



**CITY OF DULUTH**  
**Planning Commission**  
**Minutes**  
**April 16, 2018**



**COMMISSIONERS PRESENT:** Chairman Gary Canter, Vice Chairman Ray Williams, Commissioners Manfred Graeder, Bernard Robertson, Bob Pennington and Alana Moss

**COMMISSIONERS ABSENT:** None.

**STAFF PRESENT:** Bill Aiken, Planning and Development Director  
Dan Robinson, Senior Planner

**I. CALL TO ORDER**

Meeting called to Order at 7:00pm

**II. GENERAL BUSINESS**

None

**III. APPROVAL OF MINUTES**

1. Approval of the April 2<sup>nd</sup>, 2018 Minutes

**Motion to Approve the Minutes made by Commissioner Williams, Seconded by Commissioner Pennington.**

**ALL FOR, Motion Passes 5-0**

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

1. Case: Z#2017-003  
Applicant: Marty Orr  
Location: Duluth Highway and Howell Street  
Parcel: R6293 073, R6293 200, R6293 214  
Request: Rezoning from C-1 (Neighborhood Business District) to PUD (Planned Unit Development District) to allow for 55 single family attached homes.

Mr. Robinson presented for staff. The purpose of this request (Z#2017-003) is to rezone +/- 6.01 acres of property in Land Lot 293, 6th District, Gwinnett County, consisting of tax parcels R6293 073, R6293 214, R6293 200 from C-1 (Neighborhood Business District) to PUD (Planned Unit Development District). The applicant intends to develop the site with 55 single-family attached homes. The proposed development also contains open space along the rear of the property.

The site currently consists of three (3) parcels totaling +/- 6.01 acres. Parcel R6293 200 contains a parking lot for a small church along with an assortment of accessory structures including a shed and trailer. This property has been mostly cleared of all vegetation with the exception of the very back of the property. Parcel R6293 073 contains a single family house and an accessory building. Parcel R6293 214 is undeveloped. There is a stream at the rear of the three properties which is identified by the Gwinnett County GIS and U.S. Fish and Wildlife's National Wetland Inventory. State and local regulations prohibit clearing and grading within 50 feet of the stream for water quality. There is an additional 25 foot buffer that prohibits impervious surfaces.

The property is surrounded by a mix of uses. To the north of the property across the stream are two large undeveloped parcels totaling +/- 16.7 acres. To east is a power substation owned by Georgia Power. To the south, across Duluth Highway are two office buildings. To the west along Howell Street is an office building owned by Southern Bell (AT&T).

The City has been working for years to redevelop downtown with restaurants and retail establishments. Adding 55 housing units within walking distance to downtown will help improve the viability of the restaurants and retail establishments.

The proposed development followed the spirit and intent of the district by incorporating many of the design regulations. The DOD requires building facades to be primarily brick with accents of different materials. The proposed architecture of both the three story and two story units comply with this regulation as they are almost entirely brick. The home builder was not able to produce an elevation of the front loaded townhomes showing brick as they have not built it before. The developer and home builder have expressed willingness and understanding regarding the three side brick condition.

Planning staff recommends approval of Case Z#2017-003 with conditions provided in Exhibit "B" of this staff report.

Chairman Canter opened the public comment portion of the meeting.

Marty Orr, the applicant, spoke in favor of the rezoning. He stated that he was willing to comply with the conditions. Mr. Orr stated he would prefer not to build the rear entry units as shown in the elevations but was willing to do so if that is what the Board wanted. He also stated that while originally against improving the remnant piece of property on Duluth Highway, the picture in the presentation showed him that it was needed.

David Spearman with the D.R. Horton spoke in favor of the rezoning. Mr. Spearman stated that D.R. Horton had not built the model home that they are proposing and that is the reason why the elevations were not complete at this time.

Reverend Goodman spoke in opposition. He stated that he was concerned about traffic that

would be created on Howell Street and Buford Highway. He stated that he was unsure if the proposed development would improve the quality of life in the area.

Rodney Harris spoke in opposition. Mr. Harris stated that traffic was already bad on Howell Street and that Duluth Highway gets congested as it currently is. He stated that he was concerned that the amount of development in the area is causing property values to rise too high.

Chairman Canter closed the public comment portion of the meeting.

Commissioner Moss stated that the Howell Street and Duluth Highway intersection is dangerous and hard to see oncoming traffic.

The Commissioners discussed tabling the rezoning until the May meeting in order to keep the applicant on the May City Council meeting.

**Motion to Table Z#2017-003 to the regularly scheduled May 7<sup>th</sup>, 2018 Planning Commission meeting made by Commissioner Pennington, Seconded by Commissioner Graeder.**

**ALL FOR, Motion Passes 5-0**

**VI. OTHER BUSINESS**

1. Matters from Staff

None

2. Matters from Commission

Commission Graeder asked the status of the custom brick text amendment. Mr. Aiken stated that the amendment will go before City Council in June.

3. Matters from Public

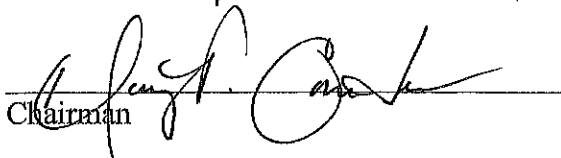
None


**VII. ADJOURNMENT**

**Motion to Adjourn made by Commissioner Williams, Seconded by Commissioner Pennington.**

**ALL FOR, Motion Passes 5-0**

Approved this 7<sup>th</sup> day of MAY, 2018

  
Chairman

  
Secretary/Witness

