

AGENDA
HOSCHTON PLANNING AND ZONING COMMISSION
May 22, 2024 at 6:00 p.m.
Hoschton Community Center
65 City Square, Hoschton, GA, 30548

- I. Call to Order
- II. Swearing In – Oath of Office
- III. Election of Chair and Vice Chair
- IV. **Ordinance TA-2024-02:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, “Zoning Districts and Official Zoning Map,” Section 4.08, “PUD, Planned Unit Development District” To Amend Existing Provisions, Requirements and Allowances and to Add Requirements; and for Other Purposes
- V. **Ordinance TA-2024-03:** An Ordinance Amending the Zoning Ordinance of the City Of Hoschton, Georgia, Article IV, “Zoning Districts and Official Zoning Map,” Section 4.14, “MU, Mixed Use District” and for Other Purposes
- VI. **Ordinance TA-2024-04:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article VIII, “Zoning Amendments and Applications,” To Add a New Section 8.08, “Duration of Approval” and for Other Purposes
- VII. **Amendment of the Comprehensive Plan of the City of Hoschton, Georgia,** to Adopt an Update to the Capital Improvements Element” and Community Work Program (i.e., required annual update).
- VIII. **Amendment of the Comprehensive Plan of the City of Hoschton, Georgia,** To Amend the Future Land Use Plan and for Other Purposes
- IX. Other Business
- X. Adjourn

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE TA-2024-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, ARTICLE IV, “ZONING DISTRICTS AND OFFICIAL ZONING MAP,” SECTION 4.08, “PUD, PLANNED UNIT DEVELOPMENT DISTRICT” TO AMEND EXISTING PROVISIONS, REQUIREMENTS AND ALLOWANCES AND TO ADD REQUIREMENTS; AND FOR OTHER PURPOSES

WHEREAS, The City of Hoschton desires to amend its regulations pertaining to planned unit developments; and

WHEREAS, A notice of public hearings before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Zoning Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

Section 1.

The Hoschton Zoning Ordinance, Article IV, “Zoning Districts,” Section 4.08, “PUD, Planned Unit Development District,” is amended as follows:

Section 4.08. PUD, Planned Unit Development District.

1. Purpose and Intent. The Planned Unit Development District is intended to meet the following purposes and intentions:
 - a. Allow and encourage more unique, flexible, creative, and imaginative arrangements and mixes of land uses in site planning and development than are permitted through conventional land use requirements.
 - b. Encourage a broader mix of residential housing types, including detached and attached dwellings, than would normally be constructed in conventional subdivisions, and encourage the mixture of compatible residential with non-residential uses in the same development.

- c. Allow and encourage the development of tracts of land as single developments that are planned neighborhoods or communities, including civic and semi-public uses (e.g., schools, playgrounds, meeting halls, etc.) that help to make up a community.
 - d. Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments, and provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly or publicly owned, than would otherwise be provided under a conventional zoning district.
 - e. Provide for the more efficient use of land through clustering and other flexible, innovative development arrangements that will result in smaller networks of utilities and streets and thereby lower development and housing costs.
 - f. Provide development with greater benefits to the City than a development developed under a conventional zoning district.
 - g. Ensure that the design of building forms is interrelated and architecturally harmonious.
 - h. It is desirable and preferred that the design of detached single-family neighborhoods and residential communities in the PUD will follow principles of traditional neighborhood development, with short block widths and lengths (i.e., typically 600 feet or less) and interconnected public streets forming a grid pattern, and with pocket parks and accessible open spaces. It is further desired that all streets provide convenient vehicle and pedestrian access and interconnections between and among land uses inside and outside of the PUD. This preference may not preclude conventional suburban subdivision designs for PUDs, which typically include curvilinear streets with some cul-de-sacs; but a PUD development plan design that is dominated by conventional suburban subdivision characteristics may be cause for disapproval of the PUD zoning or rezoning application.**
2. Permitted and Conditional Uses. Permitted uses shall be as proposed by an applicant for rezoning to PUD and shall be limited to those uses approved by Hoschton City Council. **Consistent with the purposes and intentions of PUDs, a proposed PUD zoning district and development plan should incorporate nonresidential uses and civic uses into the design. A PUD application and development plan that proposes only one type of residential unit, or that proposes only residential uses, may be grounds for disapproval of the PUD zoning or rezoning application.**
3. Minimum Open Space Required. A minimum of 20 percent of the total site area of the district development shall be open space, greenspace, passive recreation, community recreation, or pervious landscaped areas or combination thereof. No more than one-half of open waterway and delineated wetlands shall count as the minimum required open space. Rights-of-way for streets, drainage easements, and detention ponds shall be

excluded from land considered for open space. When the PUD is phased, the provision of open space should also be phased proportional to the phased development. **Greens and squares should be spatially defined and distributed throughout the PUD so that no residential lot is more than a reasonable walking distance of 1,350 feet from a green, square, or park.**

4. Dimensional Requirements. **Except for the standards and requirements specifically included in this paragraph, minimum** lot sizes, setbacks and yards, building coverage, **maximum** building heights, and other dimensional requirements shall be proposed by an applicant for rezoning to PUD and as may be approved by the Hoschton City Council **as a part of the ordinance approving the PUD zoning or rezoning.** Standards proposed by the developer are legally binding on the development if approved, unless otherwise specified by the Hoschton City Council.
 - a. **Building height. The maximum building height for a freestanding multi-family residential building shall be three stories; provided that four stories may be authorized by City Council for vertically mixed use buildings (i.e., those containing nonresidential use(s) on the ground floor).**
 - b. **Density. Freestanding multi-family residential buildings (i.e., apartments, residential condominiums) shall not exceed a gross density of twelve (12) units per acre, measured on the basis of that portion of land within the PUD devoted to said use and not assigned to other land uses or residential land use types in the PUD. In no case shall a PUD be approved that exceeds 150 percent of the maximum residential density (units per acre) recommended by the future land use plan of the city's comprehensive plan, if applicable.**
 - c. **Detached unit minimum lot size and lot width. No lot for a detached, single-family dwelling shall be less than 5,000 square feet in area or 50 feet in width.**
 - d. **Fee simple townhouse lot size and lot width. No lot for attached, fee-simple townhouse units shall be less than 2,000 square feet in area or 24 feet in width.**
 - e. **Minimum heated floor area per dwelling unit. The minimum heated floor area per dwelling unit shall be 750 square feet for an apartment or residential condominium and 1,400 square feet for any other dwelling unit. These minimums shall not apply to accessory dwelling units, if authorized.**
 - f. **Minimum building setbacks. All buildings and accessory structures shall be setback a minimum of 25 feet from any exterior property line abutting other property, and all buildings shall be setback a minimum 20 feet from the right of way of a street.**
5. Improvement Requirements. Right of ways, roads, utilities, and other improvements of the PUD shall meet adopted construction specifications and standards of the city unless

otherwise specifically permitted by the Governing Body. **Although some deviation from adopted standards is possible in the PUD application review and approval process, it is not the intention of the city to have the PUD application process be used as a means for the broad circumvention of specifications adopted by the city.**

