



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

DECEMBER 1, 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, Vice Chair Fisher, Secretary Gajjar, Commissioners Milner, and Stewart

COMMISSIONERS ABSENT: Commissioner Baggett

STAFF PRESENT: City Manager James Riker and 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 Vice Chair Fisher, seconded by Secretary Gajjar to approve the December 1, 2025 Planning Commission meeting agenda as presented.

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

Voted against: None

Motion Carried.

III. GENERAL BUSINESS - None

IV. APPROVAL OF MINUTES

1. Approval of the November 3, 2025 minutes

A motion was made by Secretary Gajjar, seconded by commissioner Stewart to approve the November 3, 2025 meeting minutes as presented.

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

Voted against: None

Motion Carried.

V. OLD BUSINESS - None

VI. PUBLIC HEARING

1. Case: Z2025-004
Applicant: Peachtree Residential/ c/o Alec Rickenbaker,
0 Peachtree Industrial Boulevard
Request: To approve a Rezoning from C-2(General Business District) to PUD
(Planned Unit Development) to allow for a 28-unit townhome community.

Chair Moss opened the public hearing and called for a motion to approve the withdrawal of case Z2025-004

A motion was made by Vice Chair Fisher, Seconded by Secretary Gajjar to approve the withdrawal of case Z2025-004.

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

Voted against: None

Motion carried.

2. Case: Z2025-005
Applicant: City of Duluth on behalf of Rainbow Village
3431 and 3427 Duluth Highway Duluth, GA. R6293-121, R6293-120, and R6293-656
Request: To approve of a Rezoning from Unzone previously abandoned right-of-Way to PUD (Planned Unit Development)

Chair Moss opened the public hearing.

City Manager James Riker came forward and presented case Z2025-005. The purpose of the request (Z2025-005) from the City of Duluth, on behalf of Rainbow Village, is to rezone a previously unused right-of-way parcel (+/- .135 acres) from unzone to PUD (Planned Unit Development). The proposed rezoning request corresponds with the sale of real property (unused right-of-way) by the City of Duluth to Rainbow Village. The unused right-of-way will be an egress driveway for the expansion of the Rainbow Village campus. The subject property totals +/- 0.135 acres. The property is located within the Downtown Overlay District. The property to the west of Rainbow Village is zoned PUD. The rezoning request for this parcel is part of a housekeeping matter to document consistency with the overall Rainbow Village campus expansion. The subject parcel was previously unused right-of-way and was sold to Rainbow Village with deed conditions that it be used for access relating to their expansion.

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 Stewart to approve the case Z2025-005 with conditions as presented.

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

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 Secretary Gajjar, seconded by Vice Chair Fisher to adjourn at 6:14pm.

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

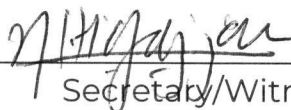
Voted against: None

Motion carried.

Approved this 5th day of January, 2026.



Chairman



Secretary/Witness