

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 9, 2024**

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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 Josh Nichols, Ashley Stephenson, Madison Eiberger, Dr. Saba Haeringer, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Chairperson R. Davis led the invocation and pledge.
4. **ANNOUNCEMENTS:** None.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, September 9, 2024, made by M. Eiberger; second by S. Haeringer. Vote carried unanimously in favor.

**BUSINESS**

7. **2025 Chairperson Appointment:** J. Nichols motioned to nominate Randy Davis as the 2025 Planning Commission Chairperson; second by A. Stephenson. Vote carried unanimously in favor.

**PUBLIC HEARING**

8. **ZA-C2500044:** Habitat for Humanity – NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single – Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 9, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

Chairperson Davis read the rezoning request. Planning Director R. Haynie provided the staff analysis.

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

The following people spoke in favor of the zoning request:

- Hal Stringer, 3594 Morningwood Court, Suwanee, Georgia – Mr. Stringer provided an overview of the business model for Habitat for Humanity. He further explained the supply vs demand housing types.

Motion to add five (5) minutes to the public hearing by S. Haeringer; second by J. Nichols. Vote carried unanimously in favor.

- Caleb Regnier, 7306 Jordan Lane, Dawsonville, Georgia – He advocated for the Habitat for Humanity model claiming it would help meet a need to be able to purchase affordable starter homes within the community.
- Corey Guthrie, 283 Casi Ridge, Dawsonville, Georgia – He stated that he's a civil engineer and has done a lot of different designs in Dawsonville. Mr. Guthrie advocates for this type of development, as it will help fill the needs of our community.

The following people spoke in opposition of the zoning request:

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- Shon Geddes, 4085 Copper Leaf Lane, Cumming, Georgia – He stated he owns several investment properties near the site of the proposed development. Mr. Geddes stated that he's not against the rezoning, however, he spoke against the requested variances (not on this agenda) for increase in the square footage of homes and reduction of the required 50-foot buffer. He further stated that a traffic study needs to be done.

Motion to close the public hearing made by S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.

Chairperson Davis asked Mr. Guthrie about the parking spaces. Mr. Guthrie stated for this particular community, the layout shows 53 parking spaces. Chairperson Davis requested more information on the amenity area. Mr. Guthrie stated that the amenity area would consist of a playground and a community building.

Chairperson Davis asked Mr. Stringer if the houses would be a crawl space or elevated slab. Mr. Stringer stated that the slab would be elevated to keep the friendly environment and the front porch part of the integrated into the living area of the community.

Chairperson Davis asked if there would be investor sales and would the homes be rented. Mr. Stringer stated no investor sales. Habitat for Humanity holds the mortgage. He further stated that a no rental stipulation could be added to the covenants and restrictions.

Commission Member A. Stephenson asked what happens if the individual wants to sell the home before the mortgage is paid off. Mr. Stringer stated that the homeowner could sell at any time, but there is a greater penalty if the mortgage is not paid off. Habitat for Humanity has the first right of refusal.

Commission Member S. Haeringer asked the price range of the homes. Mr. Stringer stated the homes would be around \$300K +, however what they are proposing to build on this property appraised for \$295K in Forsyth County and \$350K in Cherokee County.

Commission Member M. Eiberger asked if the applicant could explain the HOA guidelines and parking in the neighborhood. Mr. Stringer stated that the HOA would make sure the neighborhood remains sustainable and the maintenance, so it looks maintained all time. He further stated that the streets would remain private, and the streets would be emergency accessible.

Commission Member A. Stephenson asked if the Fire Marshal looked at the current site plan, undisturbed 50-foot buffer between each cluster of homes, and privacy of the units. Mr. Guthrie stated that the Fire Marshal would have to approve the layout and that it would go through an LDP process. He further stated that the initial layout was submitted to look at, but did not get any response. Mr. Guthrie stated that he would work with the Planning Department on the undisturbed buffer between the cluster of homes. He further stated that this RCT zoning is relatively new and there are a lot of details to work out.

Motion to approve ZA-C2500044 made by J. Nichols; second by M. Eiberger. Vote carried three in favor (Nichols, Eiberger, Davis) with two opposed (Stephenson, Haeringer).


**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, January 13, 2025.

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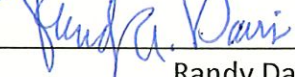
**ADJOURNMENT:** Motion to adjourn the meeting at 6:36 p.m. made by A. Stephenson; second by S. Haeringer. Vote carried unanimously in favor.


Approved this 10<sup>th</sup> day of March, 2025

  
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Dr. Saba Haeringer, Planning Commission At Large

  
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Madison Eiberger, Planning Commissioner Post 1

  
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Josh Nichols, Planning Commissioner Post 2

  
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Randy Davis, Chairperson Post 3

  
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Ashley Stephenson, Planning Commissioner Post 4

Attested:   
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Stacy Harris, Zoning Administrative Assistant