6. Application Requirements. In addition to the requirements for filing an amendment to the official zoning map as specified in this zoning ordinance, an application for PUD zoning district shall include the following **(applications failing to include all pertinent details may be rejected by the zoning administrator as incomplete):**
 - a. Community Benefit Statement. The applicant shall submit a written statement identifying the relative benefits that will accrue to the community as a result of the property being developed under PUD provisions. Specific mention ~~should~~ **shall** be **provided regarding how the proposed PUD is consistent with the purposes and intentions of the PUD district articulated in this subsection 4.08.1 of this section. Further, the community benefit statement must identify how the proposed PUD** ~~made of the development's consistency~~ **is consistent** with the City of Hoschton's comprehensive plan and other adopted local or regional plans, ~~the development's consistency with accepted principles of land planning, the mix of uses included, open spaces provided, natural features retained, and architectural designs to be provided.~~ This statement is a developer's opportunity to define why the PUD proposal merits approval and how it will serve the community better than a conventional development.
 - b. Development Plan. Applications shall include a development plan, ~~as defined, which unless specifically stated otherwise shall be a condition of PUD zoning approval and must be followed.~~ **A development plan submitted with an application for PUD zoning is considered conceptual and therefore is not required or expected to demonstrate conformity with all applicable regulations, nor is such a plan required or expected to be reviewed by the city for conformity with all applicable regulations. Unless provided otherwise by City Council in the PUD rezoning or preliminary plat processes, the development plan is expected to be followed, and subsequent land planning and engineering is expected to be in substantial accordance with the development plan; provided, however, that changes are anticipated to the development plan to the extent the PUD must comply with city regulations. Any development plan submitted with a PUD zoning application is subject to modifications, refinements, and changes during the process of reviewing and approving a preliminary plat for the PUD zoning. Approval of a development plan for a PUD at the time of zoning or rezoning shall not be construed as constituting a waiver of compliance with code requirements to the extent the development plan doesn't demonstrate compliance therewith.**
 - c. Land Uses and Development Summary. The application shall include a list of all land uses proposed to be included in the PUD, the total land area devoted to each of the land uses proposed, the percentage of the total land area within the PUD devoted to each proposed land use, the number of residential units by type and density, and the

- total square footage of buildings devoted to non-residential uses. In addition, the application shall contain a development schedule indicating the approximate dates for beginning and completing the project, or each phase if the development is to be phased, and the extent of development and types of land uses in each phase.
- d. Dimensional Requirements. The application shall contain all minimum dimensional requirements that are proposed to apply within the PCD, including minimum lot sizes, minimum lot widths, maximum building coverage, front, side and rear yards and building setbacks, and maximum heights. Such proposed dimensional requirements shall be presented in a table on the development plan or in the written text accompanying the application. **Such dimensional requirements must be consistent with the minimum requirements of this section (see subsection 408.4).**
 - e. Improvement Requirements Comparison. The application shall contain descriptions of improvements to be constructed within the PUD, such as but not limited to street types, right-of-way widths, pavement widths, sidewalk locations and dimensions, and other improvements. Such proposed improvements shall be presented in a table on the development plan or in the written text accompanying the application that shows the proposed improvements in comparison with improvements that would be required otherwise without approval of a PUD. **Departure from the requirements of the city's subdivision and land development ordinance is not a right, and shall only be proposed and approved when there are tangible benefits in the form of provisions for open space, amenities, superior design, etc. that will result from the deviation from adopted improvement requirements.**
 - f. Architectural Elevations. Applications shall include perspective front, side, and rear elevation drawings of representative building types. These drawings shall indicate general architectural characteristics. If the PUD is approved, architectural elevations submitted as part of the application shall be considered binding unless specifically noted otherwise in the approval.
 - g. **Assessment of traffic impacts and road system improvements. A traffic impact study in a form acceptable to the public works director and zoning administrator shall be submitted with the application for PUD rezoning; provided, however, that this shall not apply to additions to an existing PUD if the acreage proposed to be added is less than five (5) acres. The PUD development plan and application should respond to transportation needs generated by the PUD, including but not limited to the improvement of existing road right of ways and pavement widths and provision of new streets at functional classifications commensurate with the traffic generated. PUD development plans are expected to incorporate any project recommendations provided in the traffic study, any adopted corridor map, and transportation and comprehensive plans adopted by the city.**
 - h. **Housing tenure requirements. The PUD application shall specify the minimum percentage of dwelling units by type of unit that will be offered for sale in fee**

simple title, and the maximum number of dwelling units by type that will be authorized to be rented. The application for PUD zoning or rezoning shall describe measures that will be used to implement and enforce minimum percentages of dwelling units by type that will be owner occupied and maximum percentages of dwelling units by type that will be renter occupied. PUD applications that do not provide some assurance that a certain percentage of the dwelling units in the PUD will be owner-occupied may be disapproved.

i. Ownership successors and assigns. It is the intent that PUD zoning districts be planned and designed as one coordinated project. It is also the intent that the PUD be developed entirely by the applicant; provided, however, that this provision shall not be construed to prevent the sale of developed portions of the PUD to another entity, provided that any such sale must be consistent with the provisions of this Section and must be subject to deed restrictions or covenants that specify adherence to PUD requirements specifically including but not limited to housing tenure requirements.

7. Development of Regional Impact. If the proposed PUD or revision thereto meets one or more thresholds so that it constitutes a “development of regional impact,” the PUD approval process shall be subject to the Rules of the Georgia Department Of Community Affairs, Chapter 110-12-3, “Developments of Regional Impact” effective March 1, 2014, or as subsequently amended. If such review is required, upon request by the Zoning Administrator, the applicant shall provide the necessary information to submit to the Northeast Georgia Regional Commission.
8. Revisions After Initial Approval. Amendments to approved PUDs shall be permitted but governed by the procedures and provisions for changing the official zoning map as specified in this Zoning Ordinance.
9. Minimum Area Designated. The minimum acreage required for a PUD development shall be ten (10) **contiguous** acres; provided, however, that a parcel of less than ten (10) acres **that is contiguous to a PUD zoning district** may be added to a PUD development, subject to compliance with all provisions of this Code Section.

Section 2.

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

Section 3.

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4.

The effective date of this ordinance shall be the date of adoption.

Adopted this ____ day of _____, 2024.

Debbie Martin, Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr., City Attorney

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE TA-2024-03

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, ARTICLE IV, “ZONING DISTRICTS AND OFFICIAL ZONING MAP,” SECTION 4.14, “MU, MIXED USE DISTRICT” AND FOR OTHER PURPOSES

WHEREAS, The City of Hoschton desires to amend the Hoschton zoning ordinance pertaining to the MU, Mixed Use zoning district; and

WHEREAS, A notice of public hearings before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Zoning Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

Section 1.

The Hoschton Zoning Ordinance, Article IV, “Zoning Districts,” ” is amended as follows:

“Section 4.14. MU, Mixed-Use District.

1. Purpose and Intent. **The MU zoning district provides the opportunity to develop a property with more than one permitted use without having to apply for more than one zoning district. The MU zoning district authorizes developments to contain a mix of residential, office, and light commercial activities in proximity to one another (i.e., “horizontal” mixed use).** ~~This district is intended to provide locations for office, neighborhood commercial, personal service, single family, and multifamily residential uses, accessory uses or structures, and essential public services. Lots and parcels may be used for a single use, or may contain a mixture of uses within a single development site. This district is intended to allow the flexibility of development standards.~~ Accessory uses and structures and essential public services are permissible. Public water and sanitary sewer are available to this district.
2. Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 4.1, “Permitted and Conditional Uses for Residential and Agricultural Zoning

Districts,” and in Table 4.3, “Permitted and Conditional Uses in Non-Residential Zoning Districts.”

3. Dimensional Requirements. Dimensional requirements shall be as provided in Table 4.2, “Dimensional Requirements for Residential and Agricultural Zoning Districts. **If a lot of record, or portion thereof, in an MU zoning district is developed after another part of the MU zoning district, the lot of record or portion thereof must comply with the dimensional requirements that pertain to the land use on that portion of the MU zoning district. Density, lot coverage, and landscaped open space requirements shall be calculated on the basis of the land area (property) devoted to the land use, whether or not subdivided.**”

Section 2.

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

Section 3.

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4 .

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ATTEST:

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr., City Attorney

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE TA-2024-04

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, ARTICLE VIII, “ZONING AMENDMENTS AND APPLICATIONS,” TO ADD A NEW SECTION 8.08, “DURATION OF APPROVAL.” AND FOR OTHER PURPOSES

WHEREAS, The City of Hoschton desires to amend the Hoschton zoning ordinance pertaining to the duration of rezoning, conditional use, and variance approvals; and

WHEREAS, A notice of public hearings before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Zoning Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

Section 1.

The Hoschton Zoning Ordinance, Article VIII, “Zoning Amendments and Applications,” is amended to add a new Section 8.08, “Duration of Approval” as follows:

“Section 8.08. Duration of Approval.”

