

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

**May 4, 2020 @ 7:00 p.m.
Hoschton City Hall
79 City Square, Hoschton, GA 30548**

I. CALL TO ORDER – CITY CLERK *at 7pm*

II. ROLL CALL – CITY CLERK

*Mr. Ray Vaughn
Mr. Scott Butler
Ms. Christine Jordan
Mr. James Lawson
Mr. John Carden*

*Also present:
Mr. Jerry Weitz, City Planner
Mr. Abb Hayes, City Attorney for the Oath only
Ms. Jennifer Harrison, City Clerk*

No Media Present (Watched by Facebook live)

III. OATH OF OFFICE – NEW PLANNING COMMISSIONERS

- *Mr. Ray Vaughn – Term expires December 2021*
- *Mr. Scott Butler – Term expires December 2021*
- *Ms. Christine Jordan – Term expires December 2021 (To finish Mr. Gene Lathem’s term)*
- *Mr. James Lawson – Term expires December 2020*
- *Mr. John Carden – Term expires December 2021*

IV. INTRODUCTIONS *by City Planner, Mr. Jerry Weitz*

V. ELECTION OF OFFICERS

- A. Chairperson** *Mr. John Carden made a motion to nominate Mr. Scott Butler. Mr. Ray Vaughn second the motion. All in favor.*
- B. Vice-Chair nominated** *Mr. Scott Butler made a motion to nominate Mr. John Carden. Ms. Christine Jordan second. All in favor.*

VI. APPROVAL OF MINUTES

A. Approval of Minutes of last meeting

New Commission board members spoke in concern for approving these minutes since there are new members that have not heard in detail concerning the Preliminary Plats for Cresswind or Twin Lakes. City Planner, Jerry Weitz stated that we need to have three votes, two members are still present on the board that voted on the plats in January 2020. Mr. Carden asked if we could bring Kolter back in front of the board for a re-hearing? City Planner, Jerry Weitz stated that we could not. We would need to honor the motion by the past commission at that time, which voted it out of commission and onto Council with a recommendation for approval. However, Mr. Weitz did find a several items that were not completed on the plats, Mr. Weitz did give back to the applicant for revision and they have been fixed. Recommendation to the council from Mr. Jerry Weitz is to approve the plats with 4 conditions. Council elected to table this until May 18, 2020.

Motion to approve with recommendation of Ms. Christine Jordan to request for council to bring back in front of the Planning and Zoning Commission the Preliminary Plat for Cresswind Full Buildout and Preliminary Plat for Twin Lakes Full Buildout for further study. Motion by Mr. James Lawson, Second by Mr. Ray Vaughn. All in favor.

VII. OLD BUSINESS (none)

VIII. NEW BUSINESS – PUBLIC HEARINGS AND RECOMMENDATIONS

A. **R-20-02** Rezone Kenneth W. Gary, applicant, Lexes Home, Inc., property owner, seeks to rezone 1.025 acre fronting on the east side of First Avenue and the west side of Oak Street (35 First Street) (Map/Parcel H01/013) from C-2 (General Commercial Highway Oriented District) to MU (Mixed Use). Proposed Use: addition of four townhomes. *[staff recommendation: approval with conditions]*

Motion to approve with staff recommendation for 4 conditions as well as all sewer connected by gravity flow, no grinder pumps by Mr. John Carden, second by Mr. Scott Butler, In favor by all.

- B. **R-20-03** Rezone Azalea Senior Village Phase II, LP, applicant, Maria C. Welch Living Trust, property owner, seeks to rezone 4.205 acres fronting on the west side of Jefferson Avenue and the north side of West Jefferson Street (Map/Parcels 120/005F and 120/005) from R-3 (Single-family Moderate Density Residential District) to MFR, Multiple-Family Residential District. Proposed use: Independent living senior community. *[staff recommendation: approval with conditions]*

Motion to approve with staff recommendation for 8 conditions as well as 6-month water deposit and to move dumpster to back of development by John Carden, second by Ms. Christine Jordan, In favor by all.

- C. **V-20-02** Variance Azalea Senior Village Phase II, LP, applicant, Maria C. Welch Living Trust, property owner, seeks a variance from the Hoschton Zoning Ordinance, Article X, “Access, Parking, Loading,” Section 10.10, “Minimum Number of Onsite Parking Spaces” to reduce the required number of parking spaces from 1.6 to 1.25 per dwelling unit, for 4.205 acres fronting on the west side of Jefferson Avenue and the north side of West Jefferson Street (Map/Parcels 120/005F and 120/005). Proposed use: independent living senior community.

Motion to approve as is by Ms. Christine Jordan, second by Mr. John Carden, In favor by all.

IX. DISCUSSION OF TRAINING AND INFORMATION NEEDS

City planner discussed with the new commission board that he would like to implement training, and all discussed.

X. OTHER BUSINESS *none*

XI. ADJOURN

Motion to adjourn by Mr. Ray Vaughn, second by Mr. James Lawson. All in favor.