



PLANNING COMMISSION MEETING AGENDA

CITY OF DULUTH COUNCIL CHAMBERS

3167 MAIN ST
DULUTH, GA 30096

JULY 7, 2025 WORK SESSION AT 5:30PM AND OFFICIAL MEETING AT 6:00PM

COMMISSION MEMBERS:

Alana Moss , Chair
Carey Fisher, Vice Chair
Niti Gajjar, Secretary

Elizabeth Baggett
Jack Milner
Gregory Stewart(Alt)

- I. CALL TO ORDER**
- II. GENERAL BUSINESS**
- III. APPROVAL OF MINUTES**
 1. Approval of the June 2, 2025 minutes
- IV. OLD BUSINESS**
- V. PUBLIC HEARING**
 1. Case: Z2025-001, Embry Development Company, LLC
Request: Rezoning from HC-A (Highway Commercial – Auto) and HC-R (Highway Commercial-Retail) to PUD (Planned Unit Development)to allow for 76 units Townhome development.
 2. Case: Z2025-002, FP Peachtree Industrial, LLC
Request: PUD amendment to allow for the modification of three-bedroom units into one-bedroom units.
 3. Case: MZ2025-001, 4RNJ3, LLC
Request: Modification of rezoning from Planned Unit Development(PUD) To Planned Unit Development (PUD)which proposes to remove a condition Set in the prior approval to rezone.
- VI. OTHER BUSINESS**
 1. Matters from Staff
 2. Matters from Commission
 3. Matters from Public
- VII. ADJOURNMENT**

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