- 1. There is no expiration date for any application for rezoning, conditional use, or variance that has been approved by the City Council pursuant to this article. However, it is the intent of this section to require the monitoring of the status of rezoning, conditional use, and variance approvals and to require the zoning administrator to determine whether development, or any steps toward development, have been initiated. It is further the intent of this section to provide a systematic means for the City Council to initiate a change of zoning of a prior rezoning and to initiate an ordinance or resolution to reverse or revoke a previously approved conditional use permit or variance in cases where no development or steps toward development have occurred within two years of the initial approval.**
- 2. For purposes of this section, “steps toward development” shall include but are not necessarily limited to an application for land disturbance permit, or an application**

for development permit, or an application to amend a condition of approval for an application previously approved by the City Council.

- 3. If, in monitoring the status of rezoning, conditional use, and variance approvals made pursuant to this article, it is determined by the zoning administrator that no development activity has occurred and no steps toward development have occurred within a period of two years from the date of the respective approval, the zoning administrator shall propose a city council agenda item to consider initiating an ordinance, or resolution, as the case may be, that would change the zoning classification, or reverse or revoke a previously approved conditional use permit or variance. Written notice to the applicant of record, and the current property owner as shown on county tax assessor records, shall be provided by the zoning administrator of any such city council agenda item no less than 15 days prior to the date the matter is scheduled for City Council's consideration. The zoning administrator shall certify that notice to applicant and property owner required by this subsection has been accomplished.**
- 4. The Hoschton City Council, in being presented with a particular notice of no development activity and no steps toward development within a period of two years from the dates of the respective approval, and after opportunity of the applicant or property owner as the case may be to be heard concerning the proposed action, may approve a motion in regular session to initiate an ordinance or resolution as the case may be to change the zoning classification or reverse or revoke a previously approved conditional use permit or variance.**
- 5. Upon approval by City Council to initiate a formal action pursuant to this section that would begin the process of changing the zoning classification or reversing or revoking a previously approved conditional use permit or variance, the application shall be filed by the zoning administrator on behalf of the City Council, and the application and notice thereof shall be provided to the original applicant, the current property owner of record as shown in county tax assessor records, and to the public generally of public hearings before the planning and zoning commission and City Council on the matter, as required by this article. After following said zoning procedures, the City Council may take action on the ordinance or resolution, as the case may be."**

Section 2.

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

Section 3.

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The effective date of this ordinance shall be the date of adoption.

Adopted this ____ day of _____, 2024.

Debbie Martin, Mayor

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ATTEST:

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr., City Attorney

CHAPTER 8
CAPITAL IMPROVEMENTS ELEMENT (CIE)
(2024 Annual Update)

SUMMARY

This document is an element of the City of Hoschton’s comprehensive plan. It specifies capital improvements for which development impact fees are charged in Hoschton. This capital improvements element (CIE) includes information for parks and open space and public safety (police). This annual update has extensive changes due to the city’s annexation of additional land and because of major rezoning actions that change the land use assumptions and the projections for facility needs.

REQUIREMENTS

To support a development impact fee program, the city’s comprehensive plan must meet state administrative rules for Capital Improvements Elements (CIEs).¹ The rules, among other things, require that, for each facility included in the development impact fee program, the following must be included: a service area must be established; a quantifiable level of service (LOS) standard must be specified; long-term needs (demands) shall be assessed; and a schedule of improvements identifying projects to be funded with impact fees during the next five years must be submitted and then annually updated after its adoption.

PROJECTIONS, FORECASTS, AND LAND USE ASSUMPTIONS

Total population is the sum of household population (i.e., persons living in households) and group quarters population (i.e., persons residing in nursing homes, jails, dormitories, etc.). Hoschton does not currently have any group quarters population. Occupied housing units are the same thing as households.

The city’s estimated population (100% decennial census population count) as of April 2020 was 2,666 persons living in 1,038 housing units (977 occupied), for an average household size of 2.73 persons per occupied dwelling unit (Source: U.S. Census Bureau, PL 94-171 data accessible at www.data.census.gov). All but about 40 of the 1,038 housing units were detached, single-family dwelling units. As of the decennial census, Hoschton did not have any fee simple townhouses or senior apartments. As of April 2020, only an estimated 31 dwelling units had been constructed within the Twin Lakes Planned Unit Development (PUD), which was annexed and zoned in 2018.

Based on review of building permit activity reports, the housing stock in Hoschton has more than doubled since 2020 to an estimated 2,472 units as of April 1, 2024. The increase in housing units has included detached, single-family dwelling units, fee-simple townhouses and age-restricted (senior) attached and non-attached units. Because of the diversification of types of units in Hoschton, the average household size of 2.73 persons per household in 2020 has been reduced slightly to an estimated 2.68 persons per unit as of April 1, 2024. Table 1 provides projections and forecasts for the city which were updated in May 2024.

¹ Rules of Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements

**Table 1
Projections and Forecasts, 2020-2044
City of Hoschton**

PROJECTION/FORECAST	2020	2024	2029	2044
Total Housing Units	1,123	2,472	5,794	7,284
Households	1,066	2,472	5,794	7,284
Persons Per Unit	2.70	2.68	2.51	2.54
Household Population	2,878	6,645	14,573	18,543
Group Quarters Population	0	0	0	280
Total Population	2,878	6,645	14,573	18,823
Employment	532	1,000	3,555	4,366
Functional Population (Total Population + Employment)	3,410	7,645	18,128	23,189

Source: Jerry Weitz & Associates, Inc. May 2024.

**Table 2
5-year and 20-year Increases in Population and Functional Population
2024-2029 and 2024-2044
City of Hoschton**

PROJECTION/FORECAST	2024 Existing	Net Increase 2024-2029	Net Increase 2024-2044
Housing Units	2,472	3,322	4,812
Population	6,645	7,928	12,178
Employment	1,000	2,555	3,366
Functional Population	7,645	10,483	15,544

Source: Jerry Weitz & Associates, Inc. May 2024.

Hoschton’s population in 2044 is projected to be 23,189 persons. Population growth in Hoschton is definitely not expected to be spread uniformly across the 20-year planning period (horizon). Rather, the vast majority of the new housing units in Hoschton will be constructed by 2029, with housing starts weighted proportionally much heavier in the next five years. The projections of housing units and population in Table 1 are based on the assumption that the city will buildout (almost entirely, if not entirely) its residential lands within the city limits during the twenty-year planning horizon (2044). As noted above, the city does not have any nursing homes or other “group quarters” population. The projections of population include the forecast that, later in the planning horizon, Hoschton will become home to one or more institutionalized residential living arrangements such as nursing or congregate care homes, adding 280 persons in group quarters.

Hoschton has a relatively modest economic base, consisting of restaurants, retail trade establishments, services, and institutions and industries. Employment data for transportation analysis zones (TAZs), prepared as a part of the Jackson County Transportation Plan in 2019, were used to prepare employment estimates for this CIE. For projections and forecasts, the city’s consulting planner utilized a

buildout analysis of nonresidential lands and estimated employment on the basis of 1 employee per 1,000 square feet of nonresidential space of new nonresidential development. Employment increases are forecasted to also be more heavily weighted during the five years rather than being spread evenly over the 20-year planning horizon.

Hoschton’s impact fee program includes public safety facilities and services (police). The service population for police is the population plus employment, or in other words, the “functional” population. As indicated in Table 1, the population is added together with employment to determine the functional population.

PARK AND OPEN SPACE LAND

Service Area

The service area for park and open space land is the city limits.

Inventory

Table 3 shows the inventory of park and open space lands within the City of Hoschton as of May 2024. The inventory does not include part of a ballfield that is owned by the Jackson County Board of Education, since the city does not own that portion of the ballfield.

