

CITY OF HOSCHTON  
CITY COUNCIL  
**THURSDAY, MAY 8, 2025, AT 6:00PM**  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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PUBLIC HEARING  
AGENDA

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**WELCOME AND CALL TO ORDER**

**INVOCATION/ MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**AGENDA APPROVAL**

**NEW BUSINESS**

1. Z-25-01 Rezoning: Applicant, SEK Hoschton, LLC, seeks rezoning from C-2 (General Commercial/Highway Oriented District to a C-3 Commercial Motor Vehicles Services and Repair District. Portion of Parcel 120 013K & H01 024D; Lots 11 & 12 per Towne Center Marketplace Preliminary Plat Approved on 04/23/24. Lot 11: 1.32 acres; Lot 12 1.06 acres. Lot 11: Car Wash; Lot 12: Auto Service. Lot 11 & Lot 12: Commencing at the mitered intersection of the southerly right-of-way of Towne Center Parkway (60' right-a-way) and the easterly right-a-way of Georgia Highway 53 (right-of-way width varies). *(Tabled on March 26, 2025, by Planning and Zoning Commission, Voted by Planning and Zoning Commission on April 23, 2025, recommendation for approval from Planning and Zoning Commission. Staff recommendation for approval)*

**ADJOURN**

**CITY OF HOSCHTON, GEORGIA  
ZONING ADMINISTRATOR'S  
REPORT**



**TO:** Planning & Zoning Commission, City of Hoschton  
Honorable Mayor and City Council, City of Hoschton

**FROM:** Hu Blackstock, City Planner

**DATE OF REPORT:** March 10, 2025

**SUBJECT REQUEST:** Z-25-01: Rezoning from C-2 (General Commercial Highway Oriented District) to C-3 (Commercial Motor Vehicle Service and Repair District)

**PLAN COMM. HEARING:** March 26, 2025 @ 6:00 p.m.

**CITY COUNCIL HEARING:** April 10, 2025 @ 6:00 p.m.

**VOTING SESSION:** April 17, 2025 @ 6:00 p.m.

**APPLICANT:** SEK Hoschton, LLC

**OWNER(S):** SEK Hoschton, LLC

**PROPOSED USE(S):** Lot 11: Car Wash; Lot 12: Auto Service

**LOCATION:** Lots 11 and 12 of the preliminary plat of the Kroger development. Both lots front Peachtree Exchange Road

**PARCEL(S) #:** Portions of parcel 120 013K and H01 024D

**ACREAGE:** Lot 11: 1.32 acres; Lot 12: 1.06 acres; Total: 2.38 acres

**EXISTING LAND USE:** Both lots are currently vacant.

**SURROUNDING LAND USE AND ZONING:**

**North:** Vacant, C-2, Lot 10 of the Kroger development

**East:** Stormwater Ponds B & C, Beyond these pond are townhomes in Cambridge at Towne Center (MFR)

**South:** C-2, currently under construction Kroger and small shops adjacent to the main building

**West:** Proposed Peachtree Road, vacant Lots 7-9 in the Kroger development, zoned C-2

**RECOMMENDATION:** Approval

[illegible]

Tax Map 2 of 2

## **SUMMARY OF REQUEST**

The applicant requests the rezoning of two lots within the Kroger development from C-2 to C-3.

## **STANDARDS GOVERNING EXERCISE OF ZONING POWER**

***Note: The planning commission and City Council may adopt the findings and determinations of staff as written (provided below), or it may modify them. The commission or council may cite one or more of these in its own determinations, as it determines appropriate. The commission or council may modify the language provided here, as necessary, in articulating its own findings. Or, the commission or council can reject these findings and make its own determinations and findings for one or more of the criteria provided below. The commission and council do not need to address each and every criterion, but only those that are relevant to support its own determination.***

Criteria Adopted in the Hoschton Zoning Ordinance (Section 8.03) are shown below followed by staff findings:

**Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Finding: The properties currently zoned C-2 and are adjacent to C-2 properties. C-3 zoning is of a similar intensity to C-2 zoning, but is "considered inappropriate for locations visible from state highways but may be permitted in such locations subject to land development techniques that screen or shield major activities" (Hoschton Zoning Ordinance, Sec. 4.12). The lots are located on Peachtree Exchange, so they are not on a state highway, but may be visible. The surrounding land use is commercial with the exception of townhomes within the Cambridge at Towne Center development. The commercial nature of the development particularly the fuel center is compatible with the proposed uses of a carwash and auto service establishment. Care should be taken to screen major activities from townhomes and State Route 53. **(supports request with possible conditions)**

**Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Finding: A C-3 zoning district has a similar intensity to a C-2 zoning district, but C-3 zoning districts are "intended to be located near, adjacent, or within industrial areas" (Hoschton Zoning Ordinance, Sec. 4.12). While the proposed uses compatible with the surround development, C-3 permits uses by right that may not be compatible. For example, self service mini warehouses or open-air businesses, which aren't permitted by right in C-2 zoning district. **(supports request with possible conditions)**

**Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.**

Finding: The current C-2 zoning district does constitute a reasonable economic use. The rezoning is to allow automotive service facilities such as an oil change facility and a car wash. That said, the C-2 zoning permits a greater variety of businesses by right than the C-3 zoning

district. **(does not support request because current zoning does not prevent a reasonable economic use)**

**Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Finding: The proposed use will not have an effect on schools. Since the intensity of C-3 zoning is similar to C-2 zoning, the proposed usage should not cause a burden on the streets or transportation facilities. The proposed use of a carwash may cause a burden to utilities due to the water intensive nature of carwashes relative to other businesses. **(possibly supports request, confirmation of utility capacity may be required)**

