

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 15, 2025, 5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
  - Regular Meeting held Monday, August 11, 2025

**PUBLIC HEARING**

7. **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.

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

*The next scheduled Planning Commission meeting is Monday, October 13, 2025*

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*

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

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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.

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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 \_\_\_\_\_ day of \_\_\_\_\_, 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



# CITY OF DAWSONVILLE

## Planning Staff Report

### Request to Amend the Zoning Map (Rezone)

**APPLICANT** .....Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG

**CASE NUMBER** .....ZA-C2500169

**REQUEST** .....Amend the zoning map to rezone the assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development.

**CURRENT ZONING DESIGNATION** .....R-2: Single-Family Residential District

**SITE AREA**.....+/- 3.13 acres

**LOCATION** .....D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

**TAX MAP PARCELS**.....D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

**FUTURE LAND USE DESIGNATIONS**.....Residential

**PLANNING COMMISSION PUBLIC HEARING DATE**...September 15, 2025

**CITY COUNCIL PUBLIC HEARING DATE\*** .....September 22, 2025

**CITY COUNCIL DECISION MEETING DATE\*** .....October 20, 2025

### INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone six (6) parcels from R-2: Single-Family Residential District to RCT: Residential Cottage for the development of a 12-unit planned cottage development. If the proposal is approved as presented, the vacant site would be developed with 12 single-family detached "cottage" residences, resulting in 3.84 dwelling units per acre.

### PROPOSAL

The subject 3.13 +/- assemblage is in a primarily residential area, and property tax records show no history of development. The applicant proposes the rezoning and combination of the parcels for a planned development of detached cottage homes. A common access drive stemming from Stegall Place would serve the site, with amenity and stormwater management areas at the rear. The table below summarizes development specifications:

\*City Council hearing and meeting dates are subject to change



Specification	Proposed RCT Development	Code Standard (Article XXI)
Maximum Heated Floor Area (HFA)	1,350 sq. ft.*	1,000 sq. ft.
Maximum Residential Density	3.84 du/acre	8.00 du/acre
Cluster Unit Count	12 cottages	6 to 12 cottages
Residential Lot Area	0.048 to 0.053 acres	N/A
Minimum Parking Count	2.08 spaces per residence (25 total)	2 spaces per residence
Minimum Exterior Buffer Width	40 ft.*	50 ft.
Minimum Open/Green Space	57.5% of development site	50% of development site
Minimum Private Area Open Space	403 sq. ft.	300 sq. ft.
<u>Note:</u> Items marked with an asterisk (*) do not meet the Code requirement as presented.		

If the Mayor and City Council approve the subject rezoning request, the site would become the first RCT: Residential Cottage zone in Dawsonville. This district is intended to provide “smaller more economic house[s]” through “single-family cottages” in a planned development setting (Sec. 2101). Cottages are envisioned to be located on individual lots, proximate to a central common area equipped with resident amenities (Sec. 2103). The submitted concept plan incorporates a main access drive that bisects the development, an alley way, and a common parking area. Internal sidewalks are depicted, interconnecting every cottage lot, the amenity area, and the Stegall Place right-of-way. The site would be served by City water and sewerage.

Vehicle parking would be split between the proposed alley and common parking lot. The alley would accommodate proposed cottages 1 through 8, serving eight (8) parking spaces, one on each cottage lot. The parking spaces would be deep enough to “stack” two vehicles in each (the first parked car would be trapped by the car parked afterward). However, stacked parking spaces cannot satisfy parking count requirements as each space is definitionally required to have “maneuvering space” (Sec. 301). The proposed common parking lot would contain 16 parking spaces and provide access to one (1) parking space on the cottage 9 lot. Cottages 10 through 12 would be served only by the communal parking area.

Beyond the proposed internal sidewalks, the concept plan also shows sidewalk construction along the entire development frontage, spanning east to the northwest corner of Maple Street. The amenity area, at a minimum, would include a playground and a community building. The function of the proposed community building is unclear, as is the location of the required communal mail kiosk. Each cottage would front a portion of the vegetated common area, in which new tree plantings are conceptualized. A 40-foot exterior buffer is shown at the sides (east and west) and rear (north) of the assemblage in lieu of the Code-required 50-foot exterior buffer (Sec. 2103.9). Independent from this request to amend the zoning map, the applicant has requested a zoning variance (case VAR-C2500170) to reduce the exterior buffer depth from 50 feet to 40 feet, subject to review and approval by the Mayor and City Council.

