

**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**
- II. ROLL CALL – CITY CLERK**
- III. OATH OF OFFICE – NEW PLANNING COMMISSIONERS**
- IV. INTRODUCTIONS**
- V. ELECTION OF OFFICERS**
 - A. Chairperson**
 - B. Vice-Chair**
- VI. APPROVAL OF MINUTES**
 - A. Approval of Minutes of last meeting
- 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]*
 - 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]*
 - 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.

IX. DISUSSION OF TRAINING AND INFORMATION NEEDS

X. OTHER BUSINESS

XI. ADJOURN