**Whether the proposal is in conformity with the policy and intent of the comprehensive plan including the character area map and/or future land use plan map.**

Finding: The city's current future land use map shows the land as commercial. C-3 zoning district is a commercial district but is intended to be near industrial areas. Other lots within the development are currently zoned C-3, specifically the fuel center. **(supports request).**

**Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.**

Finding: The adjacent lots are owned and being developed by the applicant. The applicant does not think the rezoning would adversely affect their ability to develop the adjacent properties. **(supports request).**

**Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.**

Finding: The property and adjacent properties are already zoned for a commercial use and the fuel center on a portion of the development is already zoned C-3. Therefore, the C-3 zoning would not be isolated. **(supports request).**

**Whether the proposal would have an impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.**

Finding: Initial reviews were performed with the lots as a C-2 zoning district. Additional reviews may be required to ensure the stormwater and erosion plans do not require an update given the change in zoning. **(possibly supports request, confirmation of impact may be required)**

## **CONCLUSION**

Approval is recommended. If appropriate during the rezoning process, the city can consider and if appropriate apply conditions of approval: ensuring activities are screened from MFR zoning (Cambridge at Towne Center), limiting which C-3 uses are allowed, requiring confirmation of utility and environmental impact.

# APPLICATION FOR REZONING

CITY OF HOSCHTON, GA  
PLANNING AND DEVELOPMENT  
61 City Square  
Hoschton, GA 30548  
706-654-3034

## Applicant Information:

**Name:**

SEK Hoschton, LLC

**Address:**

2743 Perimeter Pkwy, Bldg 100, Ste 370

**City, State, Zip:**

Augusta, GA 30809

**Phone:**

706-854-6720

**E-mail:**

Tommy.Saul@southeastern.company

## Property Owner Information: (if different from applicant)

**Name:**

SEK Hoschton, LLC

**Address:**

2743 Perimeter Pkwy, Bldg 100, Ste 370

**City, State, Zip:**

Augusta, GA 30909

**Phone:**

706-854-6720

**E-mail:**

Tommy.Saul@southeastern.company

The property owner, must sign the following form; if the applicant is not the property owner, you must submit evidence of property owner approval to file this application by submitting the property owner authorization form.

## Property Information:

**Tax Map and Parcel Number:**

Portions of Parcel 120 013k & H01 024D; Lots 11 & 12 per Towne Center Marketplace Preliminary Plat approved on 4/23/24

**Address (if one has been assigned):**

Not assigned at this time. The Lots have frontage along Peachtree Exchange Blvd.

**Acreage of Property:**

Lot 11: 1.32 acres; Lot 12: 1.06 acres

Note: You must attach a metes and bounds legal description of the property. A boundary survey may be required; submit a copy if available.

**Existing Zoning District:**

C-2

**Proposed Zoning District:**

C-3

**Proposed Use:**

Lot 11: Car Wash; Lot 12: Auto Service

**Property Owner Authorization**

I swear that I am the owner of the property which is the subject matter of this application, as shown in the records of Jackson County, Georgia.

**Name of Owner(s):**

SEK Hoschton, LLC

**Address:**

2743 Perimeter Pkwy, Bldg 100, Ste 370

**Phone Number:**

706-854-6720

**Signature of Property Owner:**

*Mark Sen*

I authorize the person named below to act as applicant in the pursuit of this application.

**Name of Applicant(s):**

SEK Hoschton, LLC

**Address:**

2743 Perimeter Pkwy, Bldg 100, Ste 370

**Phone Number:**

706-854-6720

Property owner personally appeared before me

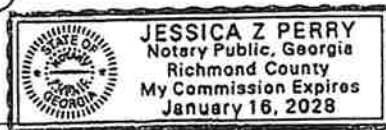
*Jessica Z Perry*

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

*Jessica Z Perry*

Notary Public

03/03/2025



**Date**



**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM  
(REQUIRED TO BE COMPLETED BY APPLICANT)**

O.C.G.A. § 36-67A-3[c] Disclosure of campaign contributions:

When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

I hereby certify that I have read the above and that (check which one applies):

I have**		I have not	X
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Within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

\*\*If you have made such contributions, you must provide the data required by this form.



Applicant's Signature

03/03/2025

Date

[application form continues on next page]

## ZONING DECISION CRITERIA

Per Section 8.03 of the Hoschton Zoning Ordinance, the following criteria are applicable to rezoning decisions. The applicant is urged but not required to substantiate the rezoning request by responding to these criteria which provide reasons for approving the application:

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

**Response:**

The proposed uses & rezoning to C-3 are suitable given the surrounding commercial subdivision includes lots zoned C-2 & C-3. The subject lots are near an existing C-3 zoned property with a proposed use as a Fuel Center, making Auto Service and Car Wash uses complementary to the area's businesses.

- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.**

**Response:**

The proposed uses are consistent with the surrounding commercial environment and should not adversely impact adjacent properties.

- (c) Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.**

**Response:**

The property has a reasonable economic use under the current C-2 zoning; however, rezoning to C-3 would enhance the development potential by allowing additional auto-oriented services that are compatible with the adjacent Fuel Center, increasing the commercial viability of the subject lots.

- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

**Response:**

The proposed rezoning is not expected to create excessive demand on infrastructure. There will be no impact on schools as the proposed uses are nonresidential. Utility requirements are manageable based on the existing utility infrastructure intended to support the subject lots. Vehicular access to the subject lots will utilize the newly constructed road named Peachtree Exchange Blvd which connects to SR 53 & Towne Center Parkway.

- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including the character area map and/or future land use plan map.**

**Response:**

The city's future land use plan map shows the site as being suitable for commercial land use. Therefore, the request is consistent with the comprehensive plan.

- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.**

**Response:**

The surrounding commercial subdivision (Kroger Marketplace GA684) is currently under development. The presence of an existing C-3 zoned lot within the subdivision supports the suitability of additional auto related commercial services.

- (g) Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.**

**Response:**

No, the proposed rezoning would not create an isolated zoning district based on the surrounding commercial zoning districts of C-2 & C-3.

- (h) Whether the proposal would have an impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.**

**Response:**

The proposed development will adhere to all environmental regulations, including proper drainage, erosion control, and water quality measures.

[application form continues on next page]

**Rezoning Application, City of Hoschton, GA (continued)**

To complete your application, attach/submit the following in addition to this completed form:

- \_\_\_\_\_ **Application fee** as established by resolution of the City Council (see fee schedule).  
Make check payable to the City of Hoschton.
- \_\_\_\_\_ **Metes and bounds legal description** of the property.
- \_\_\_\_\_ **Boundary survey plat** of the property; provided, however, that where no survey is available the Zoning Administrator may but is not obligated to, accept a map of the subject property from the Jackson County Tax Assessors or other reliable source.
- \_\_\_\_\_ **Letter of intent** describing the proposed use of the property or other action requested, which may include any special conditions voluntarily made by the applicant as a part of the request.
- \_\_\_\_\_ **Site plan** (15 copies plus digital copy in pdf format) of the property and proposed development at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements. Site plans must show existing roads and streams, flood plains and wetlands where applicable, existing and proposed buildings and structures, parking and loading areas as may be applicable, areas of existing vegetation or parts of the site to be landscaped, conceptual information about drainage and stormwater management, and other information as reasonably required by the Zoning Administrator. Site plans may be waived for rezoning applications for agricultural or residential zoning districts.

Please be advised of the following rezoning procedures:

The zoning administrator will determine whether the application is complete (incomplete applications will not be processed). Public notice of meetings (including sign on property and newspaper notice) of completed applications will be accomplished by the city. A staff report and recommendation will be prepared by the zoning administrator and submitted to the Hoschton Planning and Zoning Commission (which meets once a month) and Hoschton Mayor and City Council (regularly meets once monthly). The Planning and Zoning Commission will make a recommendation on the application, but the final decision is by the Hoschton City Council. Applicants are required to attend the Planning and Zoning Commission meeting and public hearing before the Mayor and City Council. Contact the zoning administrator for specific dates at which your application will be considered.

**FOR OFFICE USE ONLY:**

\_\_\_\_\_ : APPROVED                      \_\_\_\_\_ : DENIED

AMOUNT PAID: \_\_\_\_\_ DATE: \_\_\_\_\_

FORM OF PAYMENT: ☐ CHECK # \_\_\_\_\_ ☐ CREDIT CARD ☐ CASH



March 3, 2025

City of Hoschton, GA  
Planning and Development  
79 City Square  
Hoschton, GA 30548

**LETTER OF INTENT FOR REZONING**

SEK Hoschton, LLC is submitting the following rezoning request for the two subject properties, identified as Lot 11 & Lot 12 on the Preliminary Plat titled Towne Center Marketplace approved on June 26<sup>th</sup>, 2024. The subject properties are within the commercial subdivision associated with the Kroger Marketplace project on SR 53 which includes a proposed traffic signal at the SR 53 & Peachtree Rd Intersection as well as a new connector drive to Towne Center Parkway. The request seeks to rezone these parcels from C-2 (General Commercial Highway Oriented District) to C-3 (Commercial Motor Vehicles Service & Repair District) to accommodate their intended uses.

<u>Subject Property</u>	<u>Parcel ID</u>	<u>Rezoning</u>	<u>Proposed Use</u>	<u>Owner</u>
Lot 11	Portions of 120 013K	C-2 to C-3	Car Wash	SEK Hoschton, LLC
Lot 12	Portions of 120 013K, H01 024D	C-2 to C-3	Auto Service	SEK Hoschton, LLC

Lot 11 is proposed to be developed as a modern Car Wash facility with frontage along the newly constructed Peachtree Exchange Blvd. The facility will be constructed in compliance with all city codes and standards, ensuring minimal impact on surrounding areas. Lot 12 is intended for use as an Auto Service center. The service center will adhere to all applicable regulations to ensure it remains a beneficial addition to the community. The frontages of these lots are approx. 400' from the existing Hwy 53 right-of-way and visual buffers from Hwy 53 will include the future commercial developments associated with Lot 7, 8, & 9 in addition to multiple landscape strips across these lots. The northern side of Lot 11 is approx. 350' from the existing Towne Center Parkway right-of-way and visual buffers will include the future commercial development associated with Lot 10.

Please refer to the Preliminary Plat titled Towne Center Marketplace approved on 06/26/24 for additional information on the Subject Properties and to the Lot 11 & 12 Conceptual Site Plan dated 03/03/25 for conceptual details on the layout of the proposed uses.

