

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



WORK SESSION

AGENDA

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

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*]
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]

3. City Hall/ Community Center building 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.*
2. Hoschton Park Lease Agreement
3. Millage rate discussion
4. RFP 23-009: 69 City Square
5. RFP 23-010: 4162 Hwy 53, Unit 100
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).

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

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

CITIZEN INPUT

EXECUTIVE SESSION

ADJOURN