

SUBJECT:

**Case #25-04-011 - Jamie Leigh Scott for Chris
Gowin (BOC District 2)**

MEETING DATE:

May 6, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 0.92 +/- acres from R-80 (Estate Residential) to R-40 (Single-Family Residential) and to rezone 1.12 +/- acres from R-80 (Estate Residential) to GC (General Commercial). The applicant is also requesting a Special Use Permit for used car sales. The applicant is also requesting a variance to Article 10, Table 10.1: Minimum Buffer Width Between Abutting Districts to eliminate the required 35-foot undisturbed zoning buffer along the interior property line between Tract 1 and 2 and to allow for 677.6 square feet of existing asphalt to encroach within the required 35-foot undisturbed zoning buffer.

COMMISSION DISTRICT:

2

ZONING CHANGE:

R-80 (Estate Residential) to R-40 (Single-Family Residential) and to rezone 1.12 +/- acres from R-80 (Estate Residential) to GC (General Commercial)

SPECIAL USE:

Used Car Sales

LOCATION:

8572 and 8568 Hickory Flat Hwy Woodstock, GA 30188

TAX MAP AND PARCEL #:

02N03 178

FACTS AND ISSUES:

The property is located at 8568 and 8572 Hickory Flat Hwy Woodstock, GA 30188 and is further described as parcel 178 in Tax Map 02N03

ATTACHMENTS:

[Complete Application 25-04-011.pdf](#)

[Site Plan \(20\).pdf](#)

[Staff Report_25-04-011.pdf](#)

[Chris Gowin_PC_5.06.2025.pdf](#)