# PRELIMINARY PLAT FOR TOWNE CENTER MARKETPLACE

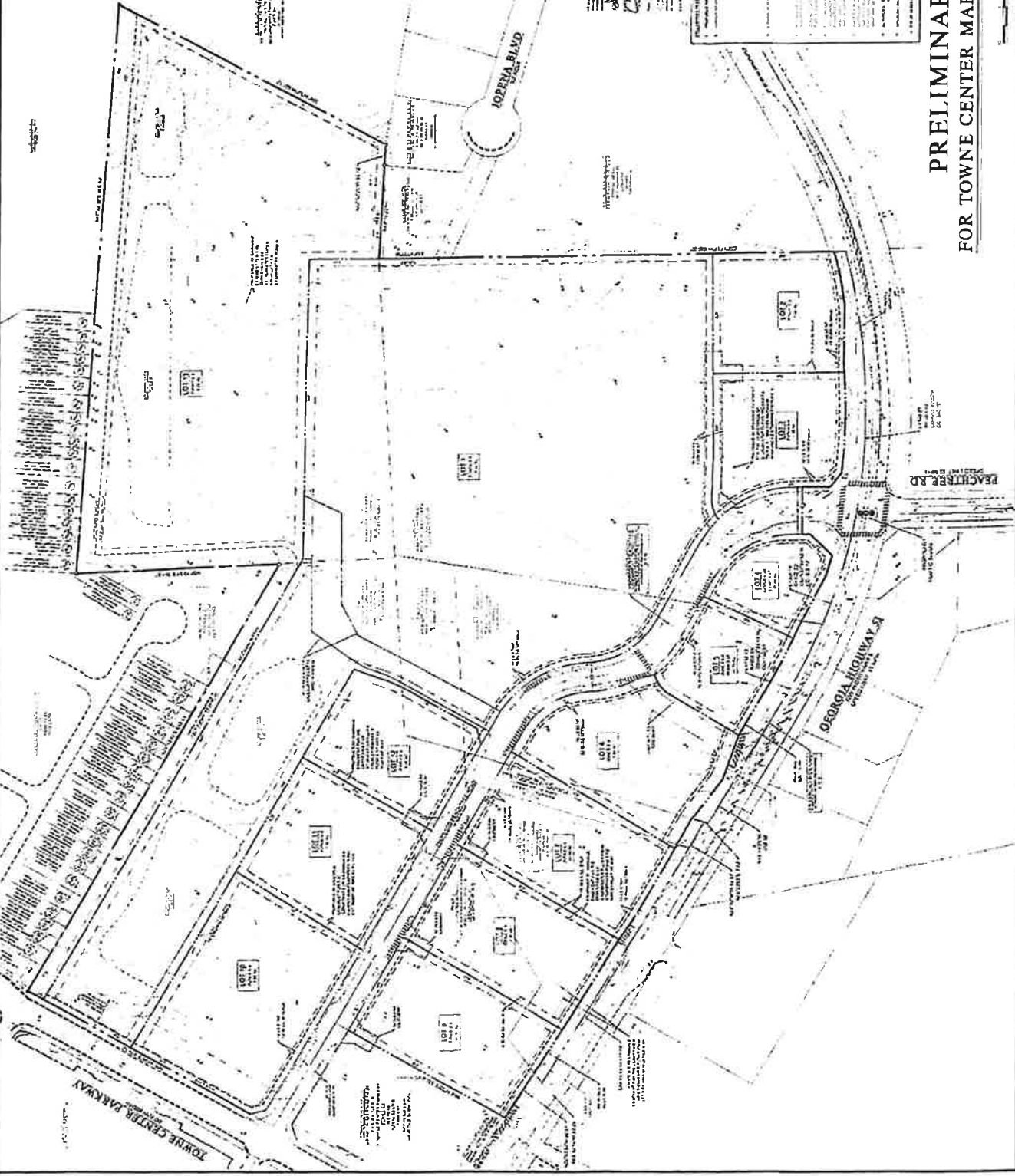
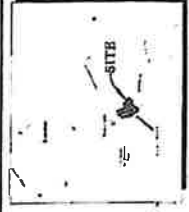
SCALE: 1" = 40'

**NOTES:**

1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PLAT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
3. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION.
4. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF REVENUE.
5. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF AGRICULTURE.
6. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF EDUCATION.
7. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF HEALTH.
8. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF LABOR.
9. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF NATURAL RESOURCES.
10. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF PUBLIC SAFETY.
11. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF SOCIAL SERVICES.
12. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TERRORISM PREVENTION.
13. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF VETERANS AFFAIRS.
14. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF WORKFORCE DEVELOPMENT.
15. THE PLAT IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF YOUTH SERVICES.

**SITE ANALYSIS**

AREA	ACRES	FEET
TOTAL	10.0	1000
LOT 1	1.0	100
LOT 2	1.0	100
LOT 3	1.0	100
LOT 4	1.0	100
LOT 5	1.0	100
LOT 6	1.0	100
LOT 7	1.0	100
LOT 8	1.0	100
LOT 9	1.0	100
LOT 10	1.0	100





# DATUMS

Horizontal Datum: NAD 83  
Vertical Datum: Mean Sea Level  
Projection: UTM  
Zone: 18N

## SURVEY REFERENCES

1. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.  
2. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.  
3. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.

