

**CITY OF HOSCHTON
PLANNING AND ZONING COMMISSION
MINUTES**

**September 17, 2018
6: 15 P.M. Hoschton City Hall**

Members Present:

Richard Shepherd
Ray Vaughn
Gene Latham
James Lawson

City Officials/Staff Present:

Josh Ferguson, City of Hoschton
City Planner

CALL TO ORDER

The meeting was called to order at 6:15 p.m. by Chairman Shepherd.

ROLL CALL

Commissioners Shepherd, Vaughn, Latham and Lawson were present.

APPROVAL OF MINUTES

On a motion by Mr. Vaughn, seconded by Mr. Lawson, the minutes of the August 20, 2018, meeting of the Planning and Zoning Commission were unanimously approved (4-0).

OLD BUSINESS

- 1. Z-18-07 Action Technology Solutions, LLC, By Taylor Harris, applicant, FJH, LLC, property owner, to rezone 29.905 acres (Map/Parcel 120/017D) fronting 149.13 feet on the south side of SR 332 approximately 190 feet east of Town Center Parkway from M-1, Light Industrial District, to MFR, Multiple-Family Residential District. Proposed Use: Townhomes**

Mr. Shepard introduced Mr. Ferguson, as the new Hoschton City Planner and asked Mr. Ferguson for a report. Mr. Ferguson explained that the public hearing had been held for agenda item Z-18-07 at the previous Planning Commission meeting and that the Planning Commission could hold a vote without any public comment. Mr. Ferguson summarized the staff report and recommended approval of the application.

Mr. Shepard asked if the applicant wished to add anything further. He did not. Mr. Shepard asked if anyone else from the attendance wanted to speak regarding the application. Mr. Michael Bagwell of 677 Deer Creek Trail, spoke in opposition to the rezoning. Mr. Bagwell explained he owns an adjacent M-1 zoned property and was concerned that the rezoning request would negatively affect his property. Some discussion was had.

Mr. Shepard then called for a motion. Mr. Vaughn made a motion to recommend approval of the application. Mr. Lawson seconded the motion. The motion carried. 4-0

- 2. Z-18-08 Action Technology Solutions, LLC, By Taylor Harris, applicant, FJH, LLC, property owner, to rezone 3.36 acres (Map/Parcel 113/047) fronting 280 feet on the northwest side of SR 53 approximately 480 feet west of Nancy Industrial Drive from M-1, Light Industrial District, to C-2, General Commercial/Highway Oriented District. Proposed Use: Commercial**

Mr. Shepard asked Mr. Ferguson for a report. Mr. Ferguson explained that the public hearing had been held for agenda item Z-18-08 at the previous Planning Commission meeting and that the Planning Commission could hold a vote without any public comment. Mr. Ferguson summarized the staff report and recommended approval of the application.

Mr. Shepard asked if the applicant had anything further to add. He did not.

Mr. Shepard asked if there were any further comments from those in attendance. There was no comment. Mr. Shepard then called for a motion. Mr. Vaughn made a motion to recommend approval of the application. The motion was seconded by Mr. Latham. The motion carried. 4-0

NEW BUSINESS

- 1. V-18-02 Action Technology Solutions, LLC, By Taylor Harris, applicant, FJH, LLC, property owner, Variance to allow to removal of the requirement for rear access found in Article VI Section 6.55.7. Subject property +/- 29.91 acres (Map/Parcel 120-017D) fronting 149.13 feet on the south side of SR 332 approximately 190 feet east of Town Center Parkway from M-1, Light Industrial District**

Mr. Shepard asked Mr. Ferguson for a report. Mr. Ferguson summarized the staff report and recommended approval of the application.

Mr. Shepard asked if the applicant had anything further to add. Mr. Day, the applicant's engineer presented an updated site plan to the Planning Commission and requested that the alley requirement be waived because the buildings have adequate spacing and access to the rear of the properties.

Mr. Shepard asked if there was any opposition. There was none. Mr. Latham asked about emergency access because the site plan only identifies one ingress/egress. Mr. Ferguson noted that the applicant had also applied for a variance to the requirement of 2 entrances and that application would be heard at the October 15, 2018 Planning Commission meeting because of advertising requirements. Mr. Shepard then called for a motion. Mr. Latham made a motion to recommend approval of the request. The motion was seconded by Mr. Vaughn. The motion carried. 4-0

ADJOURN

There being no further business, and on a motion by Mr. Lawson seconded by Mr. Shepard (unanimously approved, 4-0), the meeting was adjourned.

Respectfully Submitted,

Approved:

Josh Ferguson, Acting Secretary

Vice Chairman