**Table 3
Park and Open Space Land Inventory, May 2024
City of Hoschton**

Parcel No.	Address	Acres	Description
120 003R	374 Cabin Drive	8.73	4 ball fields, 2 tennis courts
119 0022	4727 Hwy 53	4.20	Ball field (part)
H02 056	E. Broad St	0.23	Building and open space
H02 082 (pt.)	79 City Square	0.25	Pavilion and open space
H02 058 (pt.)	Highway 53	0.15	Playground beside Depot
H01 003A	New Street	0.32	Undeveloped/open space
H01 003B	Pendergrass Rd	0.18	Undeveloped/open space
H01 004	Pendergrass Rd	0.22	Undeveloped/open space
H01 005	Oak Street	0.22	Undeveloped/open space
H01 006	67 Oak Street	0.20	Undeveloped/open space
H01 007	Oak Street	0.17	Undeveloped/open space
H01 008	Oak Street	0.09	Undeveloped/open space
H01 009	29 Oak Street	0.22	Undeveloped/open space
H01 00	15 Oak Street	0.16	Undeveloped/open space
H01 048	153 Mulberry Street	4.78*	Undeveloped/open space
H01 050A	Hall Street	1.65	Undeveloped/open space
H01 049	140 Mulberry Street	7.17	Home and lot
120 009A	Mulberry Street	8.16	Undeveloped/open space
		37.10	TOTAL

* total tract is 6.78 acres but 2 acres are subtracted for other uses.

Source: Jerry Weitz & Associates, Inc., July 2023, updated May 2024.

Existing Level of Service (LOS) and Level of Service Standard

Since residents are the users of park and open space lands, the level of service measure and standard for park and open space land is based on the residential population. The city established the following level of service measure in the first CIE in 2020: acres of park and open space land per 1,000 residents.

In the initial CIE, adopted in September 2020, the city adopted a level of service standard for park and open space land of 5.33 acres per 1,000 residents, the same as the existing level of service in 2020.

Since 2020 and the adoption of park and open space impact fees, the city has added significantly to its park land but has also added thousands of new residents. The existing level of service for park and open space land in Hoschton as of May 2024 is 37.10 acres of park and open space land for 6,645 residents, or 5.58 acres per 1,000 resident population. Thanks to the substantial purchase of additional park and open space land via from the Blankenship family, the city has kept up with rapidly increasing demands and has a very slight surplus of land as of May 2024. The existing level of service of 5.58 acre per 1,000 exceeds the adopted level of service standard of 5.33 acres per 1,000. However, the current surplus will be short lived, because of even more intensive population growth projected during the next five years as described further in the next section.

Assessment and Projection of Demands

Table 4 provides a projection of park and open space land demands based on the projected residential population. The city has a current park and open space land inventory of 37.10 acres as of 2024 (see Table 4 above).

Table 4
Projection of Park and Open Space Land Demands, 2024-2044
(@ Current Level of Service Standard of 5.33 acres per 1,000 Residents)
City of Hoschton

Type of Land	2024	2029	2044
Total Population	6,645	14,573	18,823
Cumulative demand for new park and open space acres (@ LOS standard of 5.33 acres per 1,000 residents)	35.10	77.67	100.32

Source: Jerry Weitz & Associates, May 2024.

Looking at the population growth projected during the upcoming five years, at the adopted level of service standard of 5.33 acres of park and open space land per 1,000 residents, the city would have to add another 42.57 acres of park and open space land in just five years, meaning the current inventory would have to more than double in size. That substantial additional demand is based on expected residential development of “Tribute” planned unit development and development of other extensive rezonings for additional dwelling units in 2023. Looking at the entire 20-year planning horizon,

Hoschton’s park/open space land inventory would have to increase to more than 100 acres (a 200% increase) to meet the currently adopted level of service standard.

There are several reasons why maintaining the adopted level of service standard of 5.33 acres per 1,000 residents is problematic in the future. First, the accelerated pace of development in Hoschton means that the supply of tracts of land inside the city limits that are vacant and available for purchase by the city for park and open space land is dwindling substantially. It appears increasingly unrealistic that the city will be able to purchase land within the city limits to meet the adopted park and open space land standard of 5.33 acres per 1,000 population.² The city must spend its park and open space impact fees within the service area which is the city limits, so purchasing land outside the city with impact fees is not an option.

Secondly, the vast majority of the population growth that is anticipated in Hoschton will occur within planned unit developments, which by definition provide 20 percent or more of the land area as open space. This means that some of the demands for park and open space land are anticipated to be met with open spaces and parks within these new planned unit developments. This is another reason to consider and adopt a reduced level of service standard for park and open space land.

Another factor that positively supports a reduction of level of service standard is that the city currently meets and exceeds the adopted level of service standard for park and open space land. This means it is a most opportune time to change the level of service standard, if necessary, because there is no current “deficiency” of park and open space land that would have to be funded with monies other than impact fees.

Revised Level of Service Standard

For the reasons provided in the foregoing paragraphs, this Capital Improvements Element includes a formal change in the level of service standard from 5.33 acres per 1,000 population to a lower standard of 4.00 acres per 1,000 population. The city hereby adopts the level of service standard of 4.00 acres per 1,000 for the city’s impact fee program. Even at this newly adopted level of service standard, the city will still have its work cut out for itself, because it is still an extensive amount of land to acquire.

Table 5 shows the demands for park and recreation land and the revised/readopted level of service standard. Even with the lower standard, the city will still have extensive park and open space land acquisitions required to maintain the newly adopted standard of 4.00 acres of park and open space land per 1,000 residents. During the next five years, the city will need to add 21.19 additional acres to its current (2024) supply of park and open space land. And during the 20-year planning period (2044), the city will need to add 38.19 acres to its park and open space inventory.

² The city’s rezoning of the Pirkle tract included conditions of approval that require the extensive dedication of open space land at or about the time that property develops. However, due to the change in ownership of the Pirkle tract, future development is expected to change, and development of that tract is not imminent. Because it may be years before that tract develops, the city is unable to count on the dedication of additional open space land from the Pirkle tract that would count toward meeting the currently adopted level of service standard for park and open space land.

Table 5
Projection of Park and Open Space Land Demands, 2024-2044
(@ Newly Adopted Level of Service Standard of 4.00 acres per 1,000 Residents)
City of Hoschton

Type of Land	2024	2029	2044
Total Population	6,645	14,573	18,823
Cumulative demand for new park and open space acres (@ LOS standard of 4.00 acres per 1,000 residents)	26.58	58.29	75.29

Source: Jerry Weitz & Associates, May 2024.

Schedule of Improvements

The schedule of improvements for park and open space land is shown in Table 6.

Table 6
Schedule of Improvements, 2024-2029
Park and Open Space Land Impact Fee Program (Dollars)
City of Hoschton

Capital Improvement/ Authorized expenditure	2024	2025	2026	2027	2028	2029	Total 2024- 2029	Source of Funds	% Eligible for Funding with Impact Fees
Blankenship property acquisition (payments of impact fee funds committed)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Impact Fees	100%
Acquire 21.19 acres of park and open space land (@ \$75,000 per acre)					794,625	794,625	1,589,250	Impact Fees	100%
Total	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Impact Fees	100%

Source: Jerry Weitz & Associates, May 2024.

LAW ENFORCEMENT (POLICE AND MUNICIPAL COURT)

Hoschton was served exclusively by the Jackson County Sheriff for sworn officer law enforcement functions, but as of August 2021 the city hired a police chief and established its own police force. Jackson County Sheriff’s Department still serves backup functions and covers time periods when city police are not working. Since establishment of the police department, the city has added additional personnel.

Service Area

The service area for law enforcement (police and municipal court) is the city limits of Hoschton.

Inventory

In 2023, Hoschton opened its new city hall and community center at City Square. The building that used to be city hall (3,188 square feet at 79 City Square) was then devoted exclusively to police and municipal court space. The inventory is shown in Table 7.

Table 7
Inventory of Law Enforcement Building Space, City of Hoschton, 2024

Location of Building Space	Total Building Space (Square Feet)
79 City Square (old city hall)	3,188

Source: City of Hoschton, July 2023.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by law enforcement facilities and services, the level of service measure and standard for police facilities are based on the functional population.

In September 2020, the city adopted a level of service measure for law enforcement (police and courts) of square feet of police building space per functional population. Police vehicles are not included in the impact fee program, because they do not qualify as “capital improvements” (i.e., they do not have a useful life of 10 years or more). In September 2020, the city adopted a level of service standard for law enforcement (police and court) facilities of 0.95 square feet of police building per functional population. No change is proposed to the adopted level of service standard.