## SURVEY NOTES

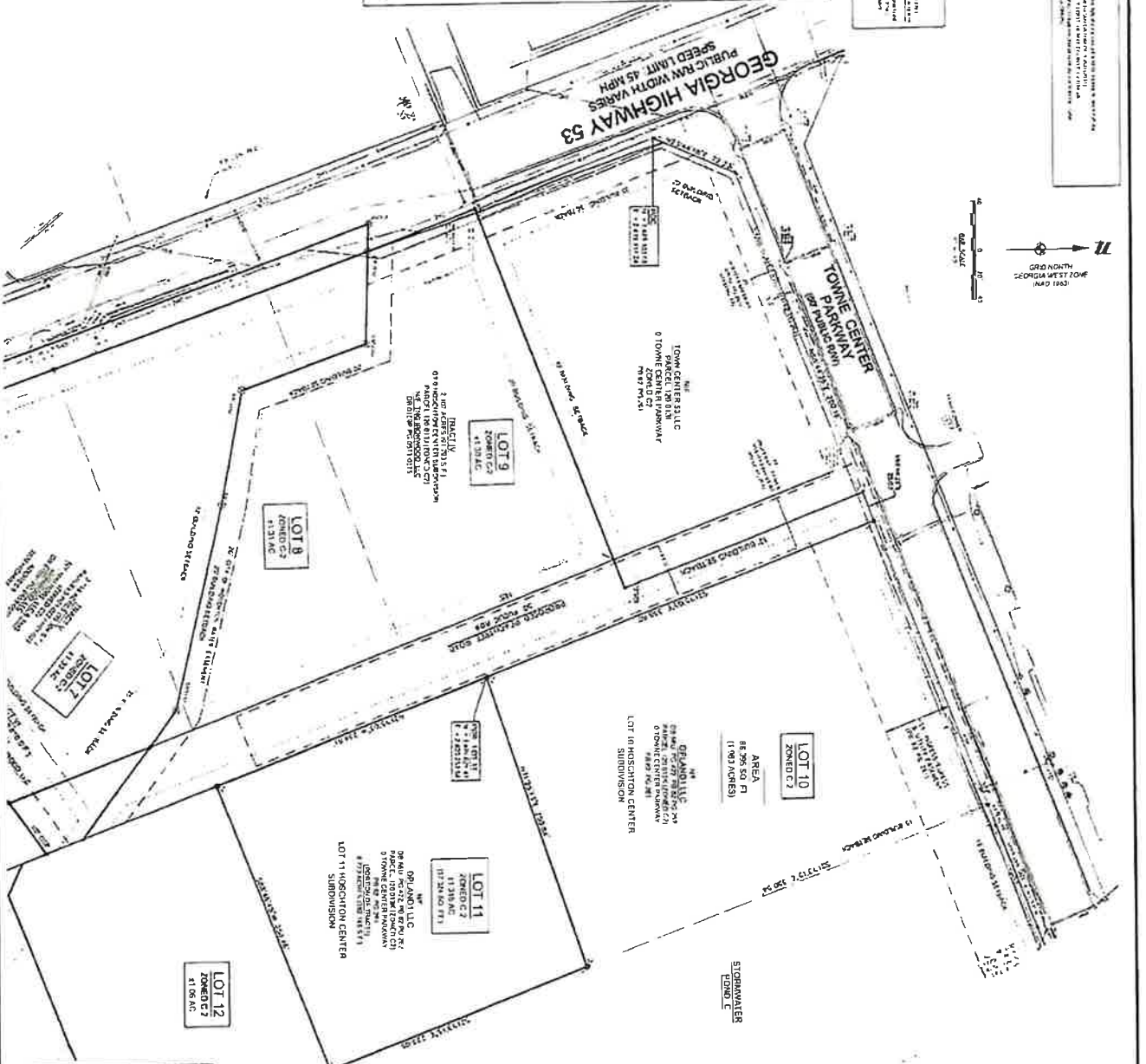
1. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997.  
2. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997.  
3. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997.

## LEGEND

- 1. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.
- 2. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.
- 3. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.

## ABBREVIATIONS

- 1. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.
- 2. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.
- 3. Survey conducted by ATWELL & ASSOCIATES, INC. on 06/15/2023.



NEIGHBORHOOD MAP - NOT TO SCALE

**STORMWATER**  
The stormwater management system for this project is designed to handle the runoff from the proposed development. The system includes a series of detention basins and a stormwater management pond. The system is designed to handle the runoff from the proposed development and to provide a means of controlling the flow of stormwater into the adjacent water body.

**SURVEY CERTIFICATION**  
I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my files and records.

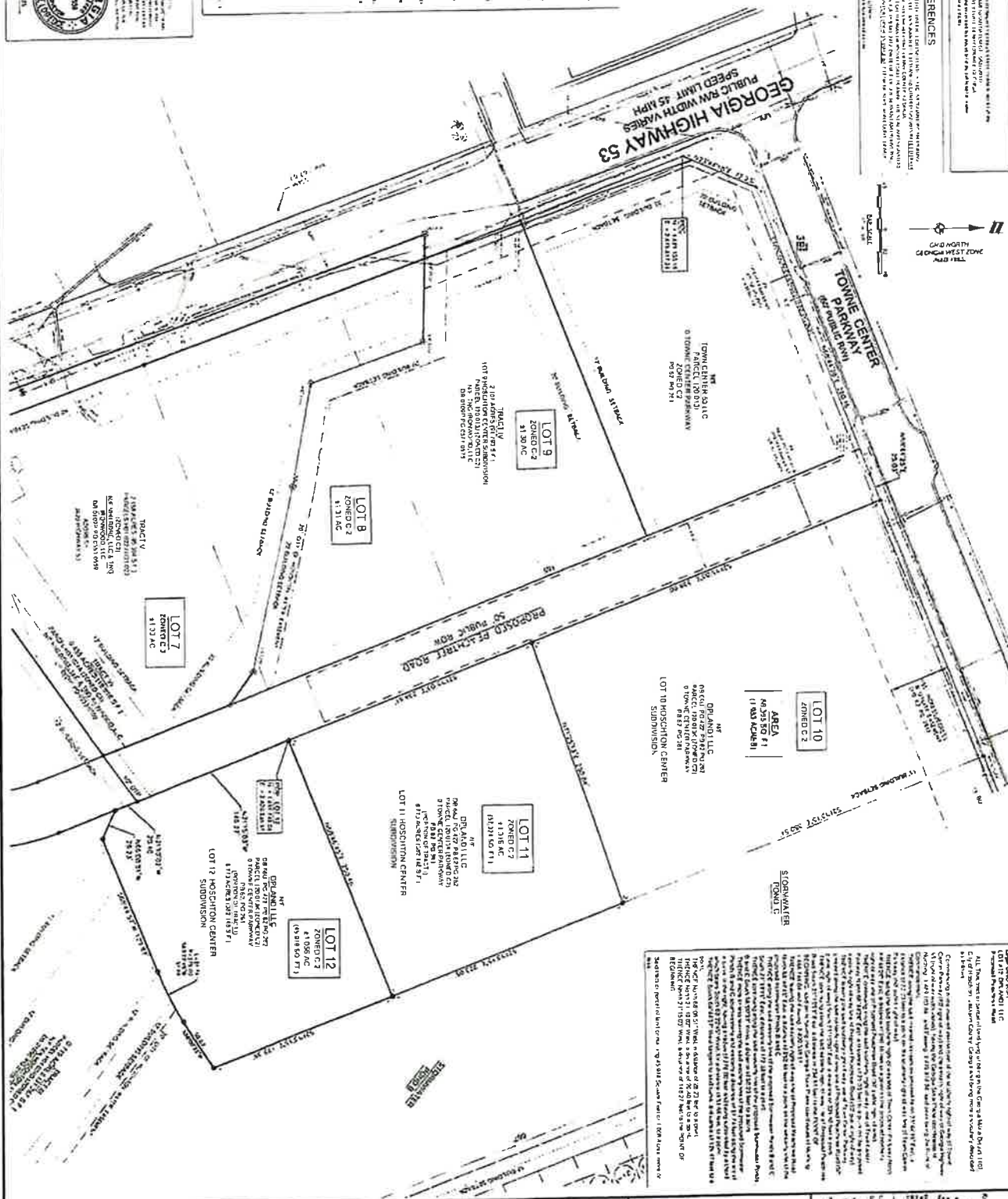
<b>SOUTHEASTERN COMPANY</b> BOUNDARY SURVEY OF LOT 11 TOWN CENTER PARKWAY HOSCHTON, GEORGIA 30548 TAX PARCEL No. 120 6151		<b>ATWELL</b> 888.880.4200 400 N. W. 11th St., Suite 110 Fort Lauderdale, FL 33304	
DATE: 06/15/2023 DRAWN BY: [Name] CHECKED BY: [Name]		LOCATED IN: GEORGIA 30548 DISTRICT 1427 CITY OF HOSCHTON JACKSON COUNTY, GEORGIA	

