



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

APRIL 17, 2023 AT 6:00PM

COMMISSION MEMBERS:

Ray Williams, Chair	Carey Fisher
Alana Moss, Vice Chair	Scott Perkins
Niti Gajjar, Secretary	Shenee Holloway (Alt)

COMMISSIONERS PRESENT: Vice Chair Moss, Secretary Gajjar, and Commissioner Holloway

COMMISSIONERS ABSENT: Chair Williams, Commissioner Perkins, and Commissioner Fisher

STAFF PRESENT: Planning Manager Amy Bingham and Planning Technician Wendy Bethancourt

I. CALL TO ORDER

Meeting called to order at 6:00pm.

II. GENERAL BUSINESS

II. APPROVAL OF MINUTES

1. Approval of the March 20, 2023 minutes

A motion was made by Commissioner Holloway, seconded by Secretary Gajjar to approve the March 20, 2023 meeting minutes as presented

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

2. Approval of the April 3, 2023 minutes

A motion was made by Secretary Gajjar, seconded by Commissioner Holloway to table the minutes until the next meeting.

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

IV. OLD BUSINESS -NONE

V. PUBLIC HEARING

1. Case: SU2023-003
Applicant: New Life Academy
Location: 3425 Corporate Way, Duluth, GA
Request: Approval of Special Use to allow for the operation of a Public Charter Middle School in the M-1 district.

A motion was made by Secretary Gajjar, seconded by Commissioner Holloway to continue case SU2023-003 from the April 3,2023 meeting.

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

Planning Manager Amy Bigham came forward and presented that the purpose of this Special Use request (SU2023-003) is to allow for the operation of a Gwinnett County Charter Middle School at 3425 Corporate Way. The subject property totals +/- 3.73 acres zoned M-1 and is within the +/- 290 acres River Green Industrial Park. The subject property is in the River Green Employment District. FORWARDuluth envisions this character area to be a major employment district with large office and warehouse buildings. The Future Land Use Map (FLUM) classifies the subject property as commercial, retail, and office. voted to approve TA2023-001 to amend the language in the Character Area section of FORWARDuluth 2040 Comprehensive Plan at the April 10, 2023 meeting.

Vice Chair Moss called for discussion from the Commission.

Vice Chair Moss called for the applicant to come forward.

Alphonsa Forward Jr of 4725 River Green Parkway Duluth, GA 30096 came forward on behalf of New Life Academy. Mr. Forward stated that a traffic plan has been submitted to the Planning Department. The traffic plan is to allow parents to park their vehicles during drop off and pick up hours. The property contains 194 parking spaces, which allows for the traffic plan to function. Mr. Forward stated that New Life Academy envisions this property to be utilized for the students that are occupying the modular units to provide them with a more permanent space. It is expected that the property will be at full capacity within a few years.

Vice Chair Moss called for questions/comments from the public.

Mark Lecraw of 3475 Corporate Way Ste. A, Duluth, GA 30096 came forward on behalf of Gaskins Lecraw. Mr. Lecraw expressed concern about traffic because the property is located on a dead-end cul-de-sac. Mr. Lecraw stated that there are seven buildings on the Corporate way with only

one access road. Mr. Lecraw stated that there has not been adequate time to review the application and recommends that the applicant be required to submit a traffic study.

Christian Olteanu of 3475 Corporate Way Ste. A, Duluth, GA 30096 came forward on behalf of Gaskins Lecraw an engineering company. Mr. Olteanu stated the points concerned by the company to be code related to the Unified Development Code table 2-C and 2040 Foward Duluth character Area and traffic. Mr. Lecraw stated he believed staff is in violation of the 2040 Foward Duluth as it stated staff will recommend approval of office and industrial uses not institutional uses.

Vice Chair Moss called for a general discussion.

Commissioners discussed traffic plans, permitting of the building, and conditions that can be applied to the case.

A motion was made by Secretary Gajjar, seconded by Commissioner Holloway to approve with conditions including a circulation plan and traffic study before issuing a certificate of occupancy.

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

VI. OTHER BUSINESS

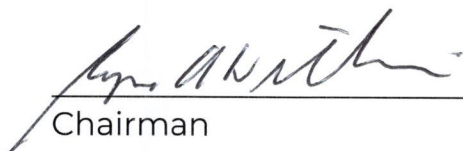
1. Matters from staff-None
2. Matters from commission- None
3. Matters from public- None

VII. ADJOURNMENT

A motion was made by Secretary Gajjar, seconded by Commissioner Holloway to adjourn at 6:59pm.

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

Approved this 1ST day of May, 2023.


Chairman


Secretary/Witness