Each cottage in the development is conceptualized with 403 square feet of private open space. This is separate from the common area, as private space is located directly on each cottage parcel. Each cottage would also be equipped with a private, covered porch. The concept plan notes a setback of “10’ between walls of buildings without windows;” however, the plan shows all cottages separated from each other by at least 20 feet. Cottage windows must be positioned “so that no window peers into the living space of adjacent dwellings closer than 30 feet apart” (Sec. 2103.7). The applicant has not demonstrated compliance with this requirement at this time, but compliance is theoretically possible based on site layout. This requirement would be enforced before the issuance of a building permit.

The concept plan provides a typical building footprint of 735 square feet per cottage. Cottage lot sizes would range from 0.048 acres (2,095 square feet) to 0.053 acres (2,318 square feet). Some or all of the cottages would have a second story, as the maximum heated floor area (HFA) proposed is 1,350 square feet. This exceeds the 1,000 square foot heated floor area maximum established by Sec. 2102.1 by thirty-five percent (35%) margin. Pursuant to the authority to grant variances per Sec. 907.II.A, a variance from the 1,000 square foot heated floor area maximum cannot be issued. Therefore, the proposed cottage heated floor areas directly violate the provisions of the RCT: Residential Cottage district.

The submitted concept plan would be used as the basis for site development, subject to the approval of the Mayor and City Council. In their letter of intent, the applicant requests site development flexibility, to avoid future public hearings (by the Planning Commission and/or Mayor and City Council) and keep approval of said changes at the administrative level. The applicant describes “incidental” changes as those regarding “size and shape of home,” “configuration and orientation of driveways and parking,” and “a decrease in the number of houses” with further context provided in the letter of intent. The Dawsonville legal team and City staff do not find this request to be acceptable; changes to the site/concept plan and layout would be processed at the time of submittal, and depending on their nature, may or may not require public hearings by the Planning Commission and Mayor and City Council for further approval.

In November of 2025, Habitat for Humanity initiated a request to rezone the subject properties to RCT: Residential Cottage to construct 22 cottages. Prior to the January 9, 2025, Mayor and City Council public meeting, the applicant withdrew the application.

### **SURROUNDING PROPERTIES**

<i><b>Direction from the Site</b></i>	<i><b>Existing Zoning</b></i>	<i><b>Existing Land Use</b></i>
North	CBD, HB, R-2	Single-family residential, agriculture, government office
South	R-2	Single-family residential, vacant land
East	R-2	Single-family residential, multi-family residential
West	CBD, R-2	Single-family residential, agriculture

### **COMPREHENSIVE PLAN**

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is in the Residential Character Area.

The Residential Character Area “represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long term plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre].

Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development generally aligns with the intent of the Residential Character Area. However, the proposed gross density of 3.84 du/acre surpasses the intended 0.2 du/acre density of the Area.

## **ANALYSIS**

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

*(Language in bold is from the City of Dawsonville Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)*

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
  - Most of the properties near the subject assemblage are zoned R-2: Single-family Residential District.
    - i. Most of these sites are developed with single-family residences.
  - The other nearby zones (HB: Highway Business and CBD: Central Business District) accommodate civic, single-family residential, and agricultural land uses.
  - Staff does not anticipate any adverse effects on the use or habitability of nearby properties as a result of the proposal.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - As currently zoned, the assemblage is vacant and has no recorded history of development, according to the Dawson County tax assessor’s data.
    - i. The site is zoned similarly to most abutting properties, which are predominantly developed with single-family residences.
  - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites’ property values.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**

- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
- The rezoning proposal may result in a development that is beneficial to the community.
    - i. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 pursuant to the Comprehensive Plan (pg. 22).
  - The applicant has voluntarily presented the subject application to the City.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
- The assemblage is currently zoned R-2: Single-family Residential.
    - i. The site appears suitable for single-family residential development at densities of up to 2.0 units per acre as presently zoned.
  - The applicant proposes rezoning the site to RCT: Residential Cottage, to develop 12 single-family cottages. The following proposal specifications deviate from the existing R-2 zone:
    - i. The proposed residences would measure no greater than 1,350 square feet. The *minimum* floor area for residences in the R-2 zone is 1,400 square feet.
    - ii. The gross residential density for the development would be 3.84 units per acre. In the R-2 zone, density must not exceed 2.0 dwelling units per acre.
    - iii. The proposed minimum lot area is 2,095 square feet (0.048 acres). In the R-2 zone, parcels must measure no less than 20,000 square feet (0.459 acres).
    - iv. The proposed cottages would be individually platted on lots oriented around common areas, as opposed to each fronting a public street. In the R-2 zone, each parcel must front a public street for no less than 30 feet.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
- The assemblage has been vacant for all recorded history.
    - i. Property tax records do not indicate any past development of the assemblage.
  - Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.
- 7. The zoning history of the subject property.**
- The current zoning configuration of the site has been maintained for many years.
  - On January 8, 2025, an application to rezone the subject assemblage to RCT: Residential Cottage was withdrawn on behalf of the applicant.
- 8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**

