



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

JULY 6, 2026 AT 6:00PM

COMMISSION MEMBERS:

Carey Fisher, Chair
Jack Milner, Vice Chair
Niti Gajjar, Secretary

Elizabeth Baggett
Gregory Stewart
Oyindamola Falegan (Alt)

COMMISSIONERS PRESENT: Chair Fisher, Secretary Gajjar, Commissioners Baggett, Milner, and Falegan

COMMISSIONERS ABSENT: Commissioner Stewart

STAFF PRESENT: Deputy Director of Community Development and Engineering Aron Hall and Planner Kelly Nguyen

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

II. APPROVAL OF THE MEETING AGENDA

A motion was made by Secretary Gajjar, seconded by Commissioner Baggett to approve the July 6, 2026 Planning Commission meeting agenda with changes as follows removal of first item under New Business, Case Z2026-005, it is tabled until further notice.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

Voted against: None

Motion Carried.

III. GENERAL BUSINESS – None.

IV. APPROVAL OF MINUTES

1. Approval of the June 1, 2026 minutes

A motion was made by Vice Chair Milner, seconded by Commissioner Falegan to approve the June 1, 2026 meeting minutes as presented.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

Voted against: None.

Motion Carried.

V. OLD BUSINESS – None.

VI. PUBLIC HEARING

1. Case: TA2026-004, City of Duluth, 3167 Main Street Duluth, GA. 30096
Request: Text amendment to Article 9. Project Design and Construction Standards Section 907.06. Streetlights to include design standards reference, pole height, photometric requirements, and downtown overlay standards.

Chair Fisher opened the public hearing.

Deputy Director of Community Development and Engineering Aron Hall came forward and presented the request (TA2026-004). With developments in the Hall Circle area of the City of Duluth, staff found it imperative to include Lighting reference guidelines, height variations depending on location, photometric plan requirements, and standards within the Downtown Overlay District.

Chair Fisher Called for questions/comments from the public.

Being none. Chair Fisher called for a discussion.

Commissioners discussed development timelines and lighting shields.

A motion was made by Commissioner Baggett, Seconded by Vice Chair Milner to approve case TA2026-004 as presented.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

Voted against: None.

Motion carried.

2. Case: TA2026-005, City of Duluth, 3167 Main Street Duluth, GA. 30096
Request: Text Amendment to Article 2. Use of Land and Structures Section 203.05. Accessory Buildings and Structures to prohibit the use of certain structures in residentially zoned areas and Article 14. Interpretation and Definitions.

Chair Fisher opened the public hearing.

Deputy Director of Community Development and Engineering Aron Hall came forward and presented the request (TA2026-005). It is staff's interpretation that certain structures should not be allowed as structures containing outdoor storage and/or are inappropriate as accessory structures. Upon discussions during Agenda Review, Aron recommended Planning Commission to strike the word "steel" from the definition of shipping container in Exhibit "A."

Chair Fisher Called for questions/comments from the public.

Being none. Chair Fisher called for a discussion.

Commissioners discussed wording of some definitions.

Chair Fisher called for a motion.

A motion was made by Commissioner Baggett, Seconded by Commissioner Falegan to approve Case TA2026-005 as modified to strike the word "steel" from the Shipping Container(s) definition.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

Voted against: None.

Motion carried.

3. Case: TA2026-006, City of Duluth, 3167 Main Street Duluth, Ga. 30096
Request: Text Amendment to Article 11. Procedures and Permits Section 1115.03
Final Plat Specifications to include a Text Box for Plats that do not require dedication of infrastructure to the city.

Chair Fisher opened the public hearing.

Deputy Director of Community Development and Engineering Aron Hall came forward and presented the request (TA2026-006). The Unified Development Code currently does not have a Title Block for a plat that does not dedicate public infrastructure to the City. Surveyors need a title block that reflects recombination plats, exemption plats, or any other plat that does not dedicate infrastructure to the City.

Chair Fisher Called for questions/comments from the public.

Being none. Chair Fisher called for a discussion.

Being none. Chair Fisher called for a motion.

A motion was made by Vice Chair Milner, Seconded by Secretary Gajjar to approve case TA2026-006 as presented.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

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 6:14pm.

Voted for: Commissioners Fisher, Gajjar, Baggett, Milner, and Falegan

Voted against: None.

Motion carried.

Approved this 3 day of August, 2026


Chairman


Secretary/Witness