

**AGENDA**  
**HOSCHTON PLANNING AND ZONING COMMISSION**  
**February 26, 2025, at 6:00 p.m.**  
**Hoschton Community Center**  
**65 City Square, Hoschton, GA, 30548**

- I. Call to Order/Roll Call
- II. Recognitions
- III. Pledge of Allegiance
- IV. Moment of Silence for Individual Prayer and Self-Reflection
- V. Approval of Minutes (December 18, 2024)
- VI. Public Comment (*5-minute time limit*) (*for items unrelated to public hearings on agenda items*) (*sign-in required*)
- VII. New Business – Public Hearings
  - A. **Z-24-04** Rezoning: City of Hoschton, applicant and property owner, seeks rezoning from R-1 (Single Family Low Density Residential District) to INST (Institutional) District of approximately 11.25 acres of property on the north side of Peachtree Road (Map/Parcels 120/010B, 120/010E, 120/010I, and 120/010C) (includes 84 and 142 Peachtree Road). Proposed uses: institutional (city hall and police facilities), parking lot, and parks and open spaces. [*consulting planner recommendation: approval*]
  - B. **Z-24-05** Rezoning: City of Hoschton, applicant, Winpeacock, LLC, property owner, seeks rezoning from PUD (Planned Unit Development), Conditional (Ordinance Z-21-11 as modified by Ordinance Z-22-09) to PUD (Planned Unit Development), Conditional, to modify conditions of zoning approval for 11.5 acres (Map/Parcel 120/010A) fronting on the south side of Industrial Boulevard, the west side of SR 53, and the east side of White Street. Proposed uses (no changes proposed from approved): 225 dwelling units (apartments) and 60,000 square feet of nonresidential/ commercial/ office/ restaurant space [*consulting planner recommendation: approval of modified conditions*]
- VIII. Other Business -- None
- IX. Adjourn