Assessment and Projection of Demands

Table 8 provides a projection of police and court (law enforcement) space needed.

**Table 8
Projection of Police and Court Building Space Demands, 2024-2044
City of Hoschton**

	2024	2029	2044
Functional population of Hoschton	7,645	18,128	23,189
Cumulative new police and court building space (square feet) needed (@ LOS standard of 0.95 square feet per functional population)	7,262	17,221	22,029

Source: Jerry Weitz & Associates, May 2024.

With a current inventory of 3,188 square feet, the city is currently far short of meeting the current demand for police facility space. There is a current deficiency of 4,074 square feet of law enforcement space that must be reconciled (paid for and provided) by the city within a reasonable period of time without using impact fees (except for those fees that have already been collected and have not been expended). In other words, except for current police facility impact fee balance of funds, the 4,074 square feet of additional space needed is attributed to the existing functional population and cannot be funded with impact fees from new development. That point is factored into the schedule of improvements below.

By 2029, the city will need 17,221 square feet of police and court space to serve the projected functional population, plus it will ultimately want to plan for the replacement of existing space (3,188 square feet) as a result of relocation of police facilities to a new building. This means the city needs to plan for a police and court facility space of 20,409 square feet by 2029. By 2044, the city will need to plan for 25,217 square feet of police/court space.

Schedule of Improvements

The schedule of improvements for police and court facility space is provided in Table 9. Increases in residential population and employment (i.e., the “functional” population) will create the need for a substantial capital improvement (building space) for law enforcement. Keeping in mind that the city will move all of its police facility spaces and municipal court into a new facility and free up the current space at 79 City Square for commercial space, the city must factor in the replacement of the 3,188 square feet of space now used for police and court but which will no longer be utilized. Hence, the future building improvement must take into account the current deficiency of 4,074 square feet, plus the total existing inventory that will be discontinued (3,188 square feet), for a total of 7,262 square feet. The city is able to utilize all law enforcement impact fees currently held, for the purpose of building new facilities.

Table 9
Schedule of Improvements, 2024-2029
Police and Municipal Court (Dollars)
City of Hoschton

Capital Improvement/ Authorized expenditure	2024	2025	2026	2027	2028	2029	Total 2024- 2029	Source of Funds	% Eligible for Funding with Impact Fees
Acquire and prepare site for new police and court space (3 acres @ \$150,000 per acre (may be share of larger land assemblage to include city hall))	450,000							IF; capital funds, SPLOST	Current impact fees held (100%); future impact fees (64.42%)
Architecture and engineering @ 15% of cost of building space for 20,409 square feet			918,405				918,405	IF; capital funds, SPLOST	Current impact fees held (100%); future impact fees (64.42%)
Construct 20,409 square feet of police and court space (@ \$300 per square feet)						6,122,700	6,122,700	IF; capital budget; SPLOST	Current impact fees held (100%); future impact fees (64.42%)
TOTAL SHOWN	450,000		918,405			6,122,700	7,491,105		

Source: Jerry Weitz & Associates, May 2024.

IF = Impact fees; SPLOST = special local option sales tax

APPENDIX A
SERVICE AREA MAP (CITY LIMITS)



City Limits of Hoschton (Service Area)
Source: Jackson County Q Public

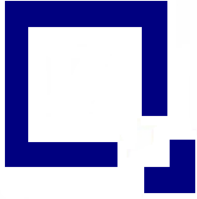
**CHAPTER 7
COMMUNITY WORK PROGRAM (2024 ANNUAL UPDATE)**

The community work program is amended to add a new year (2024), to drop year 2023, to remove projects that have been completed, and to add additional projects proposed by the city. The Community Work Program (2024-2028) provides a list of specific activities that the community plans to address as immediate priorities. This work program is updated annually because the city has adopted a capital improvements element (CIE) for development impact fees.

Dept.	Description	Year to be Implemented					Estimated Cost (\$)	Funding Source
		2024	2025	2026	2027	2028		
Water/Sewer	Complete Panther Creek sewer project	X					\$2,000,000	Grant and General Fund
Administration	Complete recodification project and update of city code of ordinances	X					\$22,000 or as budgeted	General Fund
Planning	Prepare a multi-modal plan for city streets and off-site trail networks (including golf cart paths) in consultation with homeowner's associations			X			\$20,000	General Fund
Roads/Grounds	Expand parking lot, correct drainage, repave at Depot			X			\$60,000	General Fund
Recreation	Construct kid's park at ballfields	X					\$125,000	Jackson County
Inspections	Update city codes to adopt standard state codes when revised and adopted by state		X		X		Staff function	General Fund
Planning	Update future land use plan map to incorporate annexations and changes in zoning	X				X	Staff function or Consultant	General Fund
Econ. Dev.	Renovate Larry's Garage building and property for business leases		X				TBD	General Fund
Recreation	Oak Street pavilion and community garden		X				TBD	General Fund
Water/Sewer	Phase 1 water main upgrade	X					\$2,900,000	Water/sewer fund
Planning	Place additional administrative forms and procedures on website; develop procedures guidance documents	X	X				\$3,500	General Fund
Econ., Dev.	Construct building addition on Depot property		X				\$800,000	General Fund
Administration	Prepare and implement community signage/wayfinding program for downtown and surrounding neighborhoods		X				\$10,000	General Fund
Administration	Update city safety plan and procedures at regular intervals or as mandated		X		X		Staff function	General Fund
Water/Sewer	Groundwater well study (complete) and develop multiple wells	X \$75,000	X	X		X	\$2,000,000	Water/sewer fund
Water/Sewer	Sewage treatment plant upgrade Phase 1	X	X				\$14,000,000	Water/sewer fund
Water/Sewer	Sewage treatment plant upgrade Phase 2		X	X			\$15,000,000	Water/sewer fund
Planning	Update capital improvements element and this community work program annually	X	X	X	X	X	\$1,000	General Fund
Planning	Implement schedule of improvements of capital improvements element as appropriate	X	X	X	X	X	See CIE	Impact fees; other

Dept.	Description	Year to be Implemented					Estimated Cost (\$)	Funding Source
		2024	2025	2026	2027	2028		
Code Enforcement	Continue to pursue teardowns of substandard housing units through code enforcement	X	X	X	X	X	Included in General Fund	General Fund
Planning	Re-evaluate and amend land use regulations as needed	X	X	X	X	X	Staff function	General Fund
Administration	Actively participate in meetings of the Gainesville-Hall Metropolitan Planning Organization to monitor transportation planning proposals	X	X	X	X	X	Staff function	General Fund
Administration/ Engineering	Complete water/sewer projects programmed in 10-year capital improvement plan (2 new water tanks, sewer plant upgrade, additional water supplies, etc.)	X	X	X	X	X	See water/sewer capital program for estimates	Water/ Sewer Fund
Engineering/ Building	Continue to implement Municipal Stormwater Program (MS4) federal mandates	X	X	X	X	X	Consultant (\$25,000 annually)	General Fund
Administration	Re-evaluate personnel needs and propose and budget for new positions as appropriate	X	X	X	X	X	City Manager (cost TBD)	General Fund
Econ. Dev.	Design and construct parking deck downtown			X	X		\$10,000,000	Grant; SPLOST, General Fund
Engineering	Periodically update 10-year capital improvement program for water and sewer		X		X		\$10,000	Water and Sewer Fund
Administration	Participate in five-year update of disaster preparedness/mitigation plan with county				X		Staff function	General Fund
Administration	Interview senior stakeholders and develop a senior service delivery plan, including focus on housing, recreation, and transportation				X		\$10,000 or staff function	General Fund
Administration	Develop benchmarking study to evaluate how Hoschton compares to peer/ aspirational communities					X	\$6,000 (consultant)	General Fund
Engineering	Revise standard drawings for water and sewer					X	\$15,000	General Fund

SPLOST = Special Local Option Sales Tax.



