

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, OCTOBER 12, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



PUBLIC HEARING

AGENDA

WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

NEW BUSINESS:

- 1. V-23-04 Variance:** STS Properties, by Scott Phillips, seeks a variance to the Hoschton zoning ordinance, Article VI, "Specific Use Provisions," Section 6.105, "Self-Service Storage Facility," and Section 6.60, "Fences and Walls," to: increase the maximum height of a self-service storage facility from 12 feet to 17 feet; to increase the maximum length of a self-service storage building from 200 feet to 250 feet; to reduce the required setback for fences along a side and rear property line from 20 feet to 0 feet; to reduce the required setback for fences along a front property line to 10 feet from the right of way of State Route 53 and 25 feet from the right of way of Pearl Industrial Avenue; and to reduce the required setback from a right of way for a gate from 20 feet to 15 feet, for 2.60 acres zoned M-1 (Light Industrial District) fronting on the east side of State Route 53 and the south side of Pearl Industrial Avenue (Map/Parcel 113/027). Proposed use: climate-controlled self-service storage facility. *[Planning staff recommendation: approval]*
- 2. Z-23-08 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Davis Automotive, LLC, property owner, seeks to rezone 1.80 acres fronting on the east side of State Route 53 (Map/Parcel 120/013J) approximately 225 feet south of Towne Center Parkway from M-1 (Light Industrial District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center. *[Planning staff recommendation: approval conditional]*
- 3. Z-23-09 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Ryan Langford, property owner, seeks to rezone approximately 2.45 acres fronting on the east side of State Route 53 (Map/Parcels H01/022 and H01/023) from C-1 (Neighborhood Business District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center. *[Planning staff recommendation: approval conditional]*

4. **Z-23-10 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Ryan Langford and Michael Bagwell, property owners, seek to rezone approximately 1.43 acres (part of H01/024A and part of H01/024) fronting on the east side of State Route 53 approximately 770 feet south of Towne Center Parkway from C-2 (General Commercial/ Highway Oriented District) to C-3 (Commercial Motor Vehicle Service and Repair District). Proposed use: retail gas station [*Planning staff recommendation: approval conditional*]

5. **Z-23-11 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Michael Bagwell, property owner, seek to rezone approximately 9.33 acres (Map/Parcel 120/017C) between State Route 53 and Regent Park and north of Merchant's Park Drive from M-1 (Light Industrial District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center [*Planning staff recommendation: approval conditional*].

6. **CU 23-01 Conditional Use:** Southeastern Property Acquisitions, LLC, applicant, Michael Bagwell, property owner, seek a conditional use for a big box retail building (i.e., individual tenant occupying more than 60,000 square feet) in a C-2 (General Commercial/ Highway Oriented District) and C-3 (Commercial Motor Vehicle Service and Repair District) on property fronting on the east side of State Route 53 across from Peachtree Road (approximately 16.52 acres) (Map/Parcel 120/017C, Map/Parcel 120/024D, and H01/024B and part of H01/024) [*Planning staff recommendation: approval conditional*]

ADJOURN