**THE JOURNAL OF THE**  
**AMERICAN SOCIETY OF CLIMATE ENGINEERS**

1. The following are the names of the persons who have been elected to the office of President of the Association for the year 1999-2000: **Dr. J. S. Choudhary, M.D., D.M., D.Sc., F.R.C.P., F.R.C.P.S., F.R.C.P.S.C., F.R.C.P.S.D., F.R.C.P.S.E., F.R.C.P.S.F., F.R.C.P.S.G., F.R.C.P.S.H., F.R.C.P.S.I., F.R.C.P.S.J., F.R.C.P.S.K., F.R.C.P.S.L., F.R.C.P.S.M., F.R.C.P.S.N., F.R.C.P.S.O., F.R.C.P.S.P., F.R.C.P.S.Q., F.R.C.P.S.R., F.R.C.P.S.S., F.R.C.P.S.T., F.R.C.P.S.U., F.R.C.P.S.V., F.R.C.P.S.W., F.R.C.P.S.X., F.R.C.P.S.Y., F.R.C.P.S.Z.**

## SURVEY NOTES

1. THE STATE OF TEXAS, County of \_\_\_\_\_, do hereby certify that  
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[illegible][illegible]

**Cell phone use**

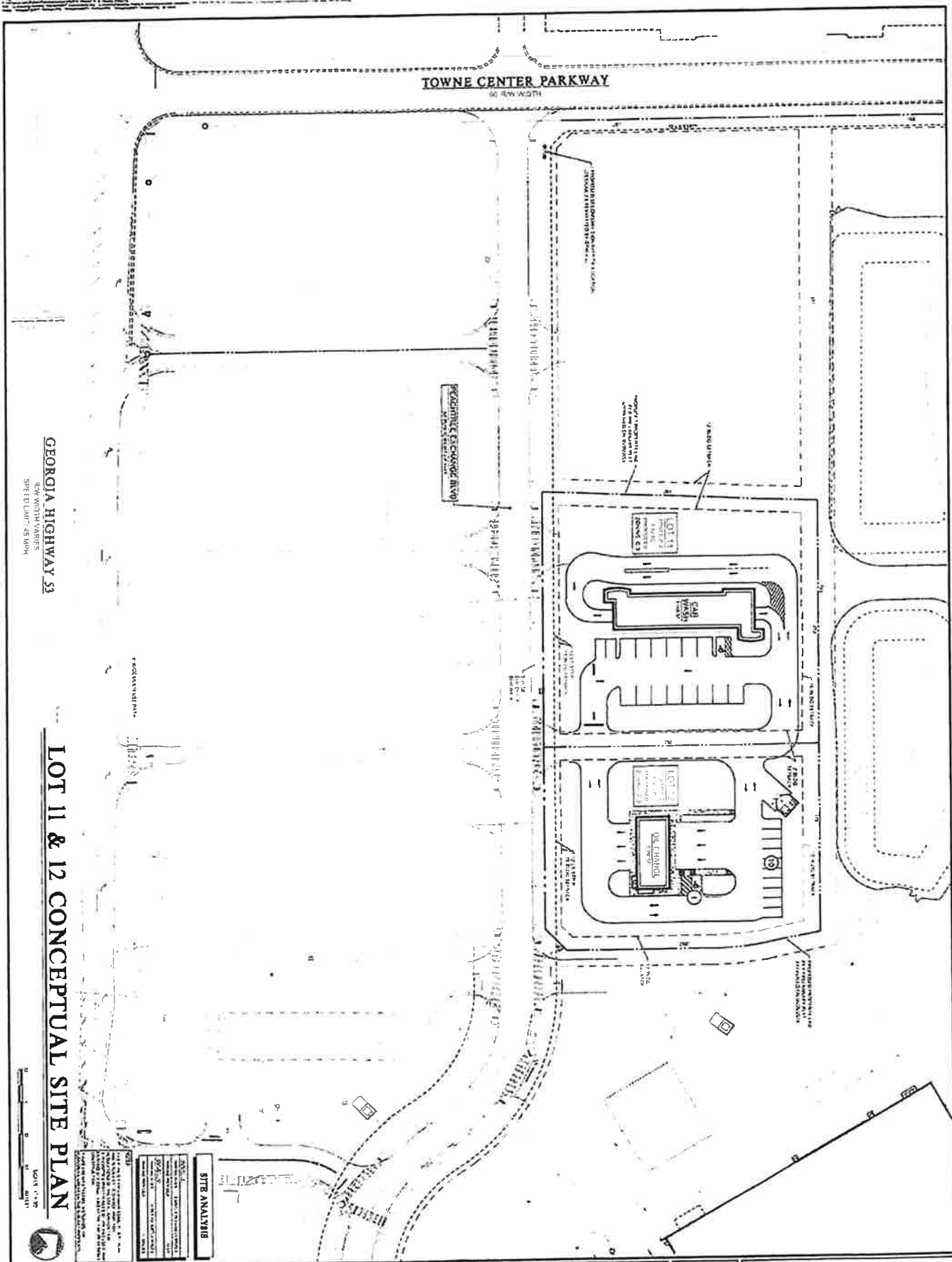
**ATWELL**  
888.650.4700 [www.atwell-group.com](http://www.atwell-group.com)  
1200 PARKWAY WEST SUITE 850  
MARIETTA GEORGIA 30067  
770.483.4807

