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**PUBLIC HEARING**

**AGENDA**

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WELCOME AND CALL TO ORDER

PLEDGE TO THE FLAG

INNOVATION

\*A moment of silence for Deputy Lena Marshall and her services to Jackson County

AGENDA APPROVAL

NEW BUSINESS

- 1. Z-21-10** Rezoning: D. Cole Hudgens, applicant, DCH Montibello, LLC, property owner, seeks to rezone from C-1, Neighborhood Business District, and R-2, Single-family Suburban Residential District, to C-2, General Commercial/Highway Oriented District, 2.61 acres (Map/parcels H01/053, 120/010G, 120/010J, and 120/010F) fronting on the west side of State Route 53 and fronting 119 feet on the north side of Peachtree Road. Proposed uses: commercial, retail, service, office and restaurant.
- 2. V-21-15** Variance: D. Cole Hudgens, applicant, DCH Montibello, LLC, property owner, seeks to vary the Hoschton Zoning Ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial/Highway Oriented District, Table 4-4 to reduce the required rear building setback from 30 feet to 10 feet and to reduce the required natural undisturbed buffer from 20 feet to 0 feet (none) when a C-2 zoning district abuts an R-1, Single-family Low Density Residential District, for 2.61 acres (Map/parcels H01/053, 120/010G, 120/010J, and 120/010F) fronting on the west side of State Route 53 and fronting 119 feet on the north side of Peachtree Road. Proposed uses: commercial, retail, service, office and restaurant.
- 3. Ordinance TA-21-04** Text Amendment, Hoschton Zoning Ordinance: City of Hoschton, applicant, seeks to amend the zoning ordinance, Article IV, "Zoning Districts," Section 4.08, "PUD, Planned Unit Development District," paragraph 9,

“Minimum Area Designated,” to reduce the minimum acreage required for a Planned Unit Development from 100 acres to 10 acres.

- 4. Ordinance TA-21-05** Text Amendment, Hoschton Zoning Ordinance: City of Hoschton, applicant, seeks to amend the zoning ordinance, Article IV, “Zoning Districts,” Sections 4.06, “MFR, Multi-Family Residential District” and Section 4.14, “MU, Mixed-Use District,” Table 4.2, “Dimensional Requirements for Residential and Agricultural Zoning Districts,” to increase the minimum heated floor area per dwelling unit for a fee simple townhouse from 1,800 square feet to 2,000 square feet.

ADJOURN