

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 11, 2025

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Madison Eiberger, Dr. Saba Haeringer, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, City Manager Jacob Evans, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** J. Evans led the invocation and pledge.
4. **ANNOUNCEMENTS:**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by Dr. S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on July 14, 2025, made by M. Eiberger; second by Dr. S. Haeringer. Vote carried unanimously in favor.

BUSINESS

7. **ZA-C2500171:** PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 (Restricted Single-Family Residential District) and R-3 (Single-Family Residential District) to RPC (Residential Planned Community) for the development of 120 single-family semi-detached homes. Tax Map Parcels: 093 010 (592 Hwy 9 South), 093 011 (93 Southwest Border Ave) D02 004 and D04 010 (416 Hwy 9 South). Public Hearing Dates: Planning Commission on Monday, July 14, 2025, and City Council on Monday, August 4, 2025. Planning Commission tabled the decision until August 11, 2025

Chairperson Davis read the rezoning request. Elisabeth Mitchem with CPL provided staff analysis. Ms. Mitchem stated that the developer has requested to rezone the 34.71 acres for 120-unit subdivision, and the gross density would be 3.46 units per acre. The proposed development will have a public amenity space and private no through road. Staff have recommended denial of the request to amend the zoning map rezone from R-1 and R-3 to RPC. Ms. Mitchem stated the rationale for this recommendation is:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

City Attorney K. Tallant said he understands how the density is proper as "semi-detached" housing is multi-family. He further stated that City Council will interrupt the semi-detached term.

Commissioner Member A. Stephenson asked Mr. Stephen Jones of Taylor Duma LLP to clarify how the proposed units qualify as semi-detached without a connecting wall. Mr. Jones responded that the term "semi-detached" is not defined in the city ordinance and noted the developer is proposing a subterranean connection. He added that similar projects have been considered semi-detached when units share features like a shed, knee wall with a gate, or an archway.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 11, 2025

Chairperson R. Davis stated that a traffic study was submitted and seems to be in line with the additional traffic and connectivity. Mr. Jones stated that the traffic study calls for one improvement at Highway 9 South with a right-hand deceleration lane as well as a dedicated left turn lane.

Commission Member A. Stephenson expressed concern that the density would still be too high if the developer seeks R-3 zoning. Mr. Jones responded that the proposal is for 3.6 units per acre and a rezoning to Residential Planned Community (RPC) for up to four units per acre. He noted that surrounding properties have higher density than the proposal.

Commission Member A. Stephenson asked for updates on the amenities. Mr. Jones said the recreation areas will be dedicated to the city for future use and walking trails.

Chairperson R. Davis inquiry about sidewalks on both sides of the connector road. Mr. Jones stated sidewalks are only on one side of the connector road.

Commission Member M. Eiberger inquired about the setbacks. Mr. Jones stated that there were a variety of setbacks.

After a discussion amongst the Commission Members Dr. S. Haeringer made a motion to deny ZA-C2500171; second by A. Stephenson. Vote carried two in favor (Haeringer, Stephenson) and one opposed (Eiberger).

8. DAWSONVILLE POINTE PRELIMINARY PLAT REVIEW: Ms. Harris provided the staff report.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, September 15, 2025.

ADJOURNMENT: Motion to adjourn the meeting at 6:22 p.m. made by A. Stephenson; second by Dr. S. Haeringer. Vote carried unanimously in favor.

Approved this 15th day of September, 2025



Dr. Saba Haeringer, Planning Commission At Large



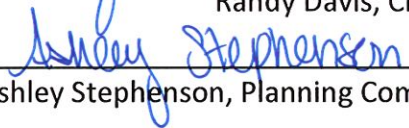
Madison Eiberger, Planning Commissioner Post 1



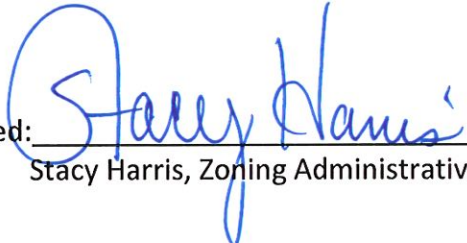
Vacant, Planning Commissioner Post 2



Randy Davis, Chairperson Post 3



Ashley Stephenson, Planning Commissioner Post 4

Attested: 

Stacy Harris, Zoning Administrative Assistant