aging communities. The committee emphasized a desire to design spaces that are welcoming to all ages, especially through our parks and recreation department.

In addition, the committee discussed areas within the community that need attention or an opportunity for redevelopment. These areas were as follows.

1. Commercial properties north and south of Downtown Duluth along Buford Highway
2. Duluth Station shopping center
3. Rivergreen Industrial Park
4. Milam Property along the Chattahoochee River
5. Hudgens Property at the intersection of Peachtree Industrial Boulevard and Pleasant Hill Road
6. Large residential properties along Duluth Highway

Lastly, the committee discussed the opportunity to annex large parcels of unincorporated land into the City.

VII. ADJOURNMENT

Forrest Huffman adjourned the meeting and outlined the items to be discussed at the next meeting.