



PLANNING COMMISSION DRAFT MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

SEPTEMBER 18, 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, Commissioners Fisher, Perkins, and Holloway

COMMISSIONERS ABSENT: Secretary Gajjar

STAFF PRESENT: Director of Community Development & Engineering Margie Pozin, Deputy Director Aron Hall, and 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 the June 5, 2023 minutes

A motion was made by Commissioner Holloway, seconded by Commissioner Fisher to approve the June 5, 2023 meeting minutes as presented.

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

IV. **OLD BUSINESS - NONE**

V. **PUBLIC HEARING**

1. Case: Z2023-001
Applicant: Old Atlanta Commerce
Location: 3396 Buford Highway, Duluth GA
Request: rezone from HC-A/R-100 to HC-A

Chair Williams opened the public hearing.

Deputy Director Aron Hall came forward and presented rezoning request Z2023-001 to rezone the current split-zoned parcel from HC-A (Highway Commercial – Auto District) and R-100 (Single-Family Residential District) to HC-A (Highway Commercial – Auto District). The subject property totals +/- 4.44 acres. The property is north of the established subdivision known as Ennfield, south of Buford Highway, east of another property also zoned HC-A and west of a new townhome development known as Sherwood Crossing, containing 113 single-family attached units. The southern portion of the parcel contains a proposed stormwater management facility. There is a detention pond located south of the property within the open space belonging to the Ennfield subdivision.

Chair Williams called for the applicant to come forward.

William Diehl of 2 Sun Court Ste. 400 Peachtree Corners, GA 30092 explained the purpose of the request to rezone the currently split-zoned parcel from HC-A /R-100 to HC-A.

Chair Williams called for questions/comments from the public.

Being none, Chair Williams called for a general discussion.

Commissioners discussed buffer requirements regarding the split-zoned parcel.

A motion was made by Commissioner Perkins, seconded by Commissioner Holloway to approve case Z2023-001 with conditions.

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

2. Case: SU2023-007
Applicant: Old Atlanta Commerce
Location: 3396 Buford Highway Duluth, GA
Request: Special Use for a Self-Storage Facility

Deputy Director Aron Hall presented the purpose of Special Use request SU2023-007 to allow for the construction and operation of interior climate controlled self-storage units in the HC-A (Highway Commercial - Auto) zoning district. In order for the applicant to achieve the desired land use on the subject property, they are required to rezone the subject property and seek special use approval for the operation of a self-storage facility. While this request requires two public hearings, the hearings are inextricably linked. Therefore, for clarity, the staff have presented their findings in a single report for the rezoning request, special use request, and concurrent variances. The variances that are being requested are a reduction in parking from the required 175 spaces to five (5) spaces and a reduction of the 150ft buffer required by Section 333(g) of the UDC. The proposed development includes a three-story, self-storage facility with a basement that is 104,900 square feet including the associated parking and loading areas.

The subject property totals +/- 4.44 acres. The property is north of the established subdivision known as Ennfield, south of Buford Highway, east of another property also zoned HC-A and west of a new townhome development known as Sherwood Crossing containing 113 single-family attached units. The southern portion of the parcel contains a proposed stormwater management facility. There is a detention pond located south of the property within the open space belonging to the Ennfield subdivision.

Chair Williams called for the applicant to come forward.

William Diehl of 2 Sun Court Ste. 400 Peachtree Corners, Ga 30092 came forward and discussed the lot shape, building dimensions, parking spaces, and elevations.

Chair Williams called for questions/comments from the public.

Kathy Milner of 3600 Ennfield Lane Duluth, GA. 30096 came forward in opposition of the development due to concern of water runoff. Homeowners in the Ennfield Subdivision have been majorly impacted by runoff water from the new development. Flooding has occurred in backyards, the pool house, and the bridge. Clearing land for new developments cause this issue to worsen.

Scott Snickel of 3600 Ennfield Lane Duluth, GA. 30096 came forward in opposition of the development due to concern of water runoff and the buffer zone.

Angela Douschke of 3379 Ennfield Lane Duluth, GA. 30096 came forward in opposition of the development due to concern of water runoff.

Chair Williams called for a general discussion.

Commissioners discussed flooding concerns, buffers, and security access to the facility.

A motion was made by Commissioner Perkins, seconded by Vice Chair Moss to approve case SU2023-007 with conditions.

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

VI. OTHER BUSINESS

1. Matters from staff- None
2. Matters from commission- None
3. Matters from public- None

VII. ADJOURNMENT

A motion was made by Commissioner Holloway, seconded by Commissioner Fisher to adjourn at 7:03pm.

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

Approved this _____ day of _____, 2023.

Chairman

Secretary/Witness