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MEMORANDUM

TO: Hoschton Planning and Zoning Commission

From: Jerry Weitz, Consulting Planner, City of Hoschton

Date: May 14, 2024

Subject: May 22nd Commission Agenda Item: Amendment of the Comprehensive Plan to update the future land use plan map

The future land use plan map, adopted as part of the comprehensive plan, was last revised February 2021. Extensive changes to approved developments have occurred since then. The primary purpose of the update is to incorporate all annexations and the respective future land uses assigned by the zoning ordinances approved for the annexations. Also, there have been some significant rezonings that require revisions to the future land use plan map to be consistent with the rezonings. Also, the Twin Lakes PUD has been developed extensively since the last plan map was adopted, and the base map needs to be updated to show all new subdivision streets and lots.

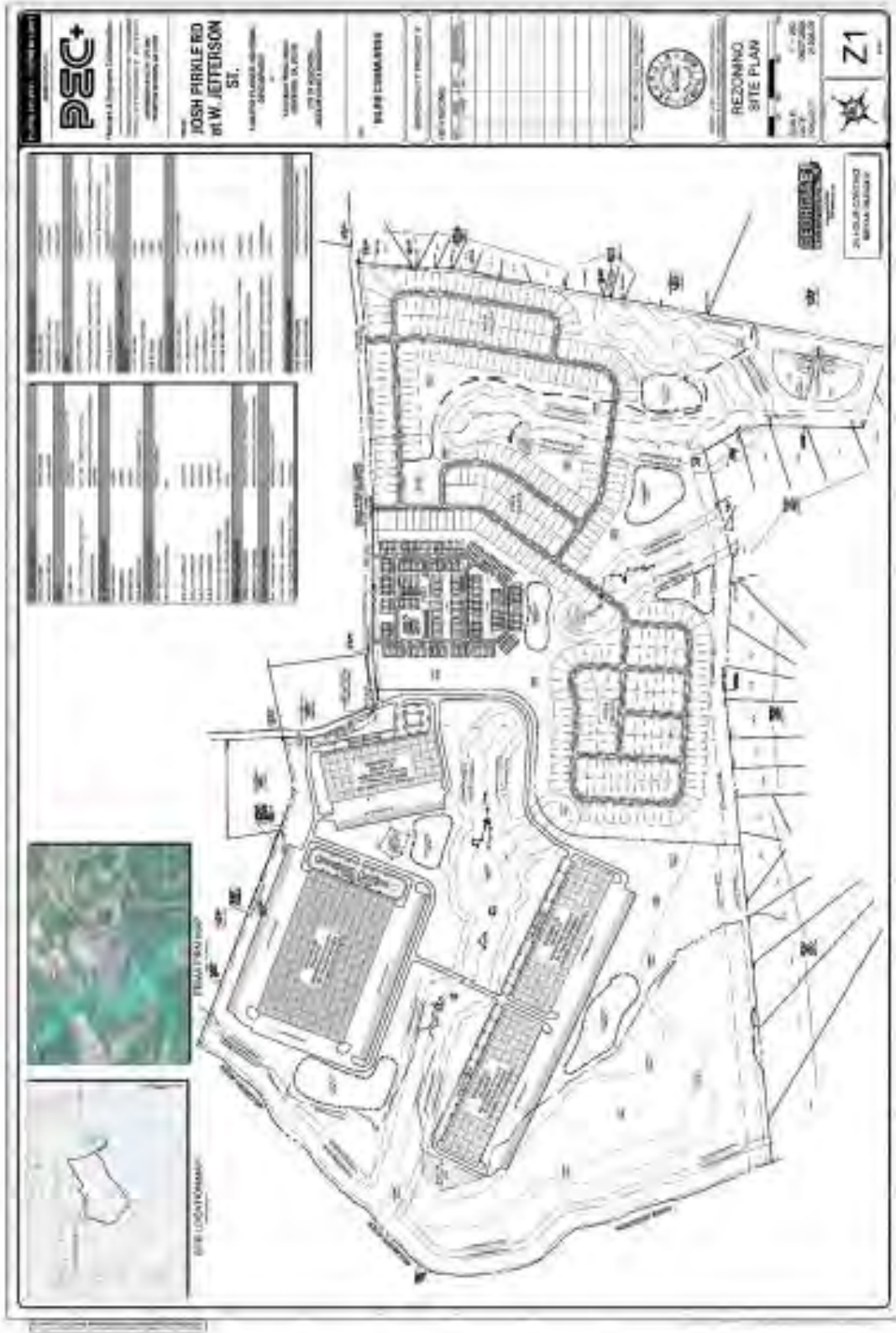
The following changes are proposed (see maps attached):

1. The Pirkle Farm annexation, which included light industrial zoning and a Planned Unit Development with fee simple townhouses and detached single-family homes, along with open space, on the south side of Josh Pirkle Road and including frontage along the Mulberry River.
2. The Kenerly/Rocklyn Homes annexation, which includes 284 acres of land for 1,051 lots (fee simple townhouse and detached single-family dwellings, church/cemetery, public land dedications, commercial parcels, and open space).
3. The Sell/Providence Group annexation (additional land annexed plus some slight changes to land use).
4. Twin Lakes PUD: This currently shows a single category of PUD; the map will be revised to incorporate the most recent parcel base and will show details of residential, open space, and utility (stormwater) tracts, as well as commercial parcels.
5. The GP's Enterprises PUD zoning along Nancy Industrial Drive, changing land use from Industrial to commercial, fee-simple townhouses and apartments.
6. Rezoning for Kroger Towne Center Marketplace resulted in a change of some acreage from industrial to commercial.

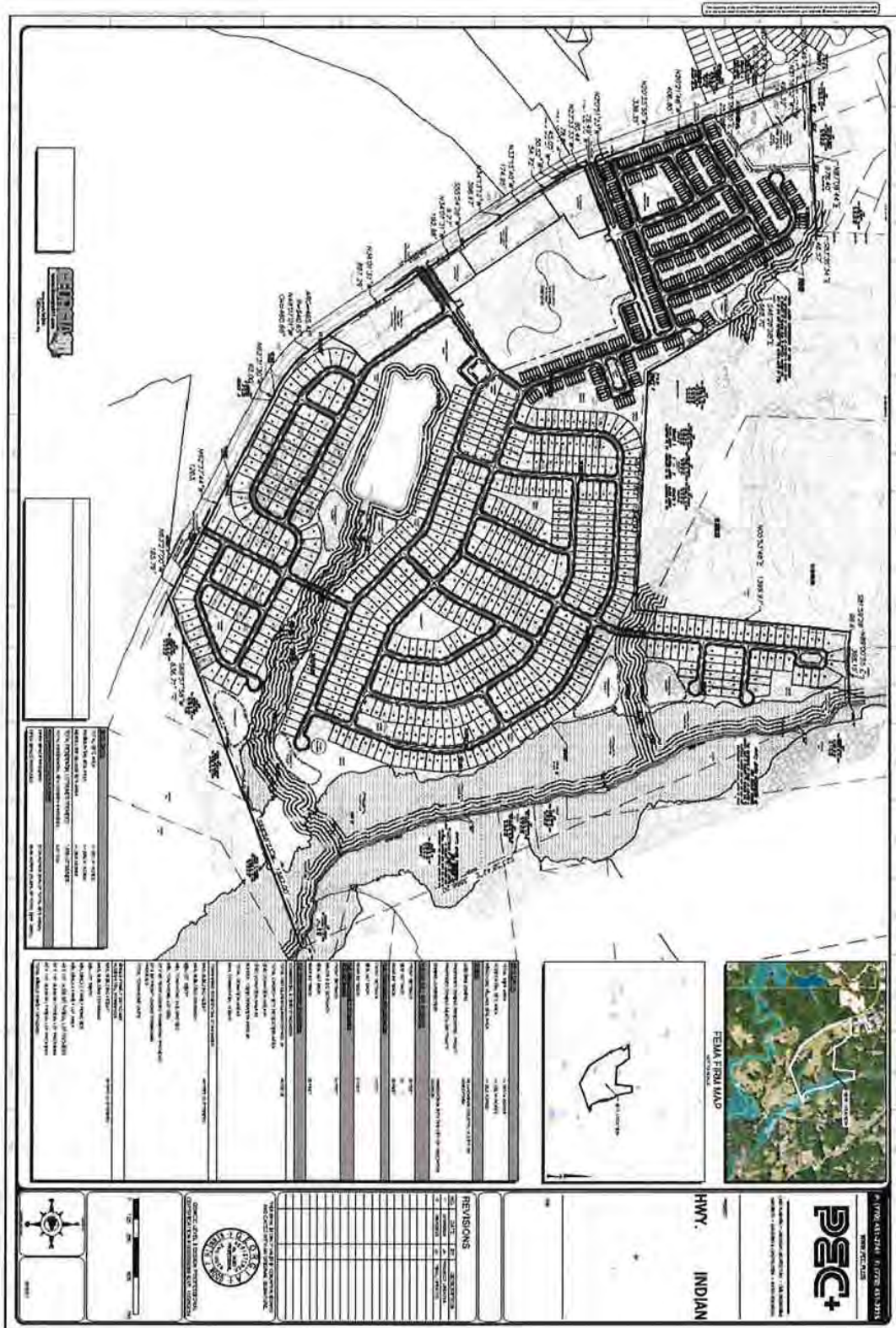
7. The Alma Farms subdivision, which was shown as split between residential low density and residential moderate density, will be shown as all residential, moderate density, consistent with the zoning and final plat. This will also incorporate open space and utility (stormwater) tracts.
8. Other changes, if applicable, after discussion and further review.