- The proposal is not anticipated to burden local streets, utilities, schools, parks, or other public facilities.

**9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.**

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.
  - i. The calculated gross residential density of 3.84 du/acre exceeds the 0.2 du/acre intended for the Residential Character Area.
  - ii. The introduction of smaller, relatively lower-priced housing units to the City furthers housing goals (pg. 22).

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

**(2) Sec. 2103 – Micro-planned/pocket development regulations.**

*(Language in bold is from the City of Dawsonville Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)*

- 1. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area.**
  - The applicant has submitted a concept plan as part of the rezoning application. The plan visualizes a cluster of 12 cottage homes that share a connected common area.
- 2. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.**
  - The applicant intends to subdivide the assemblage to provide an individual parcel for each cottage.
- 3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.**
  - The proposed cottage cluster would contain 12 units.
- 4. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.**
  - A street, an alley, and a common parking lot are proposed to serve the development.
    - i. Street design specifications would be assessed at the time of Land Disturbance Permitting (LDP).
- 5. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.**
  - The surface composition of the common parking lot is unspecified.
  - Sidewalks and walkways are depicted, connecting each cottage to the common parking area.
  - The common parking area is shown to contain 16 spaces, in addition to 9 spaces located on individual cottage lots. In total, 2.08 parking spaces would be provided per cottage.

6. **All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.**
  - Each cottage would be built upon a slab foundation per the letter of intent.
7. **Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart.**
  - The current site layout and design would allow for privacy between cottage units as required.
    - i. Compliance with this requirement would be confirmed at the time of permitting.
8. **The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.**
  - Approximately 57.5% of the assemblage would consist of vegetated space (not covered with buildings or pavement).
  - Each cottage is conceptualized with 403 square feet of private open space, and all would abut and share 5,500 square feet of landscaped open space.
9. **A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.**
  - Separate from this application to amend the zoning map, the applicant has requested a variance (case VAR-C2500170) from this provision, to reduce the undisturbed buffer depth to 40 feet (a 20% decrease).
10. **Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.**
  - A playground and community building are proposed. The function of the proposed community building is unknown.

#### **STAFF RECOMMENDATION**

Staff recommends **denial** of the request to amend the zoning map to rezone a 3.13 +/- acre assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage. The rationale for this recommendation of denial is provided below:

1. The proposed construction of cottages in a RCT zone with 1,350 square feet of heated floor area (HFA) violates the provisions of Zoning Ordinance Sec. 2102.1. The maximum allowable cottage HFA is 1,000 square feet; this requirement 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 of Dawsonville

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

## Zoning Amendment Application

Application#: 2A-C2500169

Applicant Name(s): Habitat for Humanity - NCG

Address: 814 Mimosa Blvd Bldg C City: Roswell, GA Zip: 30075

Cell Phone: [REDACTED]

Signature(s): [Signature] Date: 7-22-25

Property Address: Stegall Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 53. Follow Hwy 53 until you get to Maple St. Take a left and follow until you get a Stegall Pl. Site is located on your right.

Tax Map Parcel #: D01 047 010, D01 047 009, D01 047 008 Current Zoning: R-2  
D01 047 007, D01 047 006, D01 047 005

Land Lot(s): 439 & 446 District: 4th Section: 1st

Subdivision Name: Dawsonville Commons Lot #:

Acres: 3.128 ac Current use of property: Undeveloped and wooded

Has a past request of Rezone of this property been made before? yes If yes, provide ZA # C2500044

### The applicant request:

Rezoning to Zoning category: RCT Conditional Use permit for:

Proposed use of property if rezoned: Cottage Style community

Residential # of lots proposed: 12 Minimum lot size proposed: 2,095 sq/ft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Community Center

If Commercial: total building area proposed:  (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage): ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Stegall Pl Type of Surface: Asphalt

☒ Failure to complete all sections will result in rejection of application and unnecessary delays.

