

CITY OF HOSCHTON
CITY COUNCIL AGENDA
THURSDAY, AUGUST 17, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION

MINUTES

WELCOME AND CALL TO ORDER

by Acting Mayor Lawson

AGENDA APPROVAL

Motion to approve with no changes by Sterling, seconded by Carswell, and all in favor

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

1. **Ordinance O-2023-03:** An Ordinance Amending the Code of Ordinances of the City of Hoschton, Georgia, Chapter 11, "Traffic and Vehicles," To Adopt a New Article IV, "Stopping, Standing and Parking;" To Repeal Conflicting Ordinances; To Provide for Severability; To Provide For an Effective Date; To Provide for Codification; and For Other Purposes *[Postponed from July 17, 2023]*

Chief Hill and Dr. Weitz are still working on details of ordinance.

2. **Z-23-02: Annexation and Zoning and Rezoning:** The Providence Group of Georgia, LLC, applicant, Shannon C. Sell, and Paul T. and Brenda A. Cheek, property owners, seek to annex approximately 33.0 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed consists of that part of Map/Parcel 119/019 not currently in the city limits of Hoschton (approximately 25.6 acres) (Shannon C. Sell, owner) and all of Map/Parcel 113/003A (approximately 7.4 acres) (Cheek property). The property to be annexed fronts approximately 824 feet on the north side of Pendergrass Road (SR 332) west of E.G. Barnett Road and also fronts approximately 640 feet on the west side of E.G. Barnett Road (Cheek property) and also gains access to the east side of East Jefferson Street via the remainder of the Sell property (Map/Parcel 119/019). Current zoning of property to be annexed is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Additionally, the applicant seeks to rezone approximately 84.46 acres of property contiguous to the proposed annexation (part of Map/Parcel 119/019 inside the city limits of Hoschton, i.e., part of remainder of Sell property, totaling 58.86 acres, fronting on the east side of East Jefferson Street and 17.86 acres fronting approximately 1,115 feet on the west side of East Jefferson Street and

fronting approximately 1,230 feet on the south side of West Jackson Road (Map/Parcel 119/018) (property of West Jackson, LLC) from A (Agricultural) District to PUD (Planned Unit Development) District. The total estimated acreage within the proposed PUD site plan/ zoning district is 109.72 acres. Proposed use: residential planned unit development (334 units which may include up to 90 fee simple townhouse units) and open space [Public Hearings held May 11, 2023 and June 15, 2023] [Annexation Dispute Joint Final Order dated July 25, 2023] [planning staff recommendation: conditional if approved]

Dr. Weitz stated that as part of the arbitration process, the County recommended that the scope of the project be reduced from 399 housing units to 334 housing units. The City has been working with the developer (The Providence Group) for months to come to agreement on conditions of approval. The parties agreed on many conditions, but were unable to agree on conditions regarding the interconnection of roads as to what would be public and what would be private. The City was recently informed that the applicant-developer has removed itself from the application. The major property owner, Shannon Sell, was then assigned the rights to the application and continued negotiations with the City regarding conditions of approval. Staff recommendation is approval with the conditions that are in the Ordinance draft but as modified by the memo dated August 17, 2023.

Councilmember Martin made a recommendation that Councilmembers consider tabling this item until after the upcoming election, when there is a full Council in place.

3. City Hall/ Community Center building signs

Staff recommendation: Davis Signs (in Athens) at a cost of \$10,750.00 for the two signs

NEW BUSINESS

- 1. Booster Pump Station:** *Construction of 1 packaged water booster pump station and associated site work, approximately 1,200 LF of 8" PVC waterline, gate valves, and fire hydrants.*

Jerry Hood of EMI presented the three bids that were received. The lowest bid of \$718,105.00 was offered by All South Constructors out of Covington, GA. Mr. Hood reminded Council that \$440,000.00 of the cost will be covered by a grant.

- 2. Hoschton Park Lease Agreement**

Mr. Hood explained that this modification of the agreement between the City and Jackson County would allow space for the construction of a building for the City's Public Works department close to the tennis courts at the park on Cabin Drive.