LOCATED IN  
GEORGIA MIINA DISTRICT 1407  
CITY OF MOSCOW

SOUTHEASTERN COMPANY  
BOUNDARY SURVEY OF  
LOT 12  
TOWN CENTER PARKWAY  
DUBLIN, GEORGIA, 30144

[illegible]





GEORGIA HIGHWAY 53  
 ROW WIDTH VARIES  
 SPEED LIMIT - 45 MPH

**LOT 11 & 12 CONCEPTUAL SITE PLAN**

CPs-1

27247

03/01/2035

LOT 11 & 12  
 CONCEPTUAL  
 SITE PLAN

SITE ANALYSIS

DATE	03/01/2035
BY	27247
CHECKED BY	
DATE	
APPROVED BY	
DATE	

NO.	1
DATE	03/01/2035
BY	27247
CHECKED BY	
DATE	
APPROVED BY	
DATE	

**KROGER MARKETPLACE GA-686**  
 HIGHWAY 53  
 DOWNSIDE, GEORGIA  
 SOUTHEASTERN DEVELOPMENT ASSOCIATES  
 240 PINEHURST PARKWAY, SUITE 100, SUITE 100  
 ALBUQUERQUE, NM 87102

**ROBERTSON LOIA ROOF**  
 ARCHITECTS & ENGINEERS  
 1000 10TH AVENUE, SUITE 100  
 ALBUQUERQUE, NM 87102

Legal Description.  
**LOT #11 DPLAND1, LLC**  
Proposed Peachtree Road

ALL That tract or parcel of land lying or being in the Georgia Militia District 1407, City of Hoschton, Jackson County, Georgia and being more particularly described as follows:

Commencing at the mitered intersection of the southerly right-of-way of Towne Center Parkway (60' right-of-way) and the easterly right-of-way of Georgia Highway 53 (right-of-way width varies), having the Georgia State Plane coordinates of Northing: 1,489,103.68, and Easting: 2,419,814.24, said point being the Point of Commencement;

THENCE along the said mitered intersection proceed North 23°44'18" East, a distance of 72.23 feet to a point on the southerly right-of-way line of Town Center Parkway (60' public right-of-way);

THENCE along the said southerly right-of-way line of Town Center Parkway North 68°44'26" East, a distance of 280.16 feet to a point;

THENCE continuing along the said southerly right-of-way line of Town Center Parkway North 68°44'26" East, a distance of 25.03 feet to a point on the proposed easterly right-of-way line of Proposed Peachtree Road (50' public right-of-way);

THENCE leaving the said southerly right-of-way line of Town Center Parkway proceed along the said easterly right-of-way line of Proposed Peachtree Road (50' public right-of-way) South 21°15'03" East, a distance of 338.80 feet to the POINT OF BEGINNING, said point having the Georgia State Plane coordinates of Northing: 1,489,026.47 and Easting: 2,420,253.54;

THENCE leaving the said southerly right-of-way line of Proposed Peachtree Road proceed along the northerly line of Lot 11 North 71°25'13" East, a distance of 250.84 feet to a point on the westerly line of proposed Stormwater Ponds B and C;

THENCE along the said westerly line of the proposed Stormwater Ponds B and C proceed South 21°13'15" East, a distance of 223.05 feet to a point;

THENCE leaving the said westerly line of the proposed Stormwater Ponds proceed South 68°46'45" West, a distance of 250.46 feet to a point;

THENCE North 21°15'03" West, a distance of 234.61 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 57,324 Square Feet or 1.316 Acres, more or less.