☒ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]  
Signature of Applicant

7-22-25  
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 446, 4TH DISTRICT, 1<sup>ST</sup> SECTION, DAWSON COUNTY, GEORGIA, AND BEING FULLY DESCRIBED ON A PLAT PREPARED BY RICHARD H. HOLCOMB, GEORGIA REGISTERED LAND SURVEYOR, DATED JULY 14, 2001: AND AS PER SAID PLAT, THE PROPERTY CONTAINS 3.13 ACRES, MORE OR LESS, BEING LOTS A, B, C, D, E AND F, SUBJECT PLAT RECORDED IN PLAT BOOK 51, PAGE 157, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

24RE-327

CLH  
BM  
BA

**Property Owner Authorization**

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006, D01 047 005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner

Dede Allen - Habitat for Humanity NCG

Signature of Property Owner

Dede Allen

Date

7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Sworn and subscribed before me on this

7-22 day of July 2025

[Signature]

Notary Public, State of Georgia

My Commission Expires:

01/13/29





## Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

  
Signature of Applicant / Representative of Applicant

7-22-25  
Date

Sworn to and subscribed before me on this

22 day of July, 2025.

  
Notary Public, State of Georgia

My Commission Expires: 01/13/29



**Disclosure of Campaign Contributions  
Applicant(s) and Representative(s) of Rezoning**

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$



Date:

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

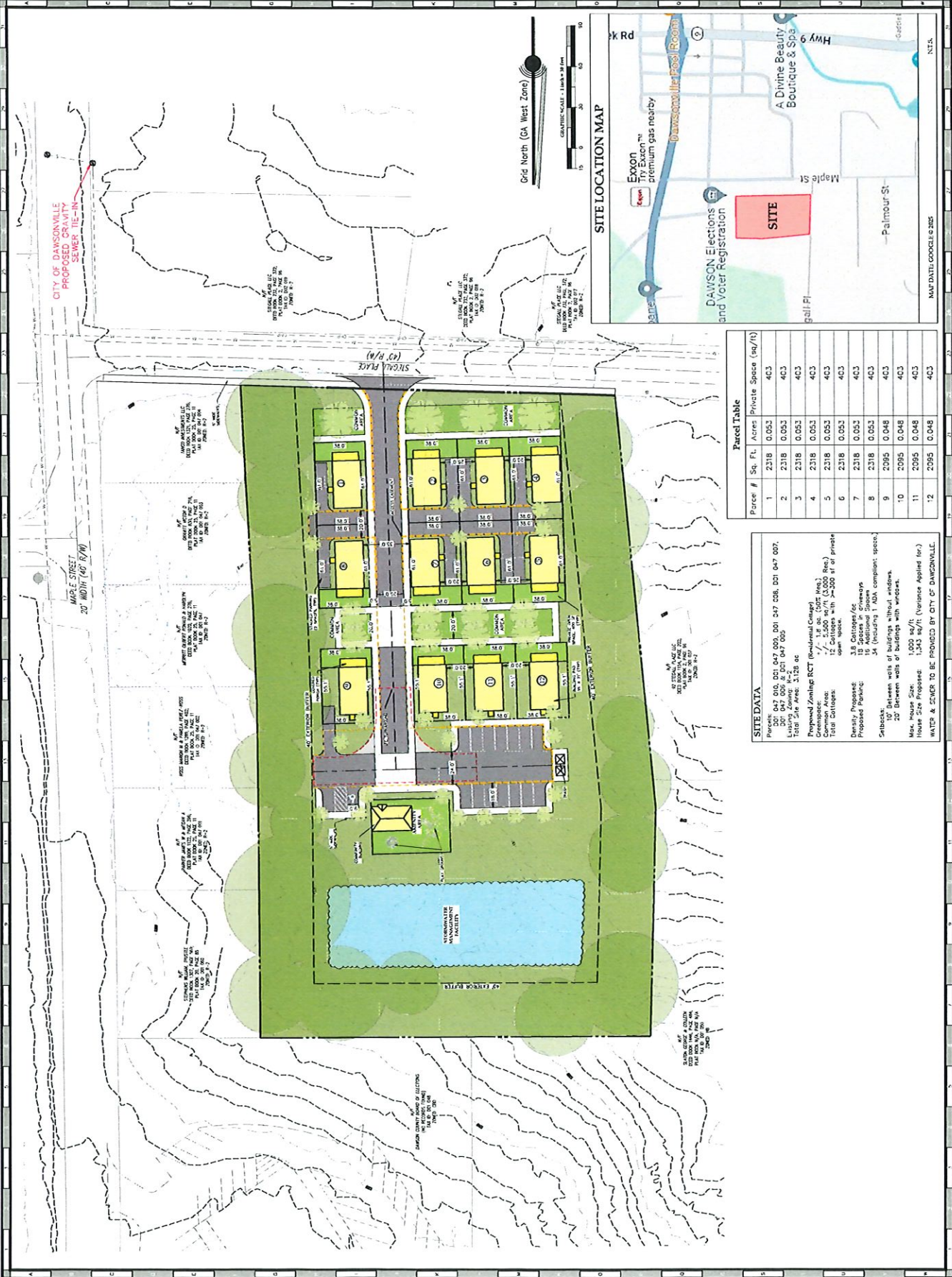
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant / Representative of Applicant