The work needed to update the future land use plan map in Geographic Information Systems will take some time because that work is done by the county GIS staff not in house. Therefore, the actual map with changes is not yet available. However, the as adopted version (2021) map is included in the information submitted to the commission.

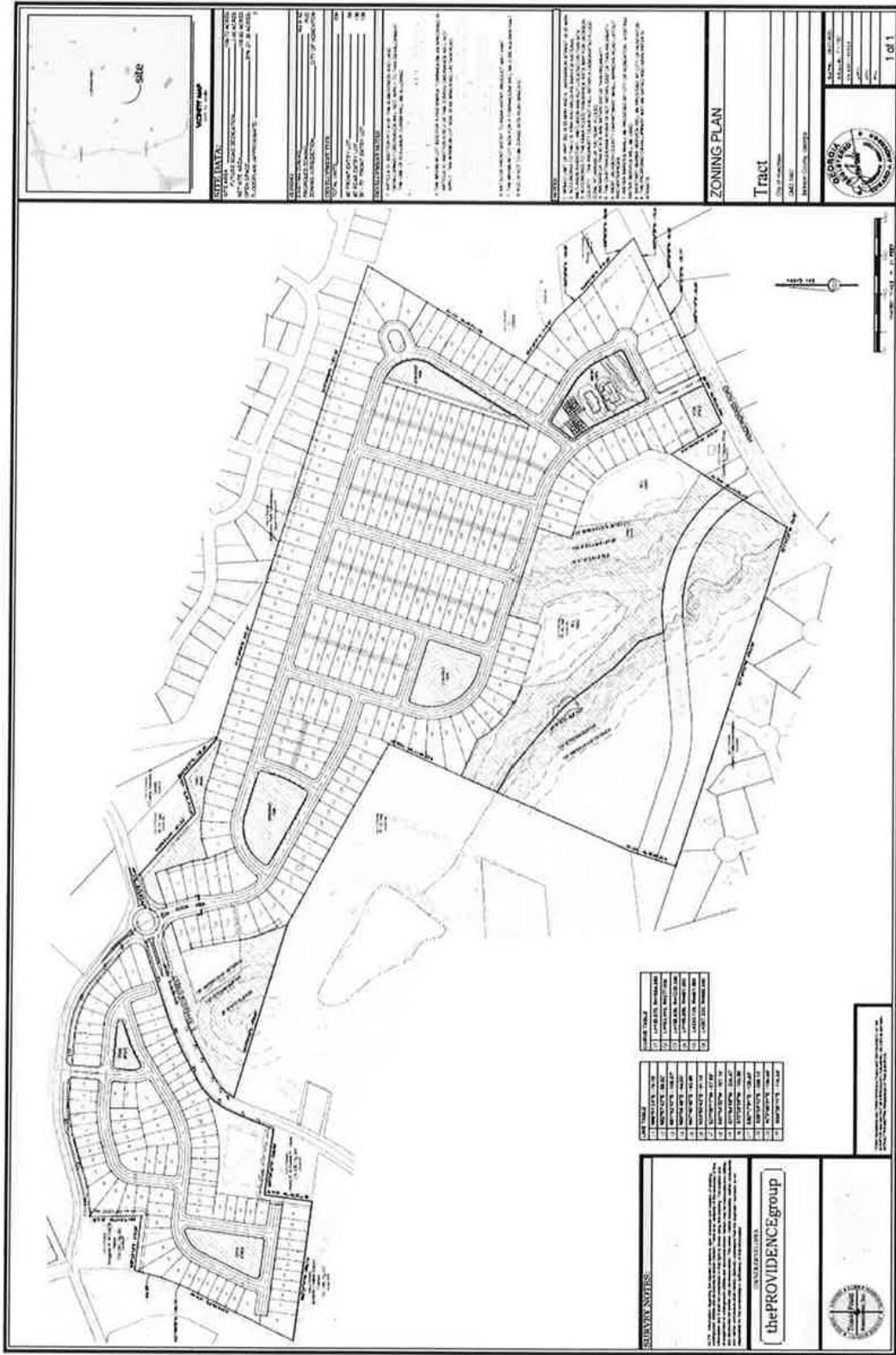
Attachments



Pirkle Farm Industrial and Planned Unit Development



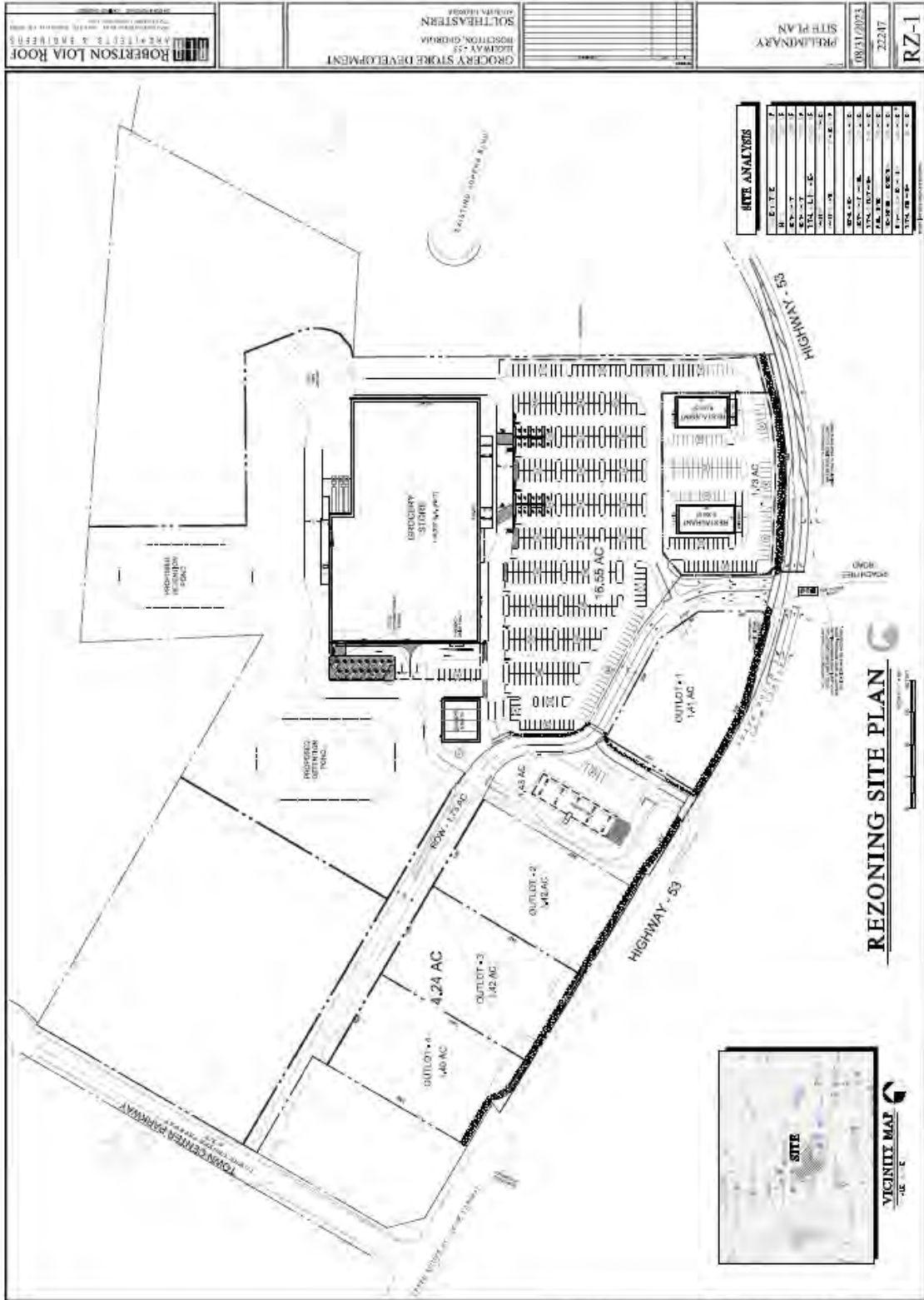
Kenerly/Rocklyn Homes Planned Unit Development



