



---

REGULAR COUNCIL MEETING

AGENDA

---

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

MINUTE APPROVAL:

May 10, 2021 Work Session & Regular Council Meeting Minutes

NEW BUSINESS:

1. **Z-21-04 Rezone:** David Nichols, applicant and property owner, seeks rezoning from R-1 (Single-Family Low Density Residential District) to R-2 (Single-Family Suburban Residential District) of 1.11 acre fronting approximately 150 feet on the west side of White Street approximately 140 feet north of Industrial Boulevard (Map/Parcel H01/042A) (480 White Street). Proposed use: Detached single-family residential.
2. **Z-21-05 Annexation and Zoning:** Eddie Butler, applicant, Premier Realty Associates, Inc., property owner, seeks annexation of and R-1 (Single-Family Low Density Residential District) zoning for 3.02 acres fronting approximately 630 feet on the south side of Maddox Road approximately 700 feet east of the intersection of West Jackson Road and East Jefferson Street (Map/Parcel 112/035A) (614 E.G. Barnett Road). Proposed use: Detached single-family residential. Existing zoning in unincorporated Jackson County is A-2 (Agricultural Rural Farm District).
3. **Z-21-06 Rezone:** Sudruddin Hakani, applicant, Mark Heard Fuel Company, Inc, property owner, seeks to rezone 1.54 acre (Map/Parcel 120/0131) fronting approximately 200 feet on the east side of State Route 53 and 280 feet on the south side of Towne Center Parkway from C-2 (General Commercial Highway Oriented District) to C-3 (Commercial Motor Vehicles Service and Repair District). Proposed uses: convenience store with gasoline pumps and fast-food restaurants.
4. **Z-21-07 Rezone:** W&A Engineering, applicant, Charlie Massey, property owner, seeks to rezone 4.87 acres (Map/Parcels 120/004A and 120/005A) fronting on the north side of West Jefferson Street at its entrance with Panther Court from R-3 (Single-Family Moderate Density Residential District) Conditional (RZ 10-01) to MFR (Multiple Family Residential District). Proposed use: 41 fee simple townhomes.
5. **V-21-04 Variance:** City of Hoschton, applicant, Keith Hayes Construction, Inc. property owner, seeks a variance from the Hoschton zoning ordinance, Article III, "General Provisions," Section 3.11, "Principal Building Separation," to reduce the required building separation of 20 feet for one-

story buildings to 10 feet for property (0.548 acre) fronting on the northeast side of Jopena Boulevard (part of Map/Parcel 120/040) (92 Jopena Boulevard). Existing zoning: C-1 Neighborhood Business District. Proposed use: two 1-story office buildings.

6. **V-21-05 Variance:** City of Hoschton, applicant, Keith Hayes Construction, Inc. property owner, seeks a variance from the Hoschton zoning ordinance, Article IV, "Zoning Districts," Section 4.10, "C-1, Neighborhood Business District," to reduce the required side building setback from 12 feet to 5 feet for property (0.548 acre) fronting on the northeast side of Jopena Boulevard (part of Map/Parcel 120/040) (92 Jopena Boulevard). Proposed use: two 1-story office buildings.
7. **Z-21-08 Rezone:** P&G 53, LLC, applicant and property owner, by Caleb Musser, seeks to rezone from OR (Office-Residential) and C-2 (General Commercial Highway Oriented District) to C-2 (General Commercial Highway Oriented District) properties (Map/Parcels H02/038, H02/035, H02/041, H02/042, and H02/043) fronting approximately 191 feet on the west side of State Route 53, approximately 70 feet on the north side of Bell Street, and approximately 170 feet on the east side of White Street. Proposed use: Commercial.
8. **V-21-07 Variance:** P&G 53, LLC, applicant and property owner, by Caleb Musser, seeks a variance to the Hoschton zoning ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial Highway Oriented District" to waive and reduce various required building setbacks for properties (Map/Parcels H02/038, H02/035, H02/041, H02/042, and H02/043) fronting approximately 191 feet on the west side of State Route 53, approximately 70 feet on the north side of Bell Street, and approximately 170 feet on the east side of White Street. Proposed use: Commercial. Proposed use: Commercial.
9. **V-21-08 Variance:** P&G 53, LLC, applicant and property owner, by Caleb Musser, seeks a variance to the Hoschton zoning ordinance, Article III, "General Provisions," Section 3.11, "Principal Building Separation," to reduce minimum building separation distances for properties (Map/Parcels H02/038, H02/035, H02/041, H02/042, and H02/043) fronting approximately 191 feet on the west side of State Route 53, approximately 70 feet on the north side of Bell Street, and approximately 170 feet on the east side of White Street. Proposed use: Commercial.
10. **V-21-09 Variance:** P&G 53, LLC, applicant and property owner, by Caleb Musser, seeks a variance to the Hoschton zoning ordinance, Article X, "Access, Parking and Loading," Section 10.02, "Access," to authorize parking within a right of way and to allow vehicle movements to back into a public right of way for properties (Map/Parcels H02/038, H02/035, H02/041, H02/042, and H02/043) fronting approximately 191 feet on the west side of State Route 53, approximately 70 feet on the north side of Bell Street, and approximately 170 feet on the east side of White Street. Proposed use: Commercial.
11. **V-21-10 Variance:** City of Hoschton, applicant, Keith Hayes Construction, Inc. property owner, seeks a variance from the Hoschton Subdivision and Land Development Ordinance, Article VII, "Storm Drainage and Utilities," Sec. 702, "Storm Drainage System," to waive the requirement for on-site detention for property (0.548 acre) fronting on the northeast side of Jopena Boulevard (part of Map/Parcel 120/040) (92 Jopena Boulevard). Proposed use: two 1-story office buildings.

12. **TA-21-03 Text Amendment, Hoschton Zoning Ordinance:** An Ordinance Amending the Hoschton Zoning Ordinance, adopted January 4, 2016, amended April 19, 2021, to amend Article IV, "Zoning Districts," Section 4.06, "MFR, Multi-Family Residential District" as it pertains to dimensional requirements for fee simple townhouses, and to amend Article VI, "Specific Use Restrictions," Section 6.55, "Fee Simple Townhouse" to change various requirements; and for other purposes.
  
13. **Subdivision and Land Development Ordinance Amendment (Ordinance O-21-04)** An Ordinance Amending the Hoschton Subdivision and Land Development Ordinance, adopted April 4, 2016, amended April 19, 2021, to amend Article VI, "Access and Design Requirements For Roads," to add a new Section 625, "Golf Cart Paths and Multi-Use Paths"; and to amend Section 601, "Access" to repeal the requirement to have more than one exit/entrance to a subdivision of 50 or more lots; and for other purposes.
  
14. **O-21-11:** Franchise Agreement for Jackson EMC
  
15. **R-21-14:** Updated Schedule of Fees for Planning & Zoning
  
16. **R-21-15:** Updated Schedule of Fees for Building Permitting
  
17. BOE Agreement of North Water Tank Site
  
18. Updated Cemetery Ordinance

EXECUTIVE SESSION (IF NEEDED)

ADJOURN