



REGULAR MEETING

AGENDA

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

MINUTE APPROVAL:

June 3, 2021 Work Session & Regular Council Meeting Minutes

June 22, 2021 Special Called Meeting Minutes

June 29, 2021 Special Called Meeting Minutes

NEW BUSINESS

1. **Z-21-06 Rezone:** Sudruddin Hakani, applicant, Mark Heard Fuel Company, Inc, property owner, seeks to rezone 1.54 acre (Map/Parcel 120/0131) fronting approximately 200 feet on the east side of State Route 53 and 280 feet on the south side of Towne Center Parkway from C-2 (General Commercial Highway Oriented District) to C-3 (Commercial Motor Vehicles Service and Repair District). Proposed uses: convenience store with gasoline pumps and fast-food restaurants. *Staff Recommendation: Approval with conditions*
2. **Z-21-07 Rezone:** W&A Engineering, applicant, Charlie Massey, property owner, seeks to rezone 4.87 acres (Map/Parcels 120/004A and 120/005A) fronting on the north side of West Jefferson Street at its entrance with Panther Court from R-3 (Single-Family Moderate Density Residential District) Conditional (RZ 10-01) to MFR (Multiple Family Residential District). Proposed use: 41 fee simple townhomes. *Staff Recommendation: Approval with conditions*
3. **TA-21-03 Text Amendment, Hoschton Zoning Ordinance:** An Ordinance Amending the Hoschton Zoning Ordinance, adopted January 4, 2016, amended April 19, 2021, to amend Article IV, "Zoning Districts," Section 4.06, "MFR, Multi-Family Residential District" as it pertains to dimensional requirements for fee simple townhouses, and to amend Article VI, "Specific Use Restrictions," Section 6.55, "Fee Simple Townhouse" to change various requirements; and for other purposes. *First Read on 6/3/21 Staff Recommendation: Approval with conditions*

4. **Subdivision and Land Development Ordinance Amendment (Ordinance O-21-04)** An Ordinance Amending the Hoschton Subdivision and Land Development Ordinance, adopted April 4, 2016, amended April 19, 2021, to amend Article VI, "Access and Design Requirements For Roads," to add a new Section 625, "Golf Cart Paths and Multi-Use Paths"; and to amend Section 601, "Access" to repeal the requirement to have more than one exit/entrance to a subdivision of 50 or more lots; and for other purposes. *First Read on 6/3/21 Staff Recommendation: Approval*
5. **O-21-11:** Franchise Agreement for Jackson EMC *First Read on 6/3/21*
6. **O-21-10:** Updated Cemetery Ordinance *First Read on 6/3/21*
7. **Z-21-09 Rezone:** City of Hoschton, applicant, Premier Realty Associates, Inc., property owner, seeks to rezone 3.02 acres (Map/Parcel 112/035A) fronting approximately 630 feet on the south side of Maddox Road approximately 700 feet east of the intersection of West Jackson Road and East Jefferson Street (614 E.G. Barnett Road). Proposed use: Detached single-family residential. *Staff Recommendation: Approval*
8. **V-21-11 Variance:** Hoschton Town Center, LLC, applicant and property owner, seeks a variance to Section 617, "Curb and Gutter" of the Hoschton subdivision and land development regulations, to authorize roll back curbs instead of vertical curbs in the Cambridge at Towne Center townhouse project fronting on the south side of Towne Center Parkway (29.702 acres) (Map/Parcels 120/013L and 120/017D) (MFR conditional zoning district). Proposed Use: Fee simple townhouses. *Staff Recommendation: Approval*
9. **V-21-12 Variance:** W&A Engineering, applicant, Charlie Massey, property owner, seeks a variance to the Hoschton City Code, Chapter 23, "Stream Buffer Protection" Section 23-105, "Land Development Requirements," to reduce the minimum required stream buffer and impervious surface setback for 4.87 acres (Map/Parcels 120/004A and 120/005A) fronting on the north side of West Jefferson Street at its entrance with Panther Court in a proposed MFR (Multiple Family Residential) zoning district. Proposed use: fee simple townhomes. *Staff Recommendation: Approval*
10. **Twin Lakes Preliminary Plat Phase 8 –** Preliminary Plat for Twin Lakes, Phase 8 (Mixed Use Section) Fronting on State Route 53 and the south side of Twin Lakes Parkway: 19.40 acres including 163 fee-simple townhouse lots/units and one 2.42-acre outparcel (commercial)
11. **Reports on Bidding Projects** by City Engineer, Jerry Hood of EMI
12. **Ordinance #O-21-12 -** MS4 Stormwater Service Fee
13. **Agreement with Jackson County** for the purpose of collecting MS4 Stormwater Service Fees
14. **Resolution # R-21-16** To Establish a Franchise Fee Applicable to holders of cable and video franchise issued by The State of Georgia.
15. Mr. Gary Fesperman in position as Interim City Manager

EXECUTIVE SESSION (IF NEEDED)

ADJOURN