

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 13, 2025

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Madison Eiberger, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, Sarah McQuade, CPL Services and Zoning Administrative Assistant Stacy Harris.

Dr. Saba Haeringer and Jack Eaton were absent from the meeting
3. **INVOCATION AND PLEDGE:** C. Phillips led the invocation and pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis stated that the Planning Commission has a new member Mr. Jack Eaton, however Mr. Eaton is absent from the meeting due to a family emergency.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Eiberger; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on September 15, 2025, made by A. Stephenson; second by M. Eiberger. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZA-C260056:** Davis Engineers & Surveying – c/o Payton Anderson 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-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 townhouse units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street). Public Hearing Dates: Planning Commission Monday, October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

Motion to open the public hearing made by A. Stephenson; second by Madison Eiberger. Vote carried unanimously in favor.

Chairperson Davis read the rezoning request. Sarah McQuade with CPL provided staff analysis. Ms. McQuade stated that the applicant has petitioned to amend the zoning map to rezone the four (4) parcels for the development of a 12-unit townhouse subdivision. The current zoning designation is R-2 (Single-Family Residential District, which the applicant proposes to be changed to R-6 (Multiple-Family Residential District). The applicant is requesting to build 12 townhouses. The overall residential density is 5.58 dwelling units per acre. Staff recommends denial of the requested. The request does not align with the Residential Character Area pursuant to the Comprehensive Plan. However, if the Planning Commission chooses to approved the rezoning, staff recommends the following conditions:

- 1) The development shall be constructed in substantial compliance with the submitted application and conceptual plan, except as may be modified to meet applicable Codes and requirements.

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- 2) All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead of Stegall Place. An alley shall be constructed and maintained privately to provide access to the units, which shall have no greater than two (2) intersections with public streets.
- 3) No portion of the minimum required ten-foot landscape buffers shall be situated on any townhouse lot.

The following people spoke in favor of the request:

- Payton Anderson, 24 Dawson Village Way, Dawsonville, GA – Mr. Anderson stated that his client does not have any objections to staff recommended conditions if approved. He further stated while it might not meet the comprehensive plan area, there is a statement in the comprehensive plan stating that Stegall Place and Maple Street areas are in need of redevelopment or significant improvements and these parcels are located within that area.
- Shon Geddes, 4085 Copper Leaf Lane, Cumming GA – Mr. Geddes stated these would be upscale townhomes and not the cookie cutters that abut the property. The exterior of the houses would consist of Hardie plank, brick, and/or stone.

No one spoke in opposition to the request.

Motion to close the public hearing by A. Stephenson, second by M. Eiberger. Vote carried unanimously in favor.

Motion made by M. Eiberger to approve ZA-C260056 with the following staff recommendations:

- 1) The development shall be constructed in substantial compliance with the submitted application and conceptual plan, except as may be modified to meet applicable Codes and requirements.
- 2) All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead Stegall Place. An alley shall be constructed and maintained privately to provide access to the units, which shall have no greater than two (2) intersections with public streets.
- 3) No portion of the minimum required ten-foot landscape buffers shall be situated on any townhouse lot.

Second by A. Stephenson. Vote carried unanimously in favor.

BUSINESS

8. **ZA-C2500169**: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG 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-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax Map Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Planning Commission Public Hearing Date: September 15, 2025, at 5:30 PM. Mayor and City Council Public Hearing Date: September 22, 2025, at 5:00 PM.

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Chairperson Davis read the rezoning request. Sarah McQuade stated that the application was tabled on September 15, 2025 until today's meeting. Staff did not have anything to add to the request and has not received any changes to the request.

A. Stephenson made a motion to deny ZA-C2500169; second by M. Eiberger. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS Next Planning Commission Meeting is Monday, November 10, 2025.

ADJOURNMENT: Motion to adjourn the meeting at 5:55 p.m. made by M. Eiberger; second by A. Stephenson. Vote carried unanimously in favor.

Approved this 8 day of December, 2025

Dr. Saba Haeringer, _____ Planning Commission At Large



Madison Eiberger, Planning Commissioner Post 1



Jack Eaton, Planning Commissioner Post 2



Randy Davis, Chairperson Post 3



Ashley Stephenson, Planning Commissioner Post 4

Attested: 

Stacy Harris, Zoning Administrative Assistant