Legal Description.  
**LOT #12 DPLAND1, LLC**  
Proposed Peachtree Road

ALL That tract or parcel of land lying or being in the Georgia Militia District 1407, City of Hoschton, Jackson County, Georgia and being more particularly described as follows:

Commencing at the mitered intersection of the southerly right-of-way of Towne Center Parkway (60' right-of-way) and the easterly right-of-way of Georgia Highway 53 (right-of-way width varies), having the Georgia State Plane coordinates of Northing: 1,489,103.68, and Easting: 2,419,814.24, said point being the Point of Commencement;

THENCE along the said mitered intersection proceed North 23°44'18" East, a distance of 72.23 feet to a point on the southerly right-of-way line of Town Center Parkway (60' public right-of-way);

THENCE along the said southerly right-of-way line of Town Center Parkway North 68°44'26" East, a distance of 280.16 feet to a point on the proposed northerly right-of-way line of Proposed Peachtree Road (50' public right-of-way);

THENCE continuing along the said southerly right-of-way line of Town Center Parkway North 68°44'26" East, a distance of 25.03 feet to a point on the proposed easterly right-of-way line of Proposed Peachtree Road (50' public right-of-way);

THENCE leaving the said southerly right-of-way line of Town Center Parkway proceed along the said easterly right-of-way line of Proposed Peachtree Road (50' public right-of-way) South 21°15'03" East, a distance of 338.80 feet a point;

THENCE continuing along the said easterly right-of-way line of Proposed Peachtree Road South 21°15'03" East, a distance of 234.61 feet to the POINT OF BEGINNING, said point having the Georgia State Plane coordinates of Northing: 1,488,746.04 and Easting: 2,420,338.57;

THENCE leaving the said easterly right-of-way line of Proposed Peachtree Road North 68°46'45" East, a distance of 250.46 feet to a point on the westerly line of the proposed Stormwater Ponds B and C;

THENCE along the said westerly line of the proposed Stormwater Ponds B and C South 21°13'15" East, a distance of 172.38 feet to a point;

THENCE continuing along the said westerly line of the proposed Stormwater Ponds B and C South 58°00'33" West, a distance of 50.03 feet to a point

THENCE more or less leaving the said westerly line of the proposed Stormwater Ponds B and C southwesterly and westerly a distance of 51.74 feet along the arc of a curve to the right, having a radius of 276.00 feet and being subtended by a chord which bears South 63°22'45" West, for a distance of 51.66 feet, to a point;

THENCE South 68°44'57" West tangent to said curve, a distance of 129.87 feet to a point;

THENCE North 66°08'51" West, a distance of 28.23 feet to a point;

THENCE North 21°10'02" West, a distance of 20.40 feet to a point;

THENCE North 21°15'03" West, a distance of 146.27 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 45,978 Square Feet or 1.056 Acres, more or less.

CITY OF HOSCHTON  
COUNTY OF JACKSON  
STATE OF GEORGIA

ORDINANCE NO. Z-25-01

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF  
HOSCHTON, ADOPTED AS PART OF THE HOSCHTON ZONING ORDINANCE

**WHEREAS**, City of Hoschton, applicant, SEK Hoschton, LLC property owner, has applied for rezoning of lot 11 and lot 12 of the preliminary plat of Kroger development. Both lots front Peachtree Exchange Road.

**WHEREAS**, the Property to be rezoned consists of all that tract or parcel of land lying and being in Jackson County Georgia, consisting of Lot 11 (120 013K): 1.32 acres; Lot 12 (H01 024D): 1.06 acres; Total: 2.38 acres).

**WHEREAS**, the Applicant has applied for rezoning of the property in the City of Hoschton from C-2 (General Commercial Highway Oriented District) to C-3 (Commercial Motor Vehicles Services and Repair District), to modify certain zoning conditions.

**WHEREAS**, the City Council of the City of Hoschton has authority pursuant to the Hoschton Zoning Ordinance to amend the City of Hoschton's Official Zoning Map; and

**WHEREAS**, the city's planning consultant has prepared a report evaluating the criteria for zoning decisions as they pertain to the requested zoning and finds that the application meets the vast majority of criteria, including compatibility with surrounding properties if approved with conditions; and

**WHEREAS**, an advertised public hearing before the Hoschton Planning Commission was held on the requested zoning; and

**WHEREAS**, the Hoschton City Council held an advertised public hearing on the application and have complied with all applicable laws and ordinances with respect to the processing of such application; and

**WHEREAS**, it has been determined by the City Council that it is desirable, necessary and within the public's interest to approve the institutional zoning classification as applied to the subject property and to amend the City of Hoschton's Official Zoning Map accordingly.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING  
AUTHORITY OF THE CITY OF HOSCHTON AS FOLLOWS:**

**Section 1.** The Property, legally described in Exhibit A attached to this ordinance, is hereby rezoned to modify certain zoning conditions.

## EXHIBIT A LEGAL DESCRIPTION OF PROPERTY REZONED

Property to be rezoned consists of all that tract or parcel of land lying and being in Jackson County Georgia, consisting of Lot 11 (120 013K): 1.32 acres; Lot 12 (H01 024D): 1.06 acres; Total: 2.38 acres).

### Location of Property



### Preliminary Plat



**Tax Map 1 of 2**



**Tax Map 2 of 2**

**EXHIBIT B**  
**CONDITIONS OF ZONING APPROVAL (Z-25-01)**

- 1) Overnight, outdoor parking shall be limited to 72 hours.
- 2) Land development and landscaping techniques shall screen major activities from Hwy 53 and Cambridge at Towne Center townhomes.
- 3) Dryers for car wash shall be limited to 65 decibels
- 4) Car wash shall be equipped with a water filtration and reclamation system.
- 5) Hours of operation shall be limited to between 7 AM and 9 PM
- 6) Servicing (emptying) dumpsters shall occur within business hours.
- 7) Outdoor storage areas shall be prohibited.

**Section 2.** The City Clerk is hereby directed to amend the Official Zoning Map to reflect C3.

SO ORDAINED THIS 8<sup>th</sup> DAY OF MAY, 2025

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Debbie Martin, Mayor

ATTEST:

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Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

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Abbott S. Hayes, Jr., City Attorney