

**CITY OF HOSCHTON
PLANNING AND ZONING COMMISSION
MINUTES
August 20, 2018
6: 15 P.M. Hoschton City Hall**

Members Present:

Richard Shepherd
Ray Vaughn
Tracy Carswell

City Officials/Staff Present:

Jerry Weitz, Consulting Planner

CALL TO ORDER

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

ROLL CALL

Commissioners Shepherd, Vaughn and Carswell were present.

APPROVAL OF MINUTES

On a motion by Mr. Vaughn, seconded by Mr. Shephard, the minutes of the July 17, 2018, meeting of the Planning and Zoning Commission were unanimously approved (3-0).

NEW 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 (*Staff recommendation: Hold Public Hearing; Postpone*)**

Jerry Weitz summarized the staff report and recommendation. Tracy Jordan of Winfield Realty Group, and Taylor Harris, applicant, presented the application. The proposed development would not be apartments and would provide affordable housing for teachers, police, and hospital workers. Mr. Harris presented a computer-generated rendering of the exterior of the proposed units. Up to 14 units per acre are allowed by the MFR zoning, but the proposal was for approximately 7.6 units per acre. Mr. Harris indicated he had built the same product before. The applicant is in the process of speaking with the engineer about revisions to the development plan. The project would be accessed via State Route 53, but at this time it is uncertain on which side of the property (3.36 acres) the access would be. He also indicated there was talk of upgrading the sanitary sewer line running along the property and that he was okay with that.

Mr. Carswell asked if a second access point was proposed and whether the applicant could use the existing property frontage on State Route 332. Mr. Harris indicated it would be difficult to use the State Route 332 access and there is uncertainty about how to get a second entrance.

Mr. Harris indicated he may want to flip the amenity area over toward the proposed project entrance, and that about 50% of the land area in the project would be greenspace, including perhaps a dog park and pocket parks. He also indicated some changes may be made to the road configuration, to reconfigure the straight road with a median or a roundabout to slow traffic.

In response to questions about the size of units and the development schedule, Mr. Harris indicated that the units would have a footprint of 24 feet by 50 feet and would be two-story, for a unit size of approximately 2,000 square feet. The units would be 2-bedroom and 3-bedroom. The expected buildout time would probably be three or four years.

Mr. Harris indicated he was also working on providing overflow parking. There would be parking for two cars in the garage of each unit, plus some 23 or 24 feet from the edge of sidewalk to the garage. Further, the applicant would propose to enforce no parking on the street. Commissioner Vaughn commented that overflow parking would need to be scattered throughout the development.

Mike Bagwell, 677 Deer Creek Trail, spoke regarding the application. He indicated the proposal would amount to spot zoning given the surrounding commercial and industrial zoning. He raised concern there were no buffers proposed. He asked if the applicant had built any homes in the area. Mr. Harris replied that he had built homes in the Village at Hoschton.

A motion was made by Chairman Shepherd, seconded by Commissioner Vaughn, to postpone the case until next month's commission meeting. It was unanimously approved (3-0).

- 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 (Staff recommendation: Approval Conditional or hold public hearing and postpone)**

Mr. Weitz summarized the staff report and recommendation. Taylor Harris presented the application. He indicated that the site would be used for neighborhood commercial but that it would take a few years before he would know what specific use would go on the site. He thought there would be only one or two users on the 3+ acre site.

Commissioner Vaughn asked if Mr. Harris had talked to the Georgia Department of Transportation about access to the site, and Mr. Harris indicated that he had not. Mr. Vaughn indicated that access may not be allowed by the department.

Mike Bagwell, 677 Deer Creek Trail, spoke regarding the application. He indicated that the proposed C-2 zoning was okay, but that if the Kolter annexation proceeded there would be other

commercial in the area as well. He asked whether the city's State Route 53 corridor standards could be extended to this area of the city.

Chairman Shepherd indicated that he would like to see this application handled as a unit with the MFR rezoning application. He motioned to postpone until next month's commission meeting. Commissioner Vaughn seconded the motion, and it was unanimously approved (3-0) to postpone the application.

OTHER BUSINESS

Mr. Weitz indicated that the other item tentatively scheduled for consideration was the final plat for Winterset. He indicated the application was close but not quite ready for consideration and that it should be considered removed from the agenda.

ADJOURN

There being no further business, and on a motion by Chairman Shephard seconded by Commissioner Vaughn (unanimously approved, 3-0), the meeting was adjourned at 6:46 p.m.

Respectfully Submitted,

Approved:



Jerry Weitz, Acting Secretary

Chairman