



**CITY OF DULUTH
Planning Commission
Meeting Minutes
January 16, 2018**



COMMISSIONERS PRESENT: Chairman Gary Canter, Commissioners Bernard Robertson, Manfred Graeder, Ray Williams, Bob Pennington

COMMISSIONERS ABSENT: Alana Moss

STAFF PRESENT: Bill Aiken, Planning and Development Director
Dan Robinson, Planning and Development 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 December 4, 2017 Minutes

A motion was made by Commissioner Graeder, Seconded by Commissioner Williams. ALL FOR, Motion Passes 5-0

IV. OLD BUSINESS

1. Table 2-C Permitted Uses Review.

The Planning Commission postponed this item from the January 16, 2018 meeting to the February 5, 2018 meeting.

I. NEW BUSINESS

1. Case: Z#2017-004
Applicant: Ken Wood
Planners and Engineers Collaborative
350 Research Court, Suite 200

Location: Peachtree Corners, GA 30092
Buford Highway south of Davenport Road
Parcel: 6292 004
Request: Rezoning to allow for a mixed-use development consisting of 79 townhomes and a commercial outparcel.

Mr. Robinson presented for Staff. The applicant has filed a request for rezoning +/- 10.19 acres of land in Land Lot 292, 6th District, Gwinnett County, consisting of tax parcel 6292 004, from R-100 (Single Family Residential District) and HC-A (Highway Commercial-Auto District) to PUD (Planned Unit District). The applicant intends to develop the site as a townhome neighborhood containing 79 units and a future commercial site located on Buford Highway.

Mr. Robinson stated that the applicant has met with staff to discuss the project on multiple occasions. Staff encouraged the applicant to review the adopted planning documents that regulate land use, development and redevelopment of this area. Mr. Robinson specifically referenced the Buford Highway Corridor Redevelopment Plan, the Unified Development Code and the Comprehensive Plan. The applicant has incorporated many of the design guidelines and goals of the adopted plans in this rezoning request.

Mr. Robinson further explained that the architecture of the townhomes will be consistent with the Downtown Overlay District. The commercial portion of the proposed development is not anticipated to be developed at this time. The uses allowed in the commercial building will be limited to the uses allowed in the C-1 (Neighborhood Commercial District) with the addition of restaurants.

Chairman Canter opened the floor for those in favor of the request and called on the applicant forward to present to the Planning Commission.

Ken Wood, applicant, gave a presentation on the proposed development. Mr. Wood stated that he and the other applicants have read and are ok with the conditions as recommended by staff. Mr. Wood also informed the Planning Commission that a neighborhood meeting was held in December of 2017 with residents of the Ennfield neighborhood. He also held an onsite meeting with four neighbors who were present at the meeting and wanted additional followup.

Chairman Canter opened the floor for those in opposition to the request.

Brenda Kresse, 3270 Ennfield Drive – Ms. Kresse expressed concern with the location and material of the fence. Ms. Kresse requested the proposed fence to be aluminum and not wood as shown in the Development Summary Report.

Mr. Wood responded that the fence would wrap around the rear of the project extending from the right-of-way of the interior public street near the southern property to the right-of-way on the northern property line. Mr. Wood also stated that the fence would be revised to a decorative

aluminum fence and the revisions would be made prior to City Council.

Cesar Quena, Bromley Rowe – Mr. Quena asked general questions regarding the design of the proposed development.

Mr. Aiken invited Mr. Rowe to meet with staff at City Hall and discuss the plan in detail prior to the City Council hearing.

Motion to approve Z#2017-004 as presented with condition #8 amended to clarify residential building height was made by Commissioner Graeder, Seconded by Commissioner Williams.

ALL FOR. Motion carried, 5-0.

V. OTHER BUSINESS

1. Matters from Staff

None

2. Matters from Commission

None

3. Matters from Public

None

VI. ADJOURNMENT

**Motion to Adjourn by Commissioner Pennington, Seconded by Commissioner Williams.
ALL FOR, Motion Passes 5-0'**

Approved this 5th day of February, 2018


Chairman


Secretary/Witness