



## DEPARTMENT OF PUBLIC DEVELOPMENT

### *Planning Division*

To: Stanton Porter

From: Alex Howard, Planner

Re: RZ-24-0212 – 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)

Date: December 17, 2024

This letter serves as your official notice that on December 16, 2024, the Jackson County Board of Commissioners approved the rezoning request from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) with the following conditions:

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1. No semi-trailers, tractor-trailers, intermodal containers, or similar types of equipment may be stored on the property
2. If an indoor recreational facility is developed on the property, it may operate only during the following hours:
  - Monday through Saturday: 7:00 AM to 9:00 PM
  - Sunday: 9:00 AM to 7:00 PM
3. If a self-service storage facility is developed on the property, it must comply with Article 3, Section 3-112 – Self-Service Storage Facility.
4. The zoning buffer is required to be a minimum of 65 feet. Within the 65-foot zoning buffer, the initial 50 feet (closest to the abutting residential uses) is to remain undisturbed. The remaining 15-foot is to be utilized for one row of “Green Giant” plantings and fencing for the structural buffer.
  - a. The 15-foot building setback is not in addition to the zoning buffer, but will rather be placed within the zoning buffer, as required by the Jackson County Unified Development Code.
  - b. Green Giant tree plantings are to consist of trees that will have a 12’-18’ base width at maturation. These trees are to be planted 4’-6’ apart and in a single row. All trees are to be a minimum of 8’ above ground at planting. Those planted around the outdoor boat and RV storage are to be a minimum of 12’ above ground at planting. This designation must be noted on the site-development or land disturbance plan at the time of review.
  - c. Required height of fencing is 8’ with screening. Fence must be vinyl-coated chain-link fencing with fence-appropriate slats (not mesh) for screening purposes. Fence is required to extend along Maddox Road for the duration necessary to screen the detention pond.
5. The following uses, as outlined under Article 2, Table 2-1, are not to be permitted as a use on this parcel:
  - 1.1. Caretaker or night watchman residence
  - 1.2. Community food or housing shelter, accessory to church or place of worship, or crisis center
  - 1.3. Greenhouse or nursery (private, no retail sales)
  - 1.4. Hunting and fishing preserve club
  - 1.5. Riding stable, private
  - 1.6. Timber harvesting
  - 1.7. Live-work unit
  - 1.8. Cemetery, excluding mausoleum
  - 1.9. Community food or housing shelter (nonprofit) or crisis center (nonprofit)
  - 1.10. Continuing care retirement community
  - 1.11. Institutionalized residential living and care facility, serving more than 15 persons



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- 1.12. School, trade
- 1.13. Appliance repair
- 1.14. Auction house or auction yard
- 1.15. Automobile or other vehicle repair or paint
- 1.16. Automobile or other vehicle sales, rental, lease
- 1.17. Automobile or other vehicle service or wash
- 1.18. Bail bonding or bondsperson
- 1.19. Body piercing
- 1.20. Botanical garden
- 1.21. Broadcasting, television, radio, movie studio
- 1.22. Building materials sales
- 1.23. Camp or campground
- 1.24. Consumer fireworks retail sales facility
- 1.25. Contractor's establishment
- 1.26. Driving school, auto, truck, etc.
- 1.27. Equipment rental center
- 1.28. Exterminator or pest control service
- 1.29. Farm equipment and implement sales
- 1.30. Flea, farmer or other outdoor market
- 1.31. Funeral home, mortuary, or mausoleum
- 1.32. Gasoline station including automobile repair
- 1.33. Greenhouse (wholesale or retail commercial)
- 1.34. Kennel or pet boarding facility
- 1.35. Landscaping company
- 1.36. Laundromat
- 1.37. Lodging service, including extended stay
- 1.38. Manufactured or industrialized building sales
- 1.39. Micro-brewery
- 1.40. Open air business
- 1.41. Parking lot for trucks, off-site
- 1.42. Parking structure
- 1.43. Pawn shop
- 1.44. Payday loan establishment
- 1.45. Recreational vehicle dealer
- 1.46. Recreational vehicle park
- 1.47. Restaurant, with drive-through
- 1.48. Retreat center
- 1.49. Security service, including armored vehicle
- 1.50. Tattoo studio
- 1.51. Taxi-cab or limousine or bus service
- 1.52. Taxidermist
- 1.53. Tow service
- 1.54. Truck stop
- 1.55. Utility Company
- 1.56. Vapor bar or vapor lounge



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1.57. Vehicle emission testing facility

6. For construction purposes, cedar posts would be permissible to be utilized for aesthetics. These shall only be used in situations where a covered porch is connected to the exterior of the building.
7. The large, existing Oak tree that is established across from intersection of Old Maddox Road and Maddox Road is to not be removed unless said tree is to die of natural causes or poses a significant safety threat. The tree would also be eligible to be removed in the event that its location is where the access point needs to go to meet Jackson County Unified Development Code requirements for site distance and driveway separation.
8. A junk or salvage yard is not to be permitted as a use on this parcel. The storage/lease agreement that will be provided to those customers utilizing the self/outdoor storage business must be submitted to Jackson County Public Development staff prior to obtaining an occupational tax certificate.
9. Trash pick-up shall be limited to between 7:00 a.m. and 10:00 p.m. Note: Approval of this rezoning does not imply approval of any site plans, surveys, or development. All future development must comply with the Jackson County Unified Development Code and applicable state or federal regulations.

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If you have any questions or require additional assistance, please do not hesitate to contact me.

Thank you,

*Alex Howard*

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