3. Millage rate discussion

Finance Director Tiffany Wheeler stated that the Jackson County Tax Commissioner presented to her the estimated revenue at the current millage rate of 3.5 mills and the estimated revenue if the City took the rollback rate of 2.954 mills. Wheeler explained that her recommendation is for the City to take the rollback option, as the estimated revenue would be approximately \$200,000.00 more than the amount collected last year (given the increased valuations and the increase in the number of properties.) This revenue would be sufficient to satisfy the budgetary needs.

4. RFP 23-009: 69 City Square

Two proposals were submitted for the downtown restaurant space adjacent to the Community Center: Matt Ruppel-Italian restaurant and Josh Tedder (Sliced)-Italian restaurant

5. RFP 23-010: 4162 Hwy 53, Unit 100

One proposal was received for the space which currently houses the police department: Juke N Jive Creamery

- 6. Notice of Intent to initiate amendments to subdivision regulations and zoning ordinance:** Provision for adoption of an official corridor map (subdivision regulations and comprehensive plan amendment) and adoption of a corridor map; Zoning ordinance amendment authorizing the replacement of a nonconforming manufactured home with a new manufactured home under certain conditions (per requirements of Zoning Procedures Law Amendment (SB 213 adopted in 2023); Small Cell sites regulation (zoning ordinance amendment).

Dr. Weitz stated that the purpose of the corridor map would be to reserve right-of ways for future roads, where needed. The purpose of the zoning ordinance amendment would be to comply with a new state law related to zoning procedures. The small cell sites (small wireless facilities) regulation conforms to a state law allowing wireless carriers to put small cell sites in public rights-of-way—there needs to be an implementing ordinance to do that. Will hold public hearing in September.

- 7. Ordinance O-23-04:** An Ordinance Amending The Hoschton Code Of Ordinances, Chapter 21, "Stormwater Management," Article Vi, "MS4 Stormwater Department," Section 21-306, "Stormwater Service Fee Charges To Be Established;" And Section 21-309, "Stormwater Service Fee Billing, Delinquencies, Collections, Adjustments;" To Repeal Conflicting Ordinances; To Provide For Severability; To Provide For An Effective Date; And For Other Purposes

Wheeler explained that the flat \$50.00 fee collected from every property last year was not enough to support the Stormwater Department.

- 8. Resolution 23-13:** A Resolution Adopting a Stormwater Service Fee Schedule And Repealing The Prior Fee Schedule For The Same Purpose

CITIZEN INPUT

Ms. Janet Davis, 7765 Pendergrass Rd, said that the City already needs infrastructure and roads are not equipped for the more growth. She asked the Council to say "no" to more building and rezoning at this time.

Ms. Tina Brown, 205 Quail Run, stated that she believes that there should be more time allowed for planning and consideration between when applications are submitted to the planning department and when they are presented to Council; six weeks is not long enough. Ms. Brown also stated that residents need more representation in the form of a full Council before critical decisions are made.

Mr. Bob McDevitt, 117 Powell Ct, stated that there is pushback to proposed items and that Council should consider the opinions of residents before making decisions. The City needs to slow down development and plan for the long term. The Council should be full before important decisions are made.

Ms. Debbie Altieri, 462 Chatuge Dr, presented a petition signed by 112 residents opposing any annexations into the City. She further stated that she has sent emails to all Councilmembers expressing her opinions.

Mr. Wayne Lancaster, 225 Chatuge Dr, asked how many inspectors the City employs, how are they certified, and what code are they following? What types of inspections are performed?

EXECUTIVE SESSION

Motion to go into executive session for real estate at 6:46pm by Carswell, seconded by Martin and all in favor.

Motion to come out of executive session at 7:41pm by Sterling, seconded by Martin, and all in favor.

ADJOURN

Motion to adjourn at 7:42pm by Martin, seconded by Carswell and all in favor

ROLL CALL:

Acting Mayor James Lawson
Councilmember Tracy Carswell
Councilmember Debbie Martin
Councilmember Fredria Sterling

ALSO PRESENT:

Dr. Jerry Weitz, Consulting City Planner
Jerry Hood, City Engineer
Jennifer Harrison, City Manager
Abb Hayes, City Attorney
Tiffany Wheeler, Finance Director
Jen Williams, Administrative Assistant
Media

Approved 9/18/23:


James Lawson


Jennifer Williams, Assistant City Clerk

