

Duluth



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

MAY 1, 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, Secretary Gajjar, and Commissioners Fisher and Holloway

COMMISSIONERS ABSENT: Commissioner Perkins

STAFF PRESENT: Planning Manager Amy Bingham and GIS Reagan Belk

I. CALL TO ORDER

Meeting called to order at 6:00pm.

II. GENERAL BUSINESS

II. APPROVAL OF MINUTES

1. Approval of the April 3, 2023 Minutes

A motion was made by Commissioner Holloway, seconded by Commissioner Fisher to approve the April 3, 2023 meeting minutes as presented.

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

2. Approval of the April 17, 2023 minutes

A motion was made by Vice Chair Moss, seconded by Secretary Gajjar to approve the April 17, 2023 meeting minutes as presented.

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

IV. OLD BUSINESS -NONE

V. PUBLIC HEARING

1. Case: SU2023-004
Applicant: Shrutal Bhai
Location: 2856 Buford Hwy Duluth, GA.
Request: Approval of Special Use to allow for the operation of a gas station in the HC-R district.

Chair Williams opened the public hearing.

Planning Manager Amy Bigham came forward and presented that the purpose of this Special Use request (SU2023-004) is to allow for the operation of a gas station within the HC-R district. The subject property totals +/- 2.64 acres zoned HC-R and includes Mooring Plaza Shopping Center. The gas station and convenience store are in Suite 9 of the building. The subject property is in the Buford Highway North Corridor District. FORWARDuluth envisions this character area to be intended for office and mixed-use developments that get denser closer to Downtown. The Future Land Use Map (FLUM) classifies the subject property as commercial, retail, and office.

Chair Williams called for the applicant to come forward.

Being none, Chair Williams called for questions/comments from the public.

Being none, Chair Williams called for a general discussion.

Commissioners discussed the process of interior/exterior changes to the property and topography issues.

A motion was made by Commissioner Holloway, seconded by Secretary Gajjar to Approve case SU2023-004 with conditions.

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

VI. OTHER BUSINESS


1. Matters from staff- Discussed Character Area public meeting
2. Matters from commission- None
3. Matters from public- None

VII. ADJOURNMENT

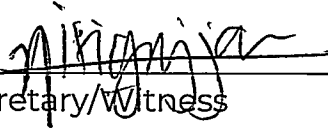
A motion was made by Secretary Gajjar, seconded by Commissioner Fisher to adjourn at 6:22pm.

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

Approved this 15th day of May, 2023.



Chairman



Secretary/Witness