



## **PLANNING COMMISSION MINUTES**

### **CITY OF DULUTH**

3167 MAIN ST  
DULUTH, GA 30096

**APRIL 3, 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: Vice Chair Moss, Commissioner Perkins, and Commissioner Fisher**

**COMMISSIONERS ABSENT: Chair Williams, Secretary Gajjar, Commissioner Holloway**

**STAFF PRESENT: Planning Dir. Forrest Huffman & 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 Fisher, seconded by Commissioner Perkins to table the March 20, 2023 meeting minutes.**

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

### **IV. OLD BUSINESS**

### **V. PUBLIC HEARING**

1. Case: SU2023-002  
Applicant: New Life Academy  
Location: 4725 River Green Pkwy

Request: Approval of Special Use to allow for the operation of a Public Charter School in the M-1 district.

Vice Chair Moss opened the public hearing.

Planning Director Forrest Huffman came forward and presented that the purpose of this Special Use request (SU2023-002) is to allow for the amendment of Conditional Use permit CUP2021-002 to extend the use of modular classrooms beyond the 2022-2023 school year. The subject property totals +/- 5.616 acres and contains the existing New Life Academy school building and four modular classrooms. The subject property is located within the +/- 290 acres River Green Industrial Park that has construction services, engineering services, production facilities, laboratory testing facilities, infrastructure solutions, offices, and institutional uses. The subject property is located 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.

Vice Chair Moss called for the applicant to come forward.

Alphonsa Forward Jr of 4725 River Green Pkwy Duluth, GA. 30096 came forward on behalf of New Life Academy. Mr. Forward stated that the school has been operating since 2006 and has been the first Gwinnett County approved charter school. Mr. Forward emphasize the Importance of using the modular units for educational purposes.

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

Being none, Vice Chair Moss called for a general discussion.

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

**A motion was made by Commissioner Fisher, seconded by Commissioner Perkins to approve with conditions Case SU2023-002.**

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

2. Case: SU2023-003

Applicant: New Life Academy

Location: 3425Corporate Way Duluth, GA

Request: Approval of Special Use to allow for the operation of a Public Charter Middle School in the M-1 district.

Vice Chair Moss opened the public hearing.

Planning Director Forrest Huffman 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 located 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.

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 it was state recommendation to reduce expenses, with majority of the funds being spent on rental it was decided to purchase a property within the Duluth area. 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.

Christian Olteanu of 3475 Corporate Way Ste. A Duluth, GA. 30096 came forward on behalf of Gaskins Lecraw an engineering company to request for Case SU2023-003 to be tabled until the next meeting to allow for accurate review time of the application. Mr. Olteanu stated the points concerned by the company to be code related to the Unified Development Code table 2-C and 2040FowardDuluth character Area and traffic.

Vice Chair Moss called for a general discussion.

Commissioners discussed traffic plan, TA2023-001 approval from mayor and council, and notifying property owners to table the case for the next meeting.

**A motion was made by Commissioner Perkins, seconded by Commissioner Fisher to Tabled Case SU2023-003, until the next Planning Commission meeting.**

**Voted for: Commissioners Moss, Perkins, and Fisher  
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 Fisher, seconded by Commissioner Perkins to adjourn.**

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

Approved this 1<sup>ST</sup> day of May, 2023.

  
Chairman

  
Secretary/Witness