Sell/The Providence Group Planned Unit Development

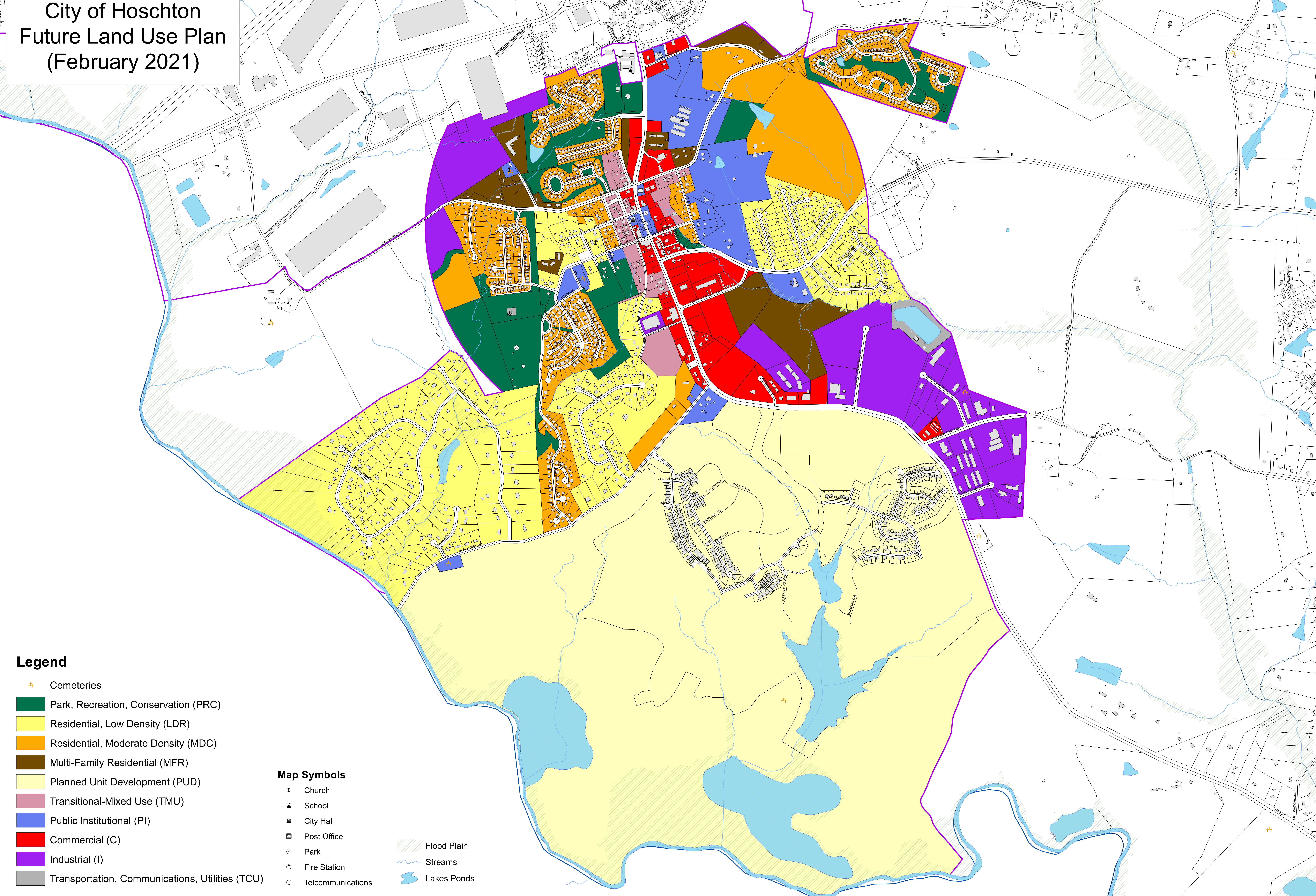


Twin Lakes Planned Unit Development
(to be colored in with land uses per existing/adopted zoning)



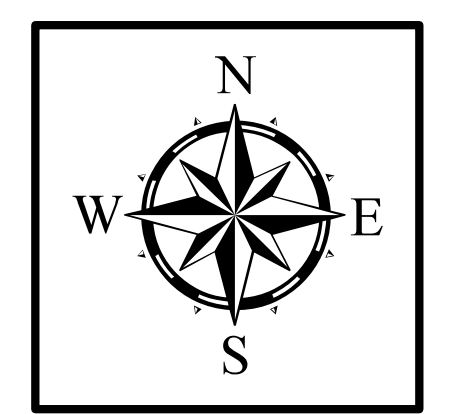
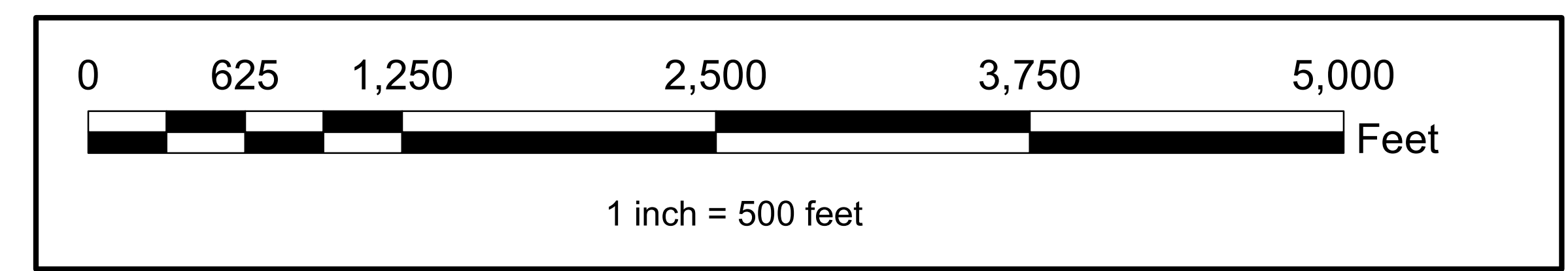
Kroger Towne Center Marketplace

City of Hoschton Future Land Use Plan (February 2021)



- Legend**
- Cemeteries
 - Park, Recreation, Conservation (PRC)
 - Residential, Low Density (LDR)
 - Residential, Moderate Density (MDC)
 - Multi-Family Residential (MFR)
 - Planned Unit Development (PUD)
 - Transitional-Mixed Use (TMU)
 - Public Institutional (PI)
 - Commercial (C)
 - Industrial (I)
 - Transportation, Communications, Utilities (TCU)

- Map Symbols**
- Church
 - School
 - City Hall
 - Post Office
 - Park
 - Fire Station
 - Telcommunications
 - Flood Plain
 - Streams
 - Lakes Ponds



**City of
Hoschton, GA**

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