



PLANNING COMMISSION MINUTES

CITY OF DULUTH

3167 MAIN ST
DULUTH, GA 30096

MAY 5, 2025 AT 6:00PM

COMMISSION MEMBERS:

Alana Moss, Chair

Carey Fisher, Vice Chair

Niti Gajjar, Secretary

Elizabeth Baggett

Jack Milner

Gregory Stewart (Alt)

COMMISSIONERS PRESENT: Vice Chair Fisher and commissioners Baggett, Gajjar, Milner and Stewart

COMMISSIONERS ABSENT: Chair Moss

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 Secretary Gajjar, seconded by Commissioner Milner to approve the May 5, 2025 Planning Commission meeting agenda as presented.

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

Voted against: None

Motion Carried.

III. GENERAL BUSINESS - None

IV. APROVAL OF MINUTES

1. Approval of the February 3, 2025 minutes

A motion was made by Commissioner Baggett, seconded by Commissioner Milner to approve the February 3, 2025 meeting minutes as presented.

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

Voted against: None

Motion Carried.

V. OLD BUSINESS - None

VI. PUBLIC HEARING

1. Case: Z2025-001

Applicant: Mike Embry on behalf of Emby Development Company LLC.

Request: Approval of a Rezoning to PUD (Planned Unit Development) to allow for a single-family attached residential subdivision.

Vice Chair Fisher announced that case Z2025-001 is postponed.

2. Case: SU2025-001, 3285 Howell Meadow Drive Duluth, GA.

Applicant: Susan Clark

Request: To allow for beekeeping in the rear yard of single-family zoning.

Vice Chair Fisher opened the public hearing.

Deputy Director Aron Hall came forward and presented case SU2025-001. The purpose of this request is to allow beehives on a single-family residential property. The subject property totals +/- 0.56 acres. The applicant proposes keeping three (3) beehives on the property. The subject property is fully surrounded by R-100 (Single-Family Residential District) zoning.

Vice Chair Fisher called the applicant forward

Susan Clark of 3285 Howell Meadow Drive came forward and stated that she has been into beekeeping for over a year. Mrs. Clark and her husband maintain 3 beehives as hobbies. The honey that's been produced so far has been given away to family members, friends and neighbors. Commissioners and Mrs. Clark discussed risk factors for nearby neighbors, health benefits and preparation process of honey.

Vice Chair Fisher called for questions/comments from the public.

Being none, Vice Chair Fisher called for discussion.

Commissioners discussed allowing the use by right versus requiring a special use.

Being no further discussion, Vice Chair Fisher called for a motion.

A motion was made by Commissioner Baggett, Seconded by Commissioner Milner to approve the case SU2025-001 with conditions as presented.

Voted for: Commissioners Baggett, Milner, Fisher, and Stewart

Voted against: Commissioner Gajjar

Motion carried.

VII. OTHER BUSINESS

1. Matters from staff – upcoming UDC updates
2. Matters from commission – Commissioner Baggett will be absent for the June meeting.
3. Matters from public – None

VIII. ADJOURNMENT

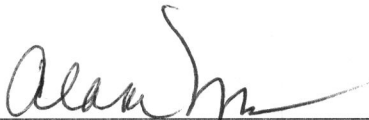
A motion was made by Commissioner Milner, seconded by Commissioner Baggett to adjourn at 6:17pm.

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

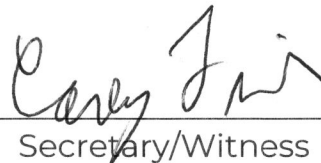
Voted against: None

Motion carried.

Approved this 2nd day of June, 2025.



Chairman


Secretary/Witness