



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

OCTOBER 6, 2025 AT 6:00PM

COMMISSION MEMBERS:

Alana Moss, Chair	Elizabeth Baggett
Carey Fisher, Vice Chair	Jack Milner
Niti Gajjar, Secretary	Gregory Stewart (Alt)

COMMISSIONERS PRESENT: Chair Moss, Secretary Gajjar, Commissioners Baggett, Milner, and Stewart

COMMISSIONERS ABSENT: Vice Chair Fisher

STAFF PRESENT: Deputy Director of Community Development & Engineering Aron Hall and Sr. Planning Technician Wendy Bethancourt

I. CALL TO ORDER - Meeting called to order at 6:00pm.

II. APPROVAL OF THE MEETING AGENDA

A motion was made by Commissioner Baggett, seconded by Secretary Gajjar to approve the October 6, 2025 Planning Commission meeting agenda as presented.

Voted for: Commissioners Moss, Gajjar, Baggett, Milner, and Stewart

Voted against: None

Motion Carried.

III. GENERAL BUSINESS - None

IV. APPROVAL OF MINUTES

1. Approval of the September 15, 2025 minutes

A motion was made by Commissioner Stewart, seconded by Commissioner Milner to approve the September 15, 2025 meeting minutes as presented.

Voted for: Commissioners Moss, Gajjar, Baggett, Milner, and Stewart

Voted against: None

Motion Carried.

V. OLD BUSINESS - None

VI. PUBLIC HEARING

1. Case: MZ2025-002
Applicant: Forestar
Request: To approve a Modification of Rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) proposing 138 Townhome units.

Chair Moss announced the withdrawal of the application by the applicant.

2. Case: SU2025-005
Applicant: Melissa Mitchell
Request: To approve a Special Use to allow for a Fitness Center/Health Club in the CBD (Central Business District)

Chair Moss opened the public hearing.

Deputy Director Aron Hall came forward and presented case SU2025-005. The purpose of the request is to allow for a Fitness Center/Health Club in CBD (Central Business District). The subject property totals +/- .37 acres. What is known as the "Thrive Building" is a three-story building with two-stories facing Main Street and a basement level in the rear facing the Railroad tracks. On the Main Street side, there is a coffee shop and the Thrive Coworking space. The applicant is proposing a fitness center/ health club for children from toddler age to age 12 on the daylight basement level. The interior finish would occupy 4,000 square feet, which is the entire basement level of Thrive. The property is within the CBD (Central Business District) and is surrounded by CBD (Central Business District) save for the railroad tracks, which are zoned M-1 (Light Industrial District). Beyond the railroad is HC-R (Highway Commercial – Retail District).

Chair Moss called for the Applicant.

Melissa Mitchell of 324 Arizona Avenue Unit 3 came forward and stated the little gym will offer mommy and me classes, gymnastics, dance classes and various activities to engage children ages 4 months to 12 years old. Hours of operation will be 9am to 6pm.

Chair Moss Called for questions /comments from the public.

Being none.

Chair Moss called for a discussion.

Being none.

Chair Moss called for a motion.

A motion was made by Secretary Gajjar, Seconded by Commissioner Baggett to approve the case SU2025-005 as presented.

Voted for: Commissioners Moss, Gajjar, Baggett, Milner, and Stewart

Voted against: None

Motion carried.

3. Case: TA2025-005

Applicant: City of Duluth

Request: To amend portions of the FORWARDuluth 2045 Comprehensive Plan

Chair Moss opened the public hearing.

Deputy Director Aron Hall came forward and presented case TA2025-005. Staff is recommending minor updates to the FORWARDuluth Comprehensive Plan. Staff has updated two sections of the FORWARDuluth Comprehensive Plan: 1. The small area plan for the Hudgens property. The small area plan needed a few updates to reflect the change in Mayor and Councils' goals that were expressed after the retreat this past summer. 2. Mayor and Council, after the recommendation from Planning Commission, adopted the revised Unified Development Code, which allowed a new zoning category: R-50. This update is to reflect that adoption in the Comprehensive Plan.

Chair Moss Called for questions /comments from the public.

Being none.

Chair Moss called for a discussion.

Being none.

Chair Moss called for a motion.

A motion was made by Secretary Gajjar, Seconded by Commissioner Baggett to approve the case TA2025-005 as presented.

Voted for: Commissioners Moss, Gajjar, Baggett, Milner, and Stewart

Voted against: None

Motion carried.

VII. OTHER BUSINESS

1. Matters from staff – None
2. Matters from commission – None
3. Matters from public – None

VIII. ADJOURNMENT

A motion was made by Commissioner Baggett, seconded by Secretary Gajjar to adjourn at 6:20pm.

Voted for: Commissioners Moss, Gajjar, Baggett, Milner, and Stewart

Voted against: None

Motion carried.

Approved this 3rd day of November, 2025.



Chairman



Secretary/Witness