  
\_\_\_\_\_  
Date

Failure to complete this form is a statement that no disclosure is required.





**Parcel Table**

Parcel #	Sq. Ft.	Acres	Private Space (sq/ft)
1	2318	0.053	403
2	2318	0.053	403
3	2318	0.053	403
4	2318	0.053	403
5	2318	0.053	403
6	2318	0.053	403
7	2318	0.053	403
8	2318	0.053	403
9	2095	0.048	403
10	2095	0.048	403
11	2095	0.048	403
12	2095	0.048	403

**SITE DATA**

Parcel: 047 010, 011, 047 003, 001, 047 006, 011, 047 007, 010, 047 008 & 011 047 005  
 Total Site Area: 3,178 sq ft  
 Proposed Zoning: RCT (Residential Cottage)  
 Common Area: 1,500 sq/ft (3,000 sq/ft of private open space)  
 Density Proposed: 3.8 Cottages/lot  
 Proposed Parking: 18 Spaces in driveways  
 Setbacks: 10' Between walls of buildings without windows, 20' Between walls of buildings with windows.  
 Max. House Size: 1,000 sq/ft  
 House Size Proposed: 1,343 sq/ft (Variance Applied for.)  
 WATER & SEWER TO BE PROVIDED BY CITY OF DAWSONVILLE.







## LETTER OF INTENT

Applicant	Spicer Group Inc. on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 12 individual cottages (1,350 heated sf max on slab, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

### PROPOSED USE

The applicant proposes to rezone the existing zoning of R-2 to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who cannot find such an option in our growing community. With this rezoning request, the applicant would request the additional variance:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 40' Maintained exterior buffer. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 40' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.

We understand RCT requires a site specific plan for rezoning purposes. We respectfully request the City to consider, up front, an amenable process for construction plan approval and allow for certain changes and variances from the site plan and allow for the full design process to take place without further public hearings. Because of this, we would like to formally request the Planning Director, or their designee, be



allowed to exercise their judgement of what could be considered incidental and not warrant a full site plan amendment. Incidental changes can include but aren't limited to:

- Size and shape of home (so long as it doesn't exceed the approved maximum house size).
- Exact configuration and orientation of driveways and parking spaces (so long as the number of proposed parking spaces is not decreased).
- A decrease in the number of houses, but not an increase.

It is understood that some changes to the site plan will warrant a site plan amendment requiring a public hearing. We would like to acknowledge some of these possible changes as a matter of record, including:

- An increase to the number of proposed homes.
- The location of the dumpster.
- The location of the community building.

Thank you for your consideration.

**City Council:**  
Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Jacob Evans  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Dr. Saba Hareinger, At-Large  
Madison Eiberger, Post 1  
Vacant, Post 2  
Randy Davis, Chairperson Post 3  
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Stacy Harris  
**Zoning Admin**

**PUBLIC HEARING NOTICE**

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public are invited to attend.

.....  
**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.

If you wish to speak on the request, please contact City Hall for a CAMPAIGN DISCLOSURE form. ***This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



## Public Hearings

**Notice of Public Hearing**

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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.

**VAR-C2500170 :** Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for a variance from Sec. 2103.9. Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines, applicable to the properties

below:

Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

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# PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF  
DAWSONVILLE IN REGARDS TO THE ZONING  
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

**ZA-C2500169**

**Change zoning from R-2 to RCT**  
HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: **9.15.2025**

TIME: **5:30 pm**

CITY COUNCIL:

DATE: **9.12.2025**

TIME: **5:00 pm**